EXEMPT SUBDIVISION/RECOMBINATION PLAT

THIS PLAT REPRESENTS A DIVISION OF PROPERTY WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE ZONING AND SUBDIVISION ORDINANCE. IT IS NOT SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE HUNTERSVILLE BOARD OF COMMISSIONERS. HOWEVER ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

TOWN OF HUNTERSVILLE

_____ _____
TOWN PLANNER DATE

REVIEW OFFICER

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

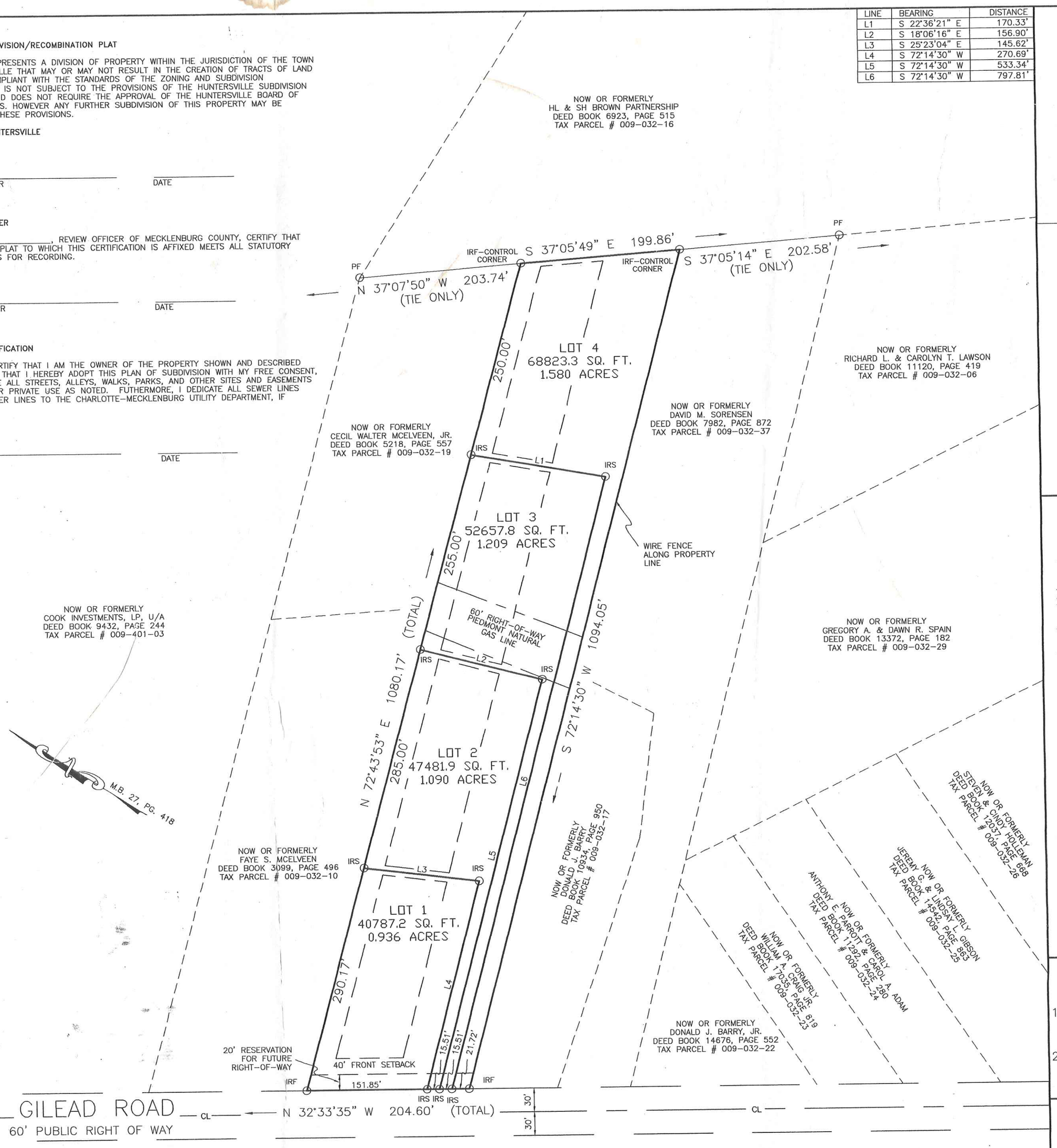
_____ _____
TOWN PLANNER DATE

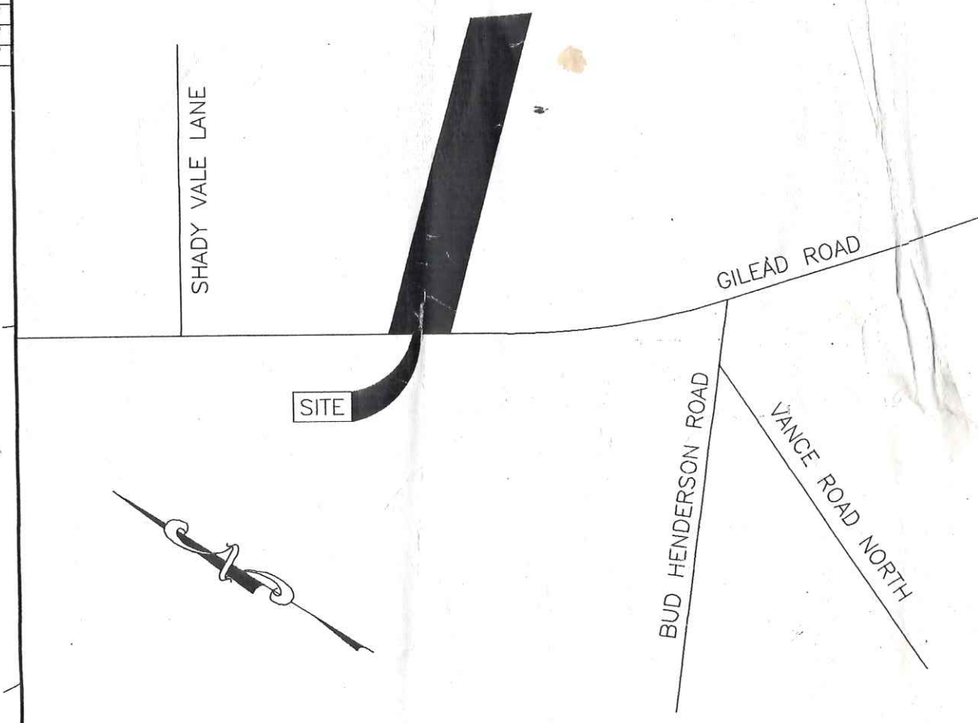
OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FUTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

_____ _____
OWNER(S) DATE

LINE	BEARING	DISTANCE
L1	S 22°36'21" E	170.33'
L2	S 18°06'16" E	156.90'
L3	S 25°23'04" E	145.62'
L4	S 72°14'30" W	270.69'
L5	S 72°14'30" W	533.34'
L6	S 72°14'30" W	797.81'





VICINITY MAP
NTS

GENERAL NOTES:

1. THIS PROPERTY DOES NOE LIE WITHIN A F.E.M.A. SPECIAL FLOOD HAZARD AREA.
2. MEASUREMENTS ON THIS MAP ARE IN FEET AND DECIMALS THEREOF.
3. ALL SET CORNERS ARE #4 REBAR UNLESS OTHERWISE NOTED.
4. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS NOT DISCERNIBLE BY OBSERVATION AT THE TIME OF THE SURVEY OR THAT MAY BE OF RECORD. NO TITLE SEARCH BY THOMAS D. VON CANON.
5. THIS PROPERTY DOES NOT LIE WITHIN 2000 FEET OF A NCGS OR USGS HORIZONTAL CONTROL MONUMENT.
6. TAX PARCEL ID # 009-032-09 (7021 GILEAD ROAD)
7. PARCEL ZONING: TR (TRANSITIONAL RESIDENTIAL)
8. THE PURPOSE OF THIS PLAT IS TO SHOW FOUR LOTS BEING SUBDIVIDED FROM THE LARGER 4.815 ACRE TRACT, TAX PARCEL 009-032-09. THESE TRACTS ARE BONAFIDE GIFTS AND WILL BE EXEMPT FROM THE SUBDIVISION ORDINACE.
9. AREA DETERMINED BY COORDINATE COMPUTATION METHOD.

REFERENCES:

1. MINOR SUBDIVSION PLAT OF SORENSEN PROPERTY, MAP 1, DATED FEBRUARY 28, 1996, RECORDED IN MAP BOOK 27, PAGE 418, MECKLENBURG CO., NC, REGISTER OF DEEDS.
2. DEED BOOK 3099, PAGE 496, DATED JANUARY 1, 1975, RECORDED IN DEED BOOK 3099, PAGE 496, MECKLENBURG CO., NC, REGISTER OF DEEDS.

LEGEND (IF USED)

IRF	IRON REBAR FOUND
IRF-CONTROL	IRON REBAR FOUND-CONTROL
PF	PIPE FOUND
PF-CONTROL	PIPE FOUND-CONTROL
MBL	MINIMUM BUILDING LINE
IRS	IRON REBAR SET
OPL	OLD PROPERTY LINE
CL	CENTERLINE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

I, THOMAS D. VON CANON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCES): THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15th DAY, OF November, A.D., 2004.

SURVEYOR Thomas D. VonCanon

NORTH CAROLINA PROFESSIONAL SEAL L-3586 LAND SURVEYOR THOMAS D. VON CANON

DRAWN BY: SLS, MHF
ACAD FILE: GILEAD.DWG
CHECKED BY R.L.S.: TDV
REVISION DATE: NONE

JOB NUMBER: GILEAD
DATE OF FIELD WORK: 3/5/04
FIELD CREW : BOB, DM, DA
FIELD BOOK NO.: ELEC TRONIC
SURVEY TECH.: BOB

8238 Moores Chapel Road
Charlotte, N. C. 28214
Phone: 704-393-8040
Fax: 704-391-0450

VON CANON SURVEYING

WRYE YOUNGBLOOD
EXEMPT SUBDIVISION
OWNER: WRYE YOUNGBLOOD
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

SHEET NO.
ONE