CATAWBA RIVER

BLOCK "A"

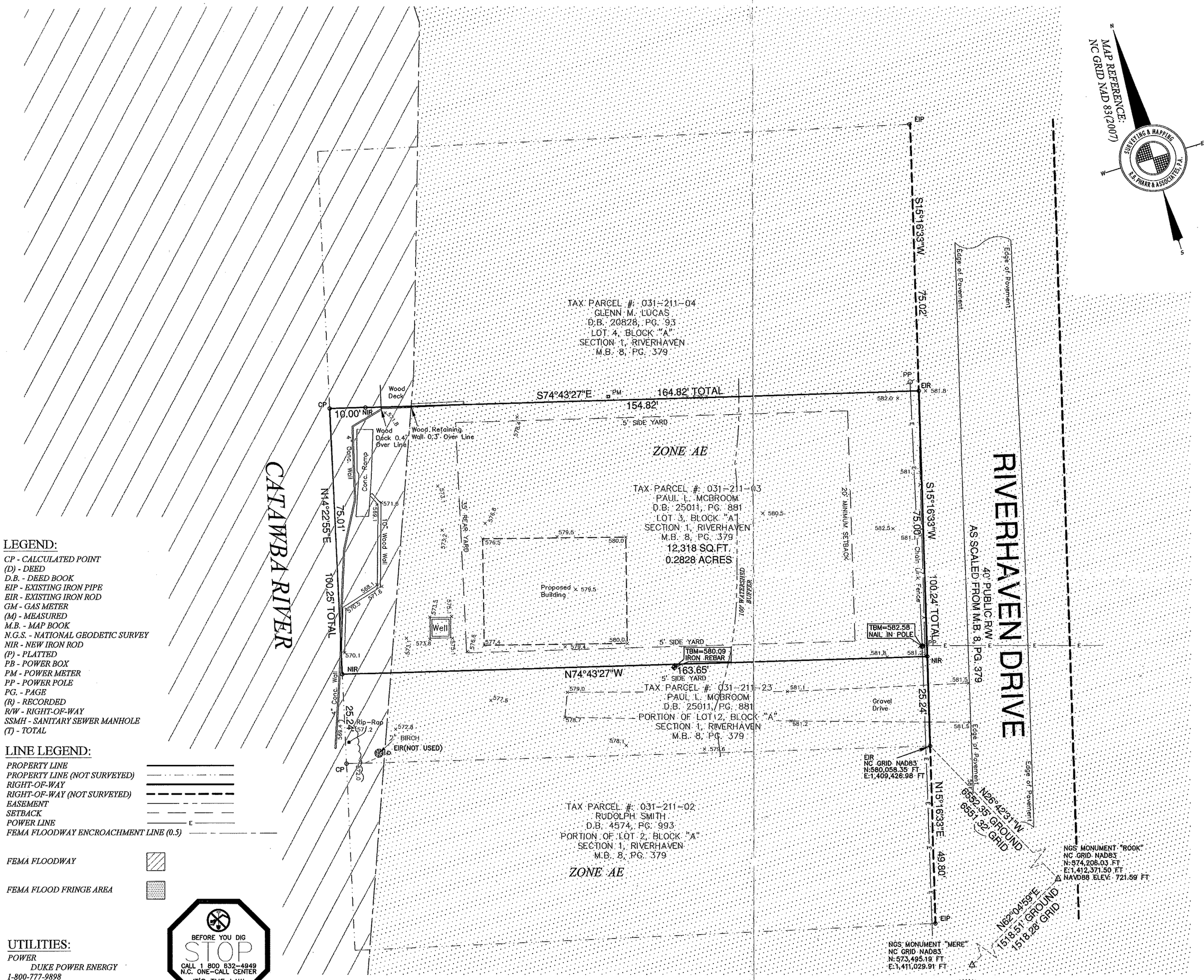
BLOCK "B"

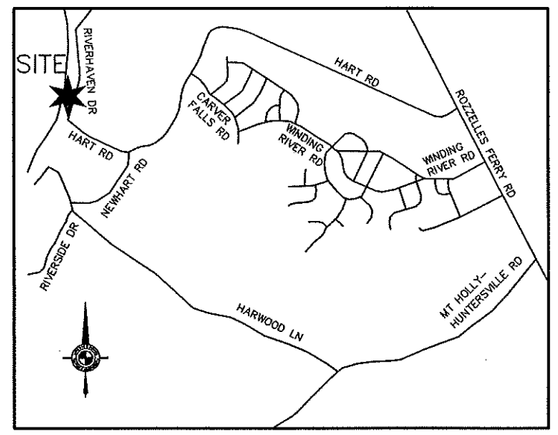
RIVERHAVEN STREET

SECTION 1
OF
"RIVERHAVEN"
PAW CREEK TOWNSHIP - MECKLENBURG COUNTY
SCALE 1"=100' OCT. 16, 1928
E.L. FRIES, N.C.REG. SUR
PROPERTY OF
BARRETT & CALVERT
(SEE BREVARD CHART)

NOTE: Offset pins 12" from front corners on all lots except Lots 16 & 21 Blk 2 which are at corners

RECORDED IN BOOK 4, PAGE 379





VICINITY MAP
NOT TO SCALE

NOTES:

1. *THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.*
2. *ALL CORNERS MONUMENTED AS SHOWN.*
3. *NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.*
4. *THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.*
5. *THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.*
6. *ELEVATIONS BASED ON N.G.S. MONUMENT "ROOK", ELEVATION = 721.59 FEET, NAVD 88.*
7. *BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.*
8. *THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.*
9. *THE SUBJECT PROPERTY IS LOCATED WITHIN THE LAKE WYLIE CRITICAL AREA (CA) WATERSHED.*

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-5

MINIMUM SETBACK: 20 FT
MINIMUM SIDE YARD: 5 FT
MINIMUM REAR YARD: 35 FT
MAXIMUM BUILDING HEIGHT: 40 FT

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

IMPERVIOUS CALCULATIONS:

TAX PARCEL#: 031-211-03
EXISTING IMPERVIOUS AREA=162 SQ. FT.
EXISTING PERCENT IMPERVIOUS=1.3%

LEGEND:

CP - CALCULATED POINT
(D) - DEED
D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
GM - GAS METER
(M) - MEASURED
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
(P) - PLATTED
PB - POWER BOX
PM - POWER METER
PP - POWER POLE
PG. - PAGE
(R) - RECORDED
R/W - RIGHT-OF-WAY
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL

LINE LEGEND:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
POWER LINE
FEMA FLOODWAY ENCROACHMENT LINE (0.5)
FEMA FLOODWAY
FEMA FLOOD FRINGE AREA

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

BEFORE YOU DIG
STOP
CALL 1 800 632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

TOTAL AREA=12,318 SQ. FT. OR 0.2828 ACRES

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS *LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED* MARCH 2, 2009
COMMUNITY PANEL NO: 370158 4508 K

THIS IS TO CERTIFY THAT ON THE 9th *DAY OF* NOVEMBER *20* 09 *AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.*

SIGNED C. Clark Neilson

NORTH CAROLINA PROFESSIONAL SEAL L-3212 LAND SURVEYOR C. CLARK NEILSON

REVISIONS

BOUNDARY/PHYSICAL SURVEY PREPARED FOR:
PAUL L. MCBROOM
RE: LOT 3 BLOCK "A", SECTION 1, RIVERHAVEN
11619 RIVERHAVEN DRIVE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: 25011-881
MAP REFERENCE: 8-379
TAX PARCEL #: 031-211-03

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
ND	CEB		1" = 20'	NOV. 9, 2009	XX-3404A
					JOB NO. 75726

PLOTTED: 11/16/2009
G:\75\7\75726\75726LOT3.DWG