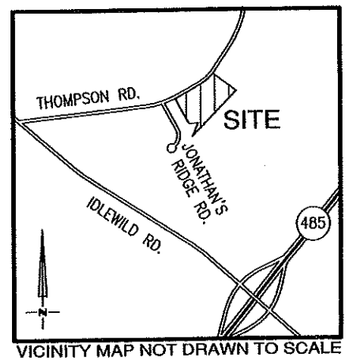
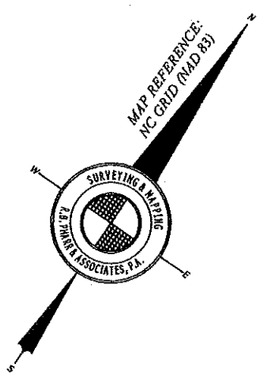


VICINITY MAP NOT DRAWN TO SCALE



FILED FOR REGISTRATION
SEP 25 2007
AT 11:40AM
JUDITH A. GIBSON
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

A SUBDIVISION PLAT OF:
THE SILVER PROPERTY

JOHN R. SILVER & WIFE, LAURA R. SILVER (OWNERS)
14500 THOMPSON ROAD
TOWN OF MINT HILL, MECKLENBURG COUNTY, NORTH CAROLINA
TAX NO: 195-101-02
DEED REFERENCE: DB 13156, PG. 210

DATE: AUGUST 14, 2007
SCALE: 1" = 80'
JOB NUMBER: 70733
FILE NUMBER: Y-A014
PROJECT NUMBER: Y19

AREA TABLE:
TOTAL AREA OF LOTS: 13.8413 ACRES
+ DEDICATED R/W AREA: 0.6040 ACRES
TOTAL AREA: 14.4453 ACRES

REGISTER OF DEEDS:
CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN
BOOK_____ PAGE_____
DATE:_____
JUDITH A. GIBSON, REGISTER OF DEEDS

MAP PREPARED BY:
R.B. PHARR & ASSOCIATES, P.A.
452 LAKESHORE PARKWAY, SUITE 100
ROCK HILL, SC 29730
TEL. 803-981-5353

PLANNING COMMISSION
APPROVED IN ACCORDANCE WITH THE PROVISIONS OF OF THE TOWN OF MINT HILL SUBDIVISION ORDINANCE ON
William A Long 9/14/07
CHAIRMAN, PLANNING BOARD DATE

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004, COMM. PANEL NO: 370539 0231E.

160 80 0 80 160
SCALE IN FEET
1" = 80'

NCGS MONUMENT "M088"
N: 508,587.146
E: 1,500,109.785
ELEV: 762.14

APPROXIMATE R/W PER M.B. 12-435

S 76°45'05" W 3218.64' (TIE) (COF: 0.99984292)

S 57°58'24" W 71.48' (TIE)

APPROXIMATE R/W PER M.B. 23-332

15' PSDE M.B. 23-332

N: 509,260.886
E: 1,503,247.710

EIP EIR

THOMPSON ROAD
(S.R. #3125)
NO RECORDED RIGHT-OF-WAY WIDTH PER NCDOT. HOWEVER, NCDOT CLAIMS MAINTENANCE FROM BACK OF ROAD SIDE DITCH TO BACK OF ROAD SIDE DITCH.

APPROXIMATE R/W PER M.B. 12-433

N 60°27'15" E 531.07' (TOTAL)
N 60°05'05" E 556.10' (TOTAL)
N 54°44'15" E 198.81'
N 39°55'16" E 161.03'

CENTERLINE
C1 C2

MICHAEL D. PRESSLEY & WIFE, ELIZABETH A. PRESSLEY
D.B. 12918, PG. 318
PART OF TRACT 3
HARVEY ACRES
M.B. 12, PG. 435

JERRY W. ADCOCK & GEORGIA PRESSLEY
D.B. 3343, PG. 405
PART OF TRACT 3
HARVEY ACRES
M.B. 12, PG. 435

ELOISE H. SLOAN & COLLEEN S. BRUMBLE
D.B. 2952, PG. 441
TRACT 4
HARVEY ACRES
M.B. 12, PG. 435

JAMES A. MARKERT & WIFE, CATHERINE M. MARKERT
D.B. 19414, PG. 378
TRACT 5
HARVEY ACRES
M.B. 12, PG. 433

BRIAN SCHOECK & WIFE, LYDIA SCHOECK
D.B. 21148, PG. 242
TRACT 6
HARVEY ACRES
M.B. 12, PG. 433

LOT 23
SERGEY SHVETZ & WIFE, MARIYA SHVETZ
D.B. 19311, PG. 562

LOT 22
LUIS A. CASTRILLON & WIFE, ROSARIO E. CASTRILLON
D.B. 11179, PG. 253

LOT 21
TUYEN N. TRAN & WIFE, AN-DAN T. NGUYEN
D.B. 20814, PG. 166

LOT 20
ANTHONY C. GRIFFIN & WIFE, JULIE B. GRIFFIN
D.B. 16613, PG. 24

LOT 19
ANTHONY C. GRIFFIN & WIFE, JULIE B. GRIFFIN
D.B. 19405, PG. 108

LOT 18
CHRISTINE PROPERTIES, INC.
D.B. 21055, PG. 740

LOT 17
JEFFREY T. DOLAN & WIFE, MEREDITH DOLAN
D.B. 17662, PG. 735

LOT 16
KITTY R. TROXEL
D.B. 13689, PG. 909

LOT 15
DANIEL A. WYNN & WIFE, RACHEL WYNN
D.B. 16141, PG. 863

JONATHAN'S LANDING, MAP 1
P.B. 23, PG. 332

DAVIS TRACE SUBDIVISION, MAP 1
P.B. 35, PG. 225

PROPOSED WELL AREA
60' FRONT SETBACK
PROPOSED BUILDING ENVELOPE
PROPOSED DRIVEWAY
PROPOSED SEPTIC DRAIN LINES (FLAGS FIELD LOCATED)
PROPOSED SEPTIC REPAIR FIELD
20' SIDE SETBACK
50' REAR SETBACK
35' SWIM BUFFER
15' UPLAND ZONE
20' STREAM SIDE ZONE (UNDISTURBED)
FIELD LOCATED TOP OF BANK
8" BLOCK WALL
POND
FULL POND ELEVATION = 691.5

TRACT 1
AREA:
107,331 SQ.FT.
2.4640 ACRES

TRACT 2
AREA:
44,693 SQ.FT.
1.0260 ACRES

TRACT 3
AREA:
355,781 SQ. FT.
8.1676 ACRES

TRACT 4
AREA:
95,120 SQ. FT.
2.1837 ACRES

AREA DEDICATED TO NCDOT AS PUBLIC R/W:
26,313 SQ. FT. OR 0.6040 ACRE

JOHN R. SILVER & WIFE, LAURA R. SILVER
D.B. 13156, PG. 210

MEETA J. TURNER
D.B. 10105, PG. 273

CLYDE DANIEL TURNER
D.B. 19243, PG. 254

STORAGE BUILDINGS

S 43°20'54" W 710.14' (TOTAL)
N 22°06'55" E 286.79 (TOTAL)
S 43°27'34" W 514.79' (TOTAL)
S 54°57'35" E 564.67' (TOTAL)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°37'03"E	74.17'
L2	S38°55'08"E	32.13'
L3	S28°14'51"E	32.35'
L4	S22°05'07"E	76.07'
L5	S07°57'27"E	40.13'
L6	S06°49'35"W	25.47'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	184.11'	811.05'	N53°34'54"E	183.72'
C2	163.47'	811.05'	N41°18'15"E	163.19'

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 19 PAGE 3
DATE: September 25, 2007
JUDITH A. GIBSON REGISTER OF DEEDS
BY Juanita Byrum DEPUTY

JUDITH A. GIBSON REGISTER OF DEEDS MECKLENBURG COUNTY, N.C.

OWNERS CERTIFICATE
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. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

John R. Silver 9/20/07
OWNER(S) DATE
Laura R. Silver 9/20/07
OWNER(S) DATE

REVIEW OFFICER
I, John Howard, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
John Howard 9/14/07
REVIEW OFFICER DATE

COUNTY ENGINEER'S CERTIFICATE
APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF MINT HILL, MECKLENBURG COUNTY, NIORTH CAROLINA.
MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES AGENCY
Dan Nyberg 9/10/07
COUNTY STAFF, MECKLENBURG COUNTY DATE

LEGEND:
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
NIR - NEW IRON ROD
D.B. - DEED BOOK
M.B. - MAP BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY
PSDE - PUBLIC STORM DRAINAGE EASEMENT
N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE JOHN R. SILVER & WIFE, LAURA R. SILVER PROPERTY AS PREVIOUSLY DESCRIBED IN DEED BOOK 13156, PAGE 210 INTO FOUR (4) TRACTS AS SHOWN HEREON.
2. 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.
3. ALL TRACTS HAVE BEEN APPROVED BY THE MECKLENBURG COUNTY GROUNDWATER & WASTEWATER SERVICES FOR AN IMPROVEMENT PERMIT FOR A RESIDENTIAL ON-SITE WASTEWATER TREATMENT & DISPOSAL SYSTEM.
   TRACT 1 - PERMIT NO. 30002359, GWS FILE NO. 7162B, ISSUED 7/13/07.
   TRACT 2 - PERMIT NO. 30002022, GWS FILE NO. 7018B, ISSUED 4/23/07.
   TRACT 3 - PERMIT NO. 30002020, GWS FILE NO. 4789B, ISSUED 4/19/07.
   TRACT 4 - PERMIT NO. 30002360, GWS FILE NO. 7163B, ISSUED 7/12/07.
4. SUBJECT PROPERTY ZONED R (RESIDENTIAL)
   MINIMUM LOT AREA - 40,000 SQ.FT.
   MINIMUM LOT WIDTH - 140 FEET AT SETBACK
   MINIMUM FRONT SETBACK - 60 FEET
   MINIMUM SIDE SETBACK - 20 FEET
   MINIMUM REAR SETBACK - 50 FEET
5. IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. 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.
8. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.

SURVEYOR'S CERTIFICATE:
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, 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 AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 14TH DAY OF AUGUST, A.D., 20 07.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

NORTH CAROLINA PROFESSIONAL SEAL L-4542 LAND SURVEYOR ANDREW B. BAKER

Andrew B Baker 8/14/07
ANDREW B. BAKER, PLS DATE
L-4542

JOB NO: 70733
FILE NO: Y-A014

71628