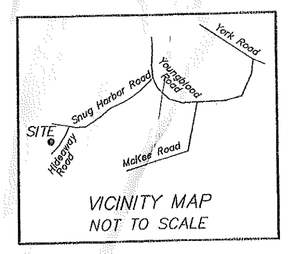
2008164133

MAP BOOK 50 PAGE 977

6195B



VICINITY MAP
NOT TO SCALE

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

REVIEW OFFICER — DATE 10/2/2008

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THE PROVISIONS.

PLANNING COMMISSION STAFF — DATE 10/8/2008

FILED FOR REGISTRATION
OCT 08 2008
AT 9:54AM
MECKLENBURG COUNTY, N.C. REGISTER OF DEEDS

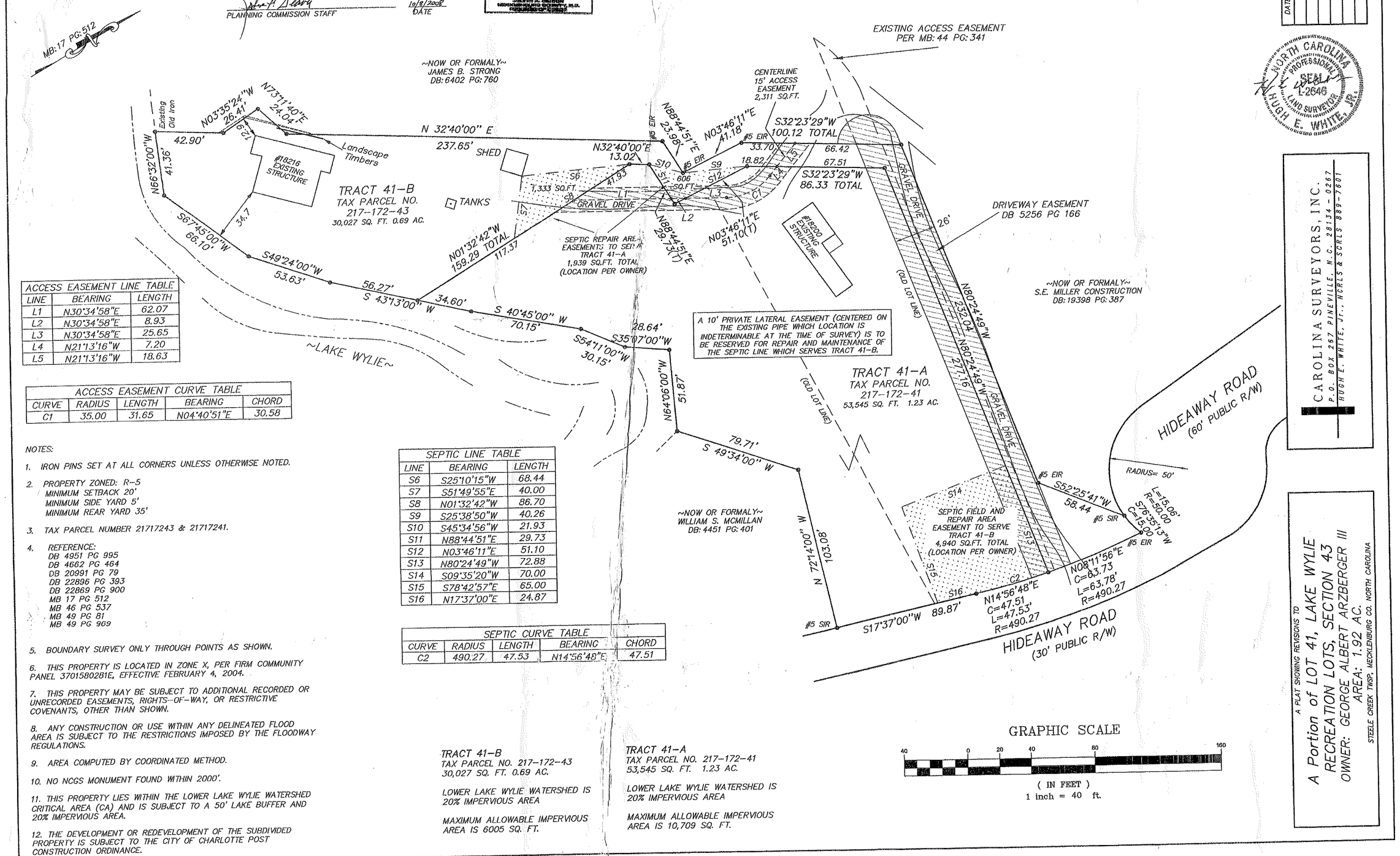
THE PURPOSE OF THIS PLAT IS TO REVISE THE MAP PREVIOUSLY RECORDED IN MAP BOOK 49, PAGE 969 TO SHOW THREE SEPTIC FIELD EASEMENTS, AN ACCESS EASEMENT, AND LABEL PARCELS AS TRACTS 41-A & 41-B.

I, HUGH E. WHITE, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 49 PAGE 969 ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK — PAGE —; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL. THIS 5 DAY OF October, 2008

NCRLS #L-2646

DATE	REVISIONS:	SCALE: 1" = 40'
		DATA: 2007\41\HIDEAWAY
		ACAD: 2001\HIDEAWAY
		DRAWN BY: JDM, TW
		CHECKED BY: HEW
		FIELD WORK: 07/07
		OCTOBER 8, 2008

NORTH CAROLINA PROFESSIONAL SEAL L-2646 LAND SURVEYOR HUGH E. WHITE, JR.



ACCESS EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N.30°34'58"E.	62.07
L2	N.30°34'58"E.	8.93
L3	N.30°34'58"E.	25.65
L4	N21°13'16"W	7.20
L5	N21°13'16"W	18.63

ACCESS EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	35.00	31.65	N04°40'51"E	30.58

SEPTIC LINE TABLE		
LINE	BEARING	LENGTH
S6	S25°10'15"W	68.44
S7	S51°49'55"E	40.00
S8	N01°32'42"W	86.70
S9	S25°38'50"W	40.26
S10	S45°34'56"W	21.93
S11	N88°44'51"E	29.73
S12	N03°46'11"E	51.10
S13	N80°24'49"W	72.88
S14	S09°35'20"W	70.00
S15	S78°42'57"E	65.00
S16	N17°37'00"E	24.87

SEPTIC CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C2	490.27	47.53	N14°56'48"E	47.51

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED: R-5
   MINIMUM SETBACK 20'
   MINIMUM SIDE YARD 5'
   MINIMUM REAR YARD 35'
3. TAX PARCEL NUMBER 21717243 & 21717241.
4. REFERENCE:
   DB 4951 PG 995
   DB 4662 PG 464
   DB 20991 PG 79
   DB 22896 PG 393
   DB 22869 PG 900
   MB 17 PG 512
   MB 46 PG 537
   MB 49 PG 81
   MB 49 PG 969
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. THIS PROPERTY IS LOCATED IN ZONE X, PER FIRM COMMUNITY PANEL 3701580281E, EFFECTIVE FEBRUARY 4, 2004.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
8. ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
9. AREA COMPUTED BY COORDINATED METHOD.
10. NO NCGS MONUMENT FOUND WITHIN 2000'.
11. THIS PROPERTY LIES WITHIN THE LOWER LAKE WYLIE WATERSHED CRITICAL AREA (CA) AND IS SUBJECT TO A 50' LAKE BUFFER AND 25% IMPERVIOUS AREA.
12. THE DEVELOPMENT OR REDEVELOPMENT OF THE SUBDIVIDED PROPERTY IS SUBJECT TO THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.

TRACT 41-B
TAX PARCEL NO. 217-172-43
30,027 SQ. FT. 0.69 AC.

LOWER LAKE WYLIE WATERSHED IS 20% IMPERVIOUS AREA

MAXIMUM ALLOWABLE IMPERVIOUS AREA IS 6005 SQ. FT.

TRACT 41-A
TAX PARCEL NO. 217-172-41
53,545 SQ. FT. 1.23 AC.

LOWER LAKE WYLIE WATERSHED IS 20% IMPERVIOUS AREA

MAXIMUM ALLOWABLE IMPERVIOUS AREA IS 10,709 SQ. FT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CAROLINA SURVEYORS, INC.
P.O. BOX 287 PINEVILLE, N.C. 28134 - 0287
HUGH E. WHITE, JR. NCRLS & SCRLS 889-2601

A PLAT SHOWING REVISIONS TO
A Portion of LOT 41, LAKE WYLIE
RECREATION LOTS, SECTION 43
OWNER: GEORGE ALBERT ARZBERGER III
AREA: 1.92 AC.
STEELE CREEK TWSP, MECKLENBURG CO. NORTH CAROLINA