STATE OF NORTH CAROLINA MECKLENBURG COUNTY

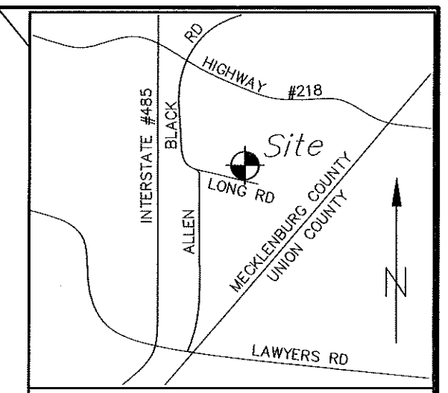
"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 19559, PAGE 667 OR OTHER REFERENCE SOURCE_____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE_____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 25th DAY OF JANUARY, 2018.

PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-5102 LAND SURVEYOR MARK C. CARTER

LEGEND

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
NLF	NAIL FOUND
——SD——	STORM DRAIN LINE
——P——	OVERHEAD POWER LINE
——X——	VINYL FENCE
	POWER POLE
W	WELL



VICINITY MAP
(Not to Scale)

DEED NORTH per DB 19559 PG 667

BLACK PECAN PROPERTIES, NORELLI LAW
NOW OR FORMERLY
LOT 4
DB 20968 PG 138
MB 29 PG 415
TAX # 197-211-04

JASON BRAUCH & TAMMY BRAUCH
NOW OR FORMERLY
LOT 3
DB 31938 PG 506
MB 29 PG 415
TAX # 197-211-13

CATHERINE JILLINGS
NOW OR FORMERLY
DB 7252 PG 867
TAX # 197-211-06

#4RF

S 58°28'00" E 200.00'

14.2

12.7

FIELD LOCATED SEPTIC FLAGS

BRICK WALL

SHED W/ OVER HANG

50' RY

CONCRETE PAD

BRICK PATIO

6716
1.148 ACRE
50,000 SF

20' SY

97.0

S 31°32'00" W 228.06'

230.76'

17.4 1.8 5.3 1.8 37.5

17.0

1 STORY BRICK

12.0

10.1

24.6 17.6 30.0

1.3

COVERED PORCH

4.8

30.1

N 31°32'00" E 250.00' (TOTAL)

S 31°32'00" W 250.00' (TOTAL)

20' SY

60' FS

33.1

OVER HEAD UTILITIES MAY BE SUBJECT TO EASEMENTS NOT SHOWN.

CONCRETE DRIVE

(TIE ONLY) 313.26' N 31°28'39" E

(TIE ONLY) 392.93' S 70°23'42" E

NLF

P

R/W

#4RF BENT

#4RF

#4RF

N 40°15'04" W 63.05' (TIE ONLY)

19.24'

21.94'

#4RS

N 58°28'00" W 200.00'

CP

LONG ROAD
60' PUBLIC R/W
per MB 29 PG 415

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF TOWN OF MINT HILL. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED R.

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R

FRONT:	60 FEET
SIDE YARD:	20 FEET
REAR YARD:	50 FEET

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710551100L, DATED: FEBRUARY 19, 2014.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
6716 LONG ROAD
TAX # 197-211-05, DB 19559 PG 667
TOWN OF MINT HILL, MECKLENBURG COUNTY, NC
OWNER: KENNETH & DIANE ROSELLI
DATE: JANUARY 25, 2018

PHOENIX LAND SURVEYING, INC
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912
Land Surveying
Land Planning
FIELD WORK: JF ~ MAPPING: AT, DC, DZ
PROJ # 731-902-01 6716 LONG ROAD