#2008039876 MAP BOOK 49 PAGE 985

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PARCEL INTO FOUR (4) SEPERATE PARCELS.

GRID N PER MB 46/795

IMPERVIOUS AREA CALCULATIONS (ALL FIGURES IN SqFt)		SURPLUS	TOTAL
TOTAL PROJECT AREA	:310,714		
MAX IMPERVIOUS @ 12%	:37,285		
PLAN IMPERVIOUS LOT 1	: 6,625	+417	7,042
PLAN IMPERVIOUS LOT 2	:15,125	+834	15,959
PLAN IMPERVIOUS LOT 3	: 6,725	+417	7,142
PLAN IMPERVIOUS LOT 4	: 6,725	+417	7,142
AVAILABLE IMPERVIOUS	: 2,085	2,085	0
ACTUAL IMPERVIOUS	: 11.3%		

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 977 PAGE 424, 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 26 DAY OF February, 2008

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

NCRLS #L-2646

CERTIFICATE OF APPROVAL

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF MINT HILL.

William A Long 3/13/08
PLANNING BOARD CHAIRMAN DATE

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

3/13/08
REVIEW OFFICER DATE

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF MINT HILL, NORTH CAROLINA. MECKLENBURG COUNTY ENGINEERING DEPARTMENT

2/27/08
ENGINEERING STAFF DATE

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY(S) SHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION,DIVISION OF HIGHWAYS.

3 March 08
DISTRICT ENGINEER DATE

NOTES:

1) DEED REFERENCE: DB 19977/626

2) TAX PARCEL #139-161-10

3) THIS PARCEL LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF MINT HILL

4) BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.

5) #4 REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE

6) A PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER FIRM COMMUNITY PANEL #370158 0193E DATED FEB. 4, 2004.

7) PROPERTY ZONED "R"
MIN LOT AREA: 40,000 SQ. FT.
FRONT SETBACK :60'
SIDE YARD: 20'
REAR YARD: 50'

8) AREA DETERMINED BY COORDINATE METHOD.

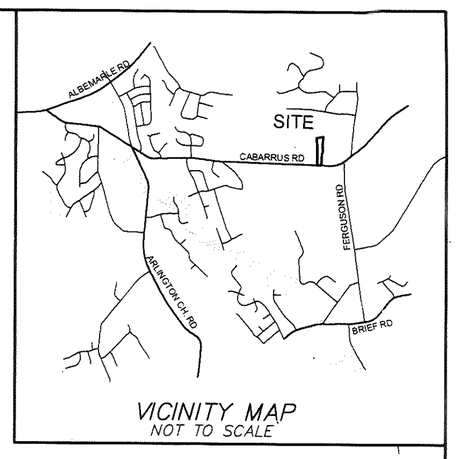
9) THIS PARCEL LIES WITHIN THE CLEAR CREEK WATERSHED

10) DEVELOPMENT AND REDEVELOPMENT INCLUDING EXPANSIONS OF THE SUBDIVIDED PROPERTY IS SUBJECT TO THE TOWN OF MINT HILL POST CONSTRUCTION ORDINANCE

11) THE BUILT-UPON AREA OF THESE PARCEL CAN NOT EXCEED THE SQUARE FOOTAGE SHOWN ON MAP AS REQUIRED BY THE TOWN OF MINT HILL POST-CONSTRUCTION STORM WATER ORDINANCE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

FILED FOR REGISTRATION
MAR 7 2008
9:41Am
JUDITH A. GIBSON
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS



VICINITY MAP
NOT TO SCALE

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 49 PAGE 985
DATE: March 7, 2008
JUDITH A GIBSON, REGISTER OF DEEDS
BY Carol Logan DEPUTY

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

~NOW OR FORMERLY~
GOLD MEDALLION HOMES, LLC
DB 22835/818
PID #139-161-08

COMMUNITY ENCROACHMENT LINE
FEMA FLOODWAY
FEMA FLOOD FRING LINE
FUTURE CONDITIONS FLOOD FRINGE LINE
X-SECTION "E"
EXISTING: 598.2'
FUTURE: 598.8'

#4 REBAR (FOUND) @3+18.63
#5 REBAR (FOUND) @0+14.09
~BENCHMARK~ ELEV: 594.73'
SHERMAN BRANCH
TOP OF BANK (FIELD LOCATED)
100' S.W.I.M. STREAM BUFFER
30' STREAMSIDE ZONE (UNDISTURBED)
45' MANAGED USE ZONE
25' UPLAND ZONE

IRON PIPE (FOUND)
N86°30'23"E 166.36'
N86°30'23"E 166.36'
WIRE FENCE MEANDERS WITH PROPERTY LINE
N01°10'03"E 315.82'

~NOW OR FORMERLY~
JAMES M BIGGERS (HEIRS) & TED H BIGGERS
DB 1514/551
PID #139-161-02

AXLE (FOUND)
#16463

LOT 4
87,458 sq.ft.
2.008 acres
MAX. ALLOWED IMPERVIOUS AREA:
7.142 SqFt.

N07°56'42"E 303.77'
N07°26'52"E 641.79'

LOT 3
91,221 sq.ft.
2.094 acres
MAX. ALLOWED IMPERVIOUS AREA:
7,142 SqFt.
FPE: 597.88'
(NAVD88)
#16459

S12°13'51"W 420.10'
#5 REBAR (FOUND)
S06°26'05"W 247.24'

~NOW OR FORMERLY~
GOLD MEDALLION HOMES, LLC
DB 22835/818
PID #139-161-08

X-SECTION "D"
EXISTING: 591.3'
FUTURE: 591.7'

NC GRID COORDINATES
N: 536,602.5041
E: 1,527,088.3096
CGF: 0.99987240

CONC MON (SET)
N85°48'11"W 131.63'
N85°48'11"W 132.39'
CONC. MON (SET)

NC GRID COORDINATES
N: 536,621.8641
E: 1,526,824.5396
CGF: 0.99987280

~NOW OR FORMERLY~
GOLD MEDALLION HOMES, LLC
L1 MB 47/149
DB 21413/138
PID #139-161-24

50' REAR YARD (TYP)
30' COMMON DRIVE EASEMENT (BOLD LINE)
S19°14'17"W 205.80'
WELL
GRAVEL DRIVE
N07°56'42"E 163.09'
15' EXCLUSIVE EASEMENT SERVING LOT 4
15' EXCLUSIVE EASEMENT SERVING LOT 3
EXISTING STRUCTURE
OLD IRON PIPE (FOUND)
IRON PIPE (FOUND)

~NOW OR FORMERLY~
GOLD MEDALLION HOMES, LLC
L2 MB 47/149
DB 21413/123
PID #139-161-25

~NOW OR FORMERLY~
GOLD MEDALLION HOMES, LLC
L3 MB 47/149
DB 21413/91
PID #139-161-26

LOT 2
91,494 sq.ft.
2.100 acres
MAX. ALLOWED IMPERVIOUS AREA:
15,959 SqFt.
#16453

~NOW OR FORMERLY~
KEITH W. MULLIS
DB 2679/494
PID #139-161-03

~NOW OR FORMERLY~
KEITH D JAYMA
DB 19977/626
PID #139-161-10

20' SIDE YARD (TYP)
N07°56'07"E 223.27'
S11°46'31"W 209.94'
GRAVEL DRIVE
RAIL SPIKE (FOUND) 0.04' OFF LINE
30' EASEMENT
60' SETBACK (TYP)
N79°58'05"W 209.72'

LOT 1
40,541 sq.ft.
0.931 acres
MAX. ALLOWED IMPERVIOUS AREA:
7,042 SqFt.
#16447

15' EXCLUSIVE EASEMENT SERVING LOT 2
S11°46'31"W 199.77'
(BEARING BASIS)
GRAVEL DRIVE
N07°56'07"E 199.81'

~NOW OR FORMERLY~
GOLD MEDALLION HOMES, LLC
L1 MB 46/795
DB 21413/107
PID #139-161-21

~NOW OR FORMERLY~
GOLD MEDALLION HOMES, LLC
L2 MB 46/795
DB 21413/75
PID #139-161-22

~NOW OR FORMERLY~
GOLD MEDALLION HOMES, LLC
L3 MB 46/795
DB 21413/155
PID #139-161-23

15' EASEMENT
15' EASEMENT
15' EASEMENT

IRON PIPE (FOUND) @0+43.54
NC GRID COORDINATES
N: 536,002.2941
E: 1,526,835.5896
CGF: 0.99987280
RAIL SPIKE (FOUND) 0.22' OFF LINE @4+01.71
N07°56'07"E 35.03'
N79°58'05"W 196.34'
OLD IRON PIPE (FOUND) @4+14.72
S11°46'31"W 35.39'
R/W PER PLAT RECORDED IN MB 46/795
~PAVEMENT
N79°51'32"W 193.98'
CABARRUS ROAD
S.R. 3102
70' PROPOSED R/W
S10°15'37"W 336.64' (TIE TO OI)
35' FROM ℄ OF ROAD TO BE DEDICATED TO N.C.D.O.T. (0.158 ACRES)

A SUBDIVISION PLAT SHOWING
KEITH D JAYMA PROPERTY
OWNER: KEITH D. JAYMA
AREA: 7.291 AC.
CLEAR CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
HUGH E. WHITE, Jr., NCRLS & SCRLS 889-7601

DATE	REVISIONS:	SCALE: 1" = 50'
12/10/07	PER COMMENTS	DATA: 2007-C-CABARRUS
2/15/08	PER COMMENTS	ACAD: 2007\CS\CABARRUS
2/26/08	PER STORMWATER SERVICES	DRAWN BY: DTS
		CHECKED BY: HEW
		FIELD WORK: DA/NP
		DATE: 12/7/2007

7766B