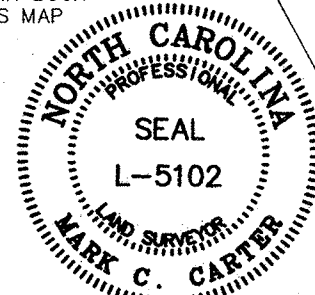


STATE OF NORTH CAROLINA MECKLENBURG COUNTY

"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 12358, PAGE 347 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 12358, PAGE 347 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 13th DAY OF FEBRUARY, 2019.

*Mark C. Carter*  
PROFESSIONAL LAND SURVEYOR



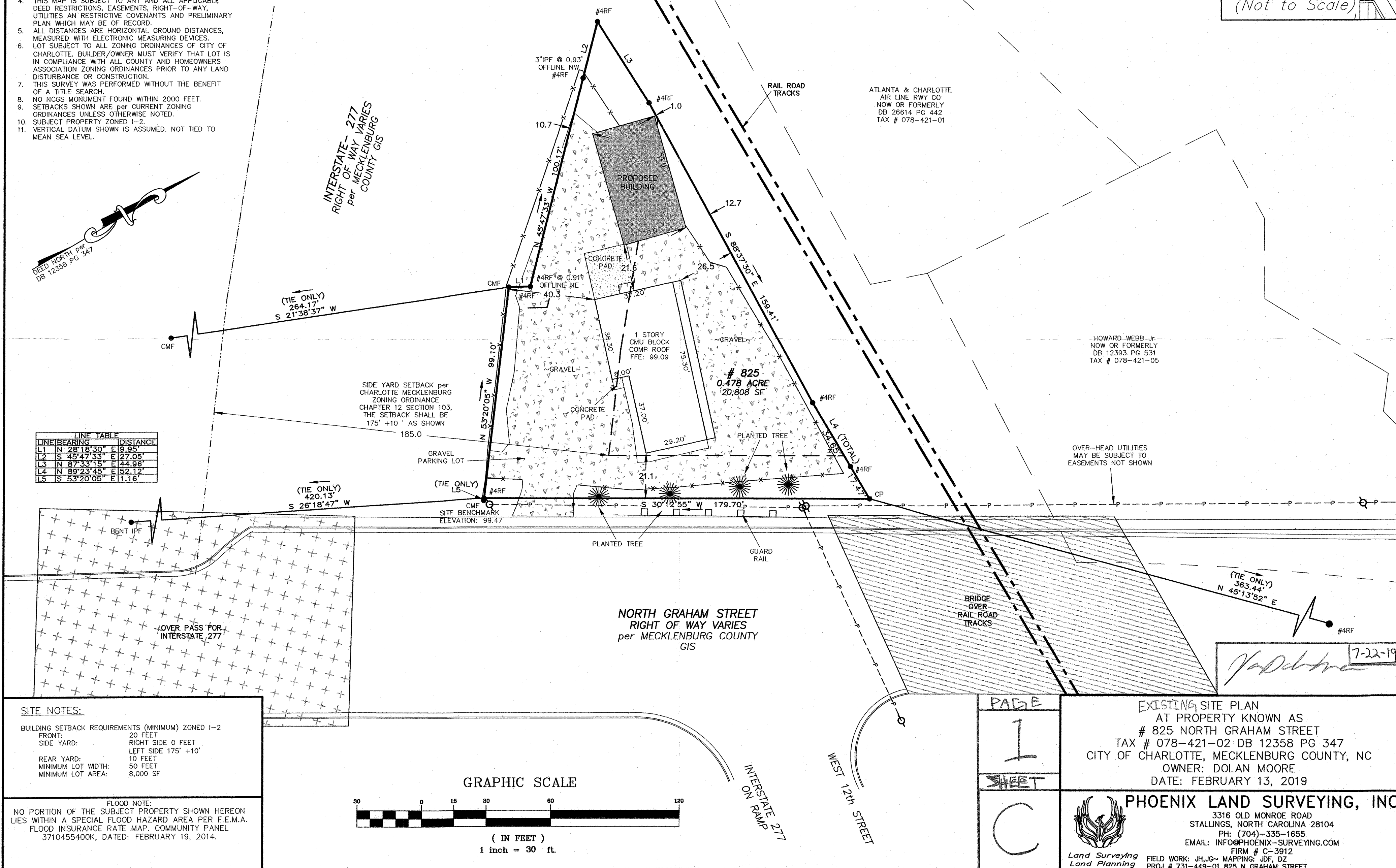
## NOTES

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 AND 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 CITY OF CHARLOTTE. 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 NGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED I-2.
11. VERTICAL DATUM SHOWN IS ASSUMED. NOT TIED TO MEAN SEA LEVEL.

## 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
IPF	IRON PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
P	OVERHEAD POWER LINE
X	CHAINLINK FENCE
O	POWER POLE

VICINITY MAP  
(Not to Scale)



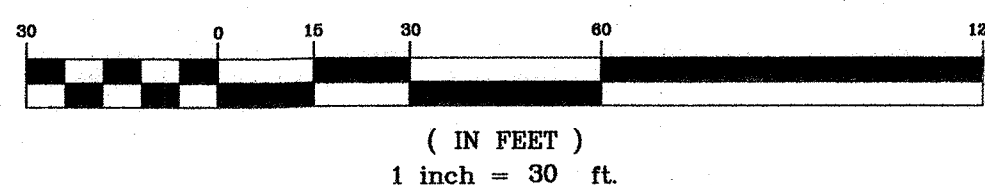
LINE	BEARING	DISTANCE
L1	N 28°18'36" E	9.95'
L2	S 45°47'33" E	27.95'
L3	N 87°33'15" E	44.98'
L4	N 89°23'45" E	52.12'
L5	S 53°20'05" E	11.16'

## SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED I-2  
FRONT: 20 FEET  
SIDE YARD: RIGHT SIDE 0 FEET  
LEFT SIDE 175' +10'  
REAR YARD: 10 FEET  
MINIMUM LOT WIDTH: 50 FEET  
MINIMUM LOT AREA: 8,000 SF

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 3710455400K, DATED: FEBRUARY 19, 2014.

## GRAPHIC SCALE



PAGE

1

SHEET

C

EXISTING SITE PLAN  
AT PROPERTY KNOWN AS  
# 825 NORTH GRAHAM STREET  
TAX # 078-421-02 DB 12358 PG 347  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
OWNER: DOLAN MOORE  
DATE: FEBRUARY 13, 2019



PHOENIX LAND SURVEYING, INC  
3316 OLD MONROE ROAD  
STALLINGS, NORTH CAROLINA 28104  
PH: (704)-335-1655  
EMAIL: INFO@PHOENIX-SURVEYING.COM  
FIRM # C-3912  
FIELD WORK: JH, JG, MAPPING: JDF, DZ  
PROJ # 731-449-01 825 N GRAHAM STREET