

**NOTES:**

1. ALL CORNERS MONUMENTED AS SHOWN.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER SURVEYING & MAPPING, CLONINGER, NC, IS NOT RESPONSIBLE FOR ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY AND SHOWN HEREON.
3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
4. 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.
5. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
6. THE PURPOSE OF THIS PLAT IS FOR RIGHT OF WAY DEDICATION AS SHOWN HEREON.
7. ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.

**ZONING:**

SUBJECT PROPERTY ZONED: I-1  
 MINIMUM SETBACK: 20'  
 MINIMUM SIDE YARD: 0' OR 5'  
 MINIMUM REAR YARD: 10'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT.

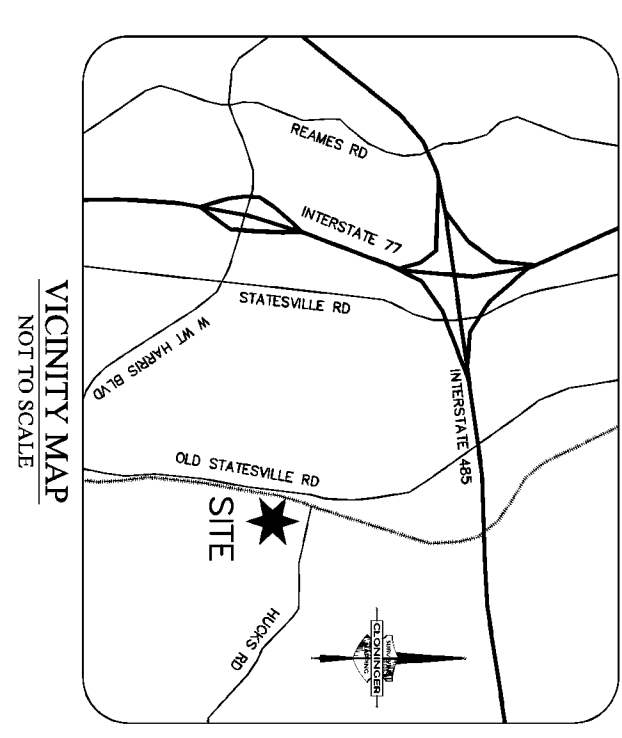
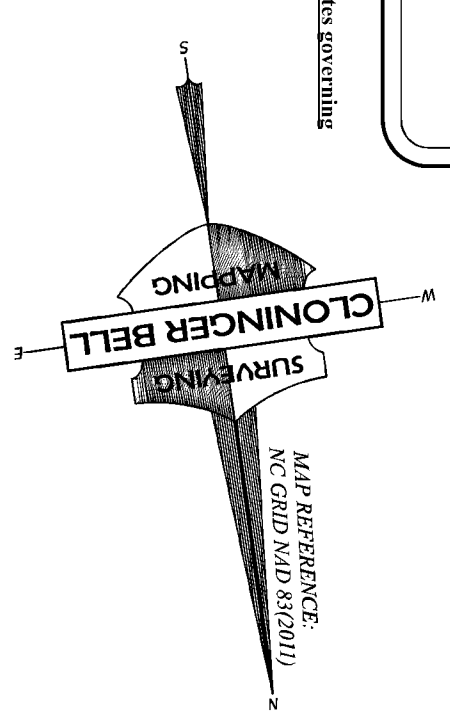
RE Excise Tax: \$ 0.00  
 2023 May 23 10:37 AM  
 Page: 244 - 244 Fee: \$ 21.00  
 Book: 72  
 Instrument Number: 2023047731

*Judith Bell Smith*

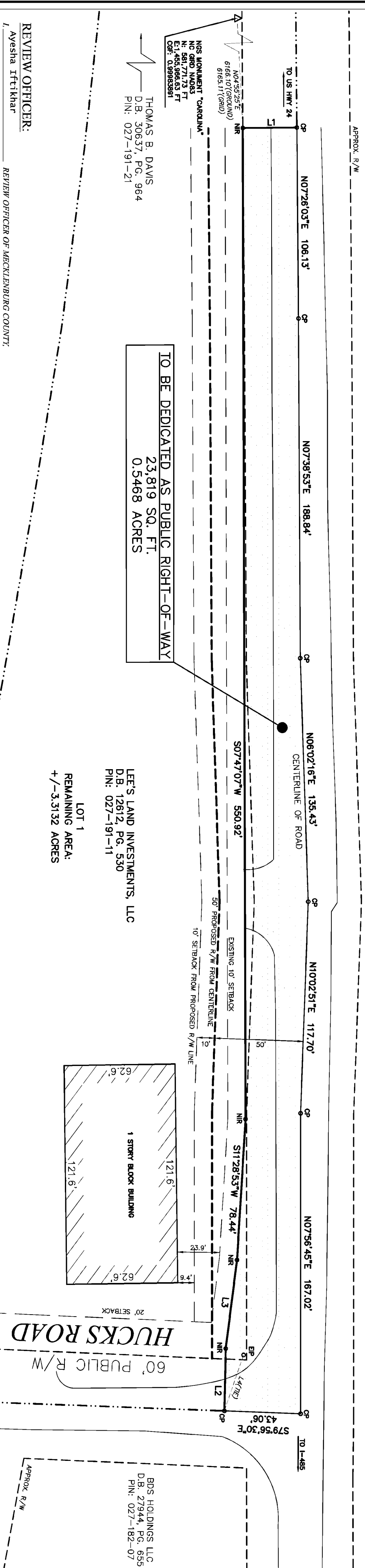
**PLAT OF RIGHT OF WAY DEDICATION TO BE DEDICATED**

PREPARED FOR OWNER  
**LEE'S LAND INVESTMENTS, LLC**  
 9616 OLD STATESVILLE ROAD  
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
 DEED REFERENCE: 12612-530  
 TAX PARCEL: 027-191-11

**OWNER:**  
 LEE'S LAND INVESTMENTS LLC  
 9616 OLD STATESVILLE RD  
 CHARLOTTE, NC 28269



**OLD STATESVILLE ROAD  
 (NC HWY 115)  
 VARIABLE PUBLIC R/W**

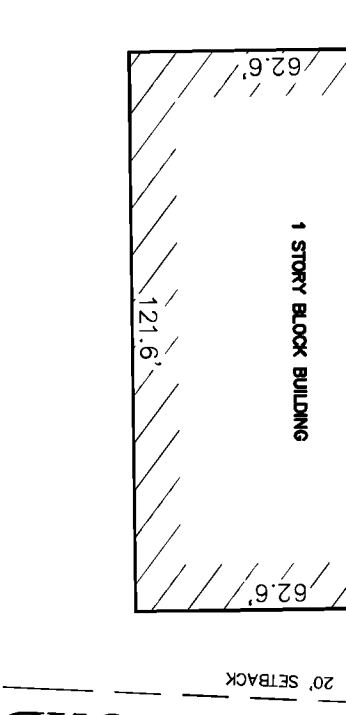


LEE'S LAND INVESTMENTS, LLC  
 D.B. 12612, PG. 530  
 P.I.N.: 027-191-11

LOT 1  
 REMAINING AREA:  
 +/- 3.3132 ACRES

BOS HOLDINGS, LLC  
 D.B. 27944, PG. 655  
 P.I.N.: 027-182-07

SILVERPARK NORTH I, LLC  
 D.B. 37517, PG. 863  
 LOT 1, M.B. 70, PG. 702  
 P.I.N.: 027-191-76



**REVIEW OFFICER:**  
 I, Ayasha Iftekhhar REVIEW OFFICER OF MECKLENBURG COUNTY,  
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS  
 ALL STATUTORY REQUIREMENTS FOR RECORDING.  
Ayasha Iftekhhar 5/23/2023  
 REVIEW OFFICER DATE

**NOT SUBJECT TO**  
 THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR  
 MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE  
 APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION,  
 HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO  
 THESE PROVISIONS.  
 CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
 Designed by Ayasha Iftekhhar 5/23/2023  
 DESIGNING COMMISSION STAFF DATE

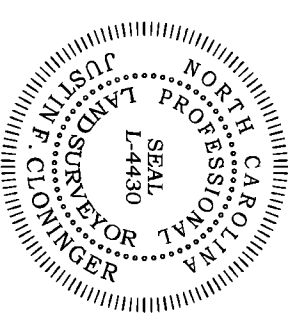
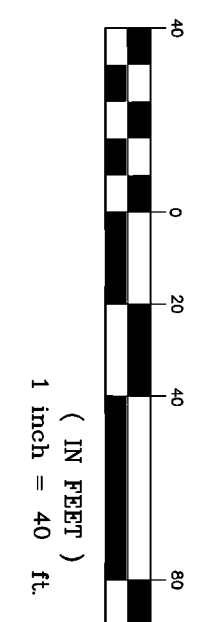
**DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE**  
 I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING  
 STATE MAINTAINED ROADWAYS SHOWN ON THIS PLAT IS APPROVED AND  
 ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF  
 TRANSPORTATION, DIVISION OF HIGHWAYS.  
 DISTRICT ENGINEER Kassam Malik  
 DATE 5/22/2023

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED  
 STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.

**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 (DEED  
 REFERENCE 12612-530); 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. 30-38 AS AMENDED,  
 PARS. 11 AND 12, AND THE ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF  
 OCTOBER, A.D., 2022.

THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE  
 RECOMMENDATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER  
 EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.  
Judith Bell Smith 5/9/2023  
 PROFESSIONAL LAND SURVEYOR DATE

LINE	BEARING	DISTANCE
L1	N82°33'57"W	30.47'
L2	S09°14'30"W	34.63'
L3	S15°18'28"W	49.67'
L4	N27°10'13"E	32.93'



**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  
 NOVEMBER 16, 2018  
 COMMUNITY PANEL NO: 3710455800; ZONE "X"

**SURVEYING & MAPPING**  
**CLONINGER BELL**

CLONINGER BELL  
 SURVEYING & MAPPING, PLLC  
 107 RIVERSIDE DR.  
 MCADENVILLE, NC 28101  
 704.864.9007  
 LICENSE P-2326

CREW: CJ	DRAWN: DB	REVISIONS:	SCALE: 1"=40'	DATE: OCT. 19, 2022	FILE NO: 2189
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