



LINE TABLE

LINE	BEARING	DISTANCE
L1	S51°11'36\"/>	



VICINITY MAP
SURVEY NOTES

- PROPERTY SHOWN HEREON WAS SURVEYED OCTOBER 25, 2022.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 45,817 WITH AN ANGULAR ERROR OF 3.46 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- TRACT 1 HAS A MAP CLOSURE OF 1" IN 945,349'. TRACT 2 HAS A MAP CLOSURE OF 1" IN 86,541'. TRACT 3 HAS A MAP CLOSURE OF 1" IN 112,975'. TRACT 4 HAS A MAP CLOSURE OF 1" IN 144,367'.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 3710454400K, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 2, 2015 FOR COMMUNITY NUMBER 370159, IN MECKLENBURG COUNTY, STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 26122, PAGE 29, DEED BOOK 23622, PG 205 AND DEED BOOK 5228, PAGE 750, MECKLENBURG COUNTY RECORDS.
- THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN ??? TITLE INSURANCE COMPANY COMMITMENT NO: ???, DATED ??, ????, AT 5:00PM.
- NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO WEST MOREHEAD STREET, SOUTH CHURCH STREET & DUNBAR STREET, ALL HAVING PUBLICLY DEDICATED RIGHTS OF WAY.
- SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

LEGEND

---	PROPERTY LINE
---	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	INDEX CONTOUR
---	MINOR CONTOUR
x	SPOT ELEVATION
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
x	FENCE LINE
---	STORM DRAIN PIPE
WV	WATER VALVE
FM	FIRE METER
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
SM	SANITARY SEWER MANHOLE
DI	DROP INLET
RB	REBAR
CRB	CAPPED REBAR
OT	OPEN TOP PIPE
FND	FOUND
LI	LIGHT POLE
○	SIGN
○	TREE

SURVEYOR'S CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TO ?????????? AND ?????????? TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS ?????????? OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON ??????????.

PRELIMINARY SEAL
L-4801
MITCHELL E. LOWERY
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR

MITCHELL LOWERY NORTH CAROLINA PLS# L-4801
DATE OF PLAT OR MAP: ??????????

UTILITY CONTACTS

WATER
CITY OF CHARLOTTE
CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT
600 EAST FOURTH STREET
CHARLOTTE, NC 28202
(704) 432-3565
MARGRET FALLIE

GAS
PIEDMONT NATURAL GAS
GIS DEPARTMENT
4720 PIEDMONT ROW DRIVE
CHARLOTTE, NC 28210
GISHHELPDES@DUKE-ENERGY.COM

POWER
DUKE ENERGY
526 SOUTH CHURCH STREET
CHARLOTTE, NC 28202
(800) 653-5307

COMMUNICATION
TIME WARNER - CATV
3347 PLATT SPRINGS ROAD
WEST COLUMBIA, SC
(877) 566-4892

WINDSTREAM COMMUNICATION
750 W. LEFFERSON ST. NE
MILLEDGEVILLE, GA 31061
(888) 599-3166

AT&T
208 S. AKARD ST
DALLAS, TX 75202
210-921-4105
ANGELO HINES
(305) 409-1542

PROFESSIONAL LAND SURVEYORS, PLLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30021
770-334-8186
WWW.PLS.US
NORTH CAROLINA FIRM NO.: P-2630

PREPARED FOR: ??????????/?????????

ALTA/NSPS LAND TITLE SURVEY OF:
PARCELS 07306209, 07306210 AND 07306216

STATE: NORTH CAROLINA COUNTY: MECKLENBURG DISTRICT: LAND LOT: SECTION:

DATE: OCTOBER 27, 2022
JOB #: 224014
SCALE: 1"=20'
DRAWN BY: D. HALL

PROFESSIONAL LAND SURVEYORS