

NOTES

THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY.
 SET #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
 AREAS COMPUTED BY COORDINATE METHOD.
 SUBJECT TRACT ADDRESS: 8156 MT. HOLLY-HUNTERSVILLE RD
 SUBJECT TRACT DEED REFERENCE: DB 23820 PG 215
 SUBJECT TAX PARCEL: 03327114
 SUBJECT TRACT ZONED: B-1
 ZONING REQUIREMENTS:
 BUILDING
 MINIMUM SETBACK FRONT=20'
 MINIMUM SETBACK SIDE= NONE, 8' MINIMUM BUILDING SEPARATION
 MINIMUM SETBACK REAR=10'

THE NCGS COORDINATES WERE ESTABLISHED BY USING A LEICA MODEL GS14 (GNSS) AND THE NORTH CAROLINA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME NETWORK (RTN) UTILIZING THE NORTH CAROLINA CONTINUOUSLY OPERATING REFERENCE STATION (CORS)

THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE. THE LOCATIONS SHOWN ON THIS PLAT WERE ESTABLISHED BY THE FIELD LOCATION OF MARKINGS REPRESENTING UNDERGROUND UTILITIES BY OTHERS OR OBTAINING INFORMATION SHOWING APPROXIMATE LOCATION.

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

NO EVIDENCE OF CURRENT OF CONTEMPLATED RIGHT OF WAY OR ROADWAY DESIGN CHANGES FOUND

BURTON ENGINEERING ASSOCIATES HAS NO KNOWLEDGE OF FIELD DELINEATED WETLANDS ON SUBJECT TRACT

BURTON ENGINEERING ASSOCIATES IS NOT AN EXPERT IN DETERMINING THE SPECIES OF TREES SHOWN ON THIS PLAT AND MAY HAVE MISIDENTIFIED SOME TREES.

NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I (WE) CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN HEREON, WHICH IS LOCATED IN THE JURISDICTION OF THE CITY OF CHARLOTTE, NORTH CAROLINA AND THAT I (WE) HEREBY DEDICATE AREAS SHOWN HEREON AS PUBLIC ROAD RIGHTS OF WAY, PERMANENT STORM DRAINAGE EASEMENTS AND COMMON AREAS TO THE APPROPRIATE AGENCIES. I (WE) FURTHER ADOPT THIS PLAN OF SUBDIVISION OF MY(OUR) OWN FREE WILL.

OWNER(S) _____ DATE _____

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA.

PLANNING COMMISSION STAFF _____ DATE _____

REVIEW OFFICER CERTIFICATION
 STATE OF NORTH CAROLINA
 MECKLENBURG COUNTY

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

REVIEW OFFICER _____ DATE _____

I, MARK A SMITH, PLS CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED

- a. THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- b. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- c. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND;
- d. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- e. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS IN (A) THROUGH (D) ABOVE.

MARK A SMITH, PLS REGISTRATION NO. L-3346

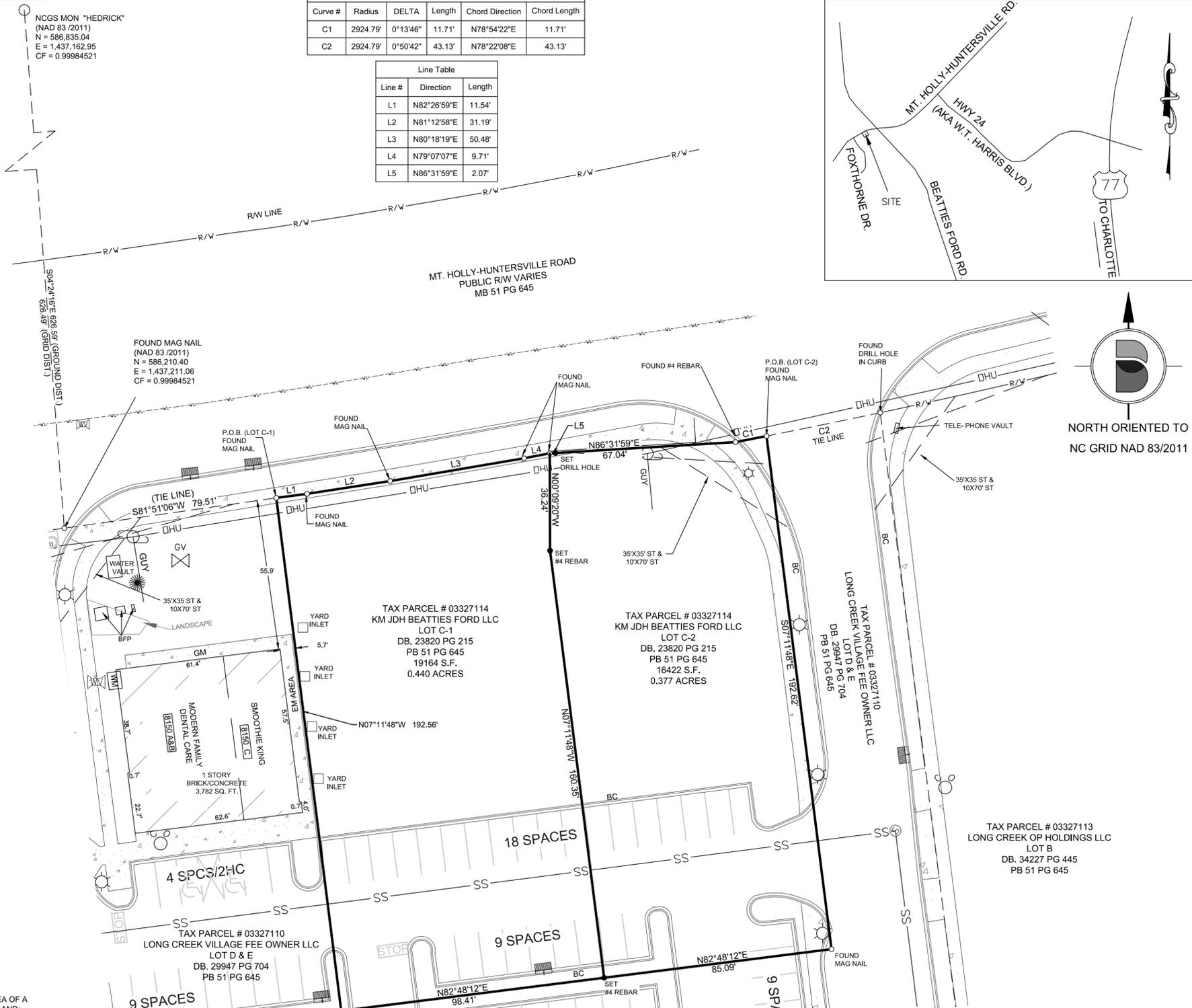
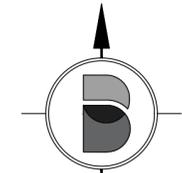
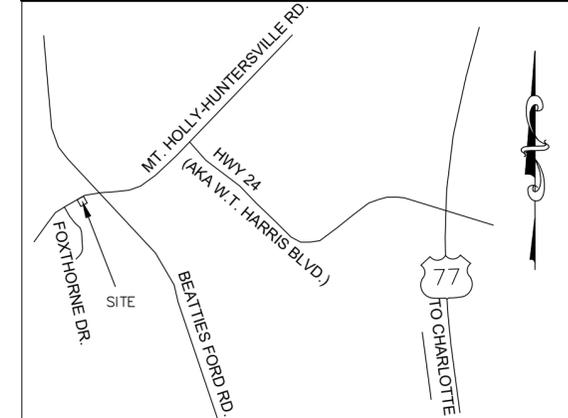
I, MARK A SMITH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2021.

MARK A SMITH, PLS (L-3346)

Curve Table					
Curve #	Radius	DELTA	Length	Chord Direction	Chord Length
C1	2924.79'	0°13'46"	11.71'	N78°54'22"E	11.71'
C2	2924.79'	0°50'42"	43.13'	N78°22'08"E	43.13'

Line Table		
Line #	Direction	Length
L1	N82°26'59"E	11.54'
L2	N81°12'58"E	31.19'
L3	N80°18'19"E	50.48'
L4	N79°07'07"E	9.71'
L5	N86°31'59"E	2.07'

VICINITY MAP NOT TO SCALE



FLOOD CERTIFICATE

I CERTIFY THAT THE SUBJECT TRACT IS GRAPHICALLY LOCATED IN "OTHER AREAS ZONE X" AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT/ FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710453800K DATED SEPTEMBER 2, 2015.

(IN FEET)
 1 inch = 30 ft.

LEGEND:

EP = EDGE OF PAVEMENT	BC = BACK OF CURB	R/W = RIGHT OF WAY	DB = DEED BOOK	PB = PLAT BOOK	PG = PAGE	NCGS = NORTH CAROLINA GEODETIC SURVEY	NAVD = NORTH AMERICAN VERTICAL DATUM	CF = COMBINED GRID FACTOR	FES = FLARED END SECTION	SDMH = STORM DRAINAGE MANHOLE	SSMH = SANITARY SEWER MANHOLE	DI = DROP INLET	RCP = REINFORCED CONCRETE PIPE	PVC = POLYVINYL CHLORIDE PIPE	HDPE = HIGH-DENSITY POLYETHYLENE PIPE	CMP = CORRUGATED METAL PIPE	DIP = DUCTILE IRON PIPE	INV = INVERT	C = UNDERGROUND GAS	DHU = OVERHEAD UTILITY LINE	W = WATER LINE	F = FENCE	T = TREE LINE	SD = STORM DRAINAGE LINE	SS = SEWER LINE	G = GUARD RAIL	A = ADJOINERS PROPERTY LINE	UE = UNDERGROUND ELECTRIC	C = UNDERGROUND COMMUNICATION	S = STREET SIGN	U = UTILITY POLE	M = NCGS MONUMENT	SC = SEWER CLEAN OUT	SMH = SANITARY SEWER MANHOLE	SDC = STORM DRAIN CLEAN OUT	SDM = STORM DRAIN MANHOLE	CI = CURB INLET	WV = WATER VALVE	WM = WATER METER	FH = FIRE HYDRANT	GV = GAS VALVE	PB = PULL-BOX	FM = FOUND MONUMENTATION	SM = SET MONUMENTATION	CP = COMPUTED POINT	RR = RIP RAP	CON = CONCRETE	TF = TRAFFIC FLOW	SE = SPOT ELEVATION	B = BOLLARD	T = TREE	L = LIGHT POLE
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BURTON ENGINEERING

5950 FAIRVIEW RD STE 100
 CHARLOTTE NC 28210
 (T) 704.553.8881
 burtonengineering.com
 FIRM #C-1157



SUBDIVISION SURVEY

OWNER: KM/JDH BEATTIES FORD LLC
 8156 MT. HOLLY-HUNTERSVILLE ROAD
 CITY OF CHARLOTTE, MECKLENBURG COUNTY NORTH CAROLINA

LONG CREEK FEE OWNER LLC
 3735 BEAM ROAD STE B
 CHARLOTTE, NC 28217

ICB DRAWN BY _____
 MAS CHECK BY _____
 1/7/2021 DATE
 1/7/2021 SURVEY DATE

REVISIONS

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
020.595.045

Sheet 1 of 1

S:\PROJ\020.595.045 LONG CREEK LOT C SUBDIVISION SURVEY DRAWING\020.595.045 LONG CREEK LOT C SUBDIVISION REVISED 17-21.DWG LOT C SUBDIVISION 1/7/2021 9:47:37 AM HP02-PS-OCCTB JBRAZELL