

LOT EXHIBIT
CITY OF CHARLOTTE, COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA
PREPARED FOR: FRANCES JOHNSON & NICK JONES

NOMENCLATURE

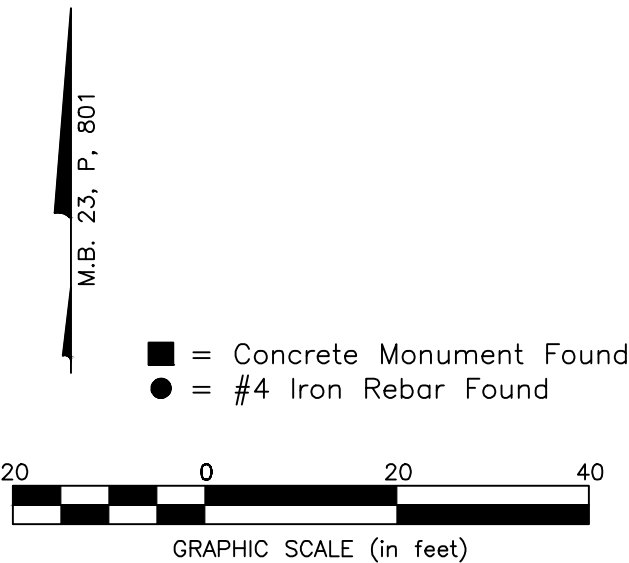
R/W	- Right-of-way
D.B.	- Deed Book
M.B.	- Map Book
P.	- Page
N.T.S.	- Not to Scale
Ft.	- Feet
FEMA	- Federal Emergency Management Agency
GIS	- Geographic Information System
PIN	- Parcel Identification number
AC.	- Acre(s)

LEGEND

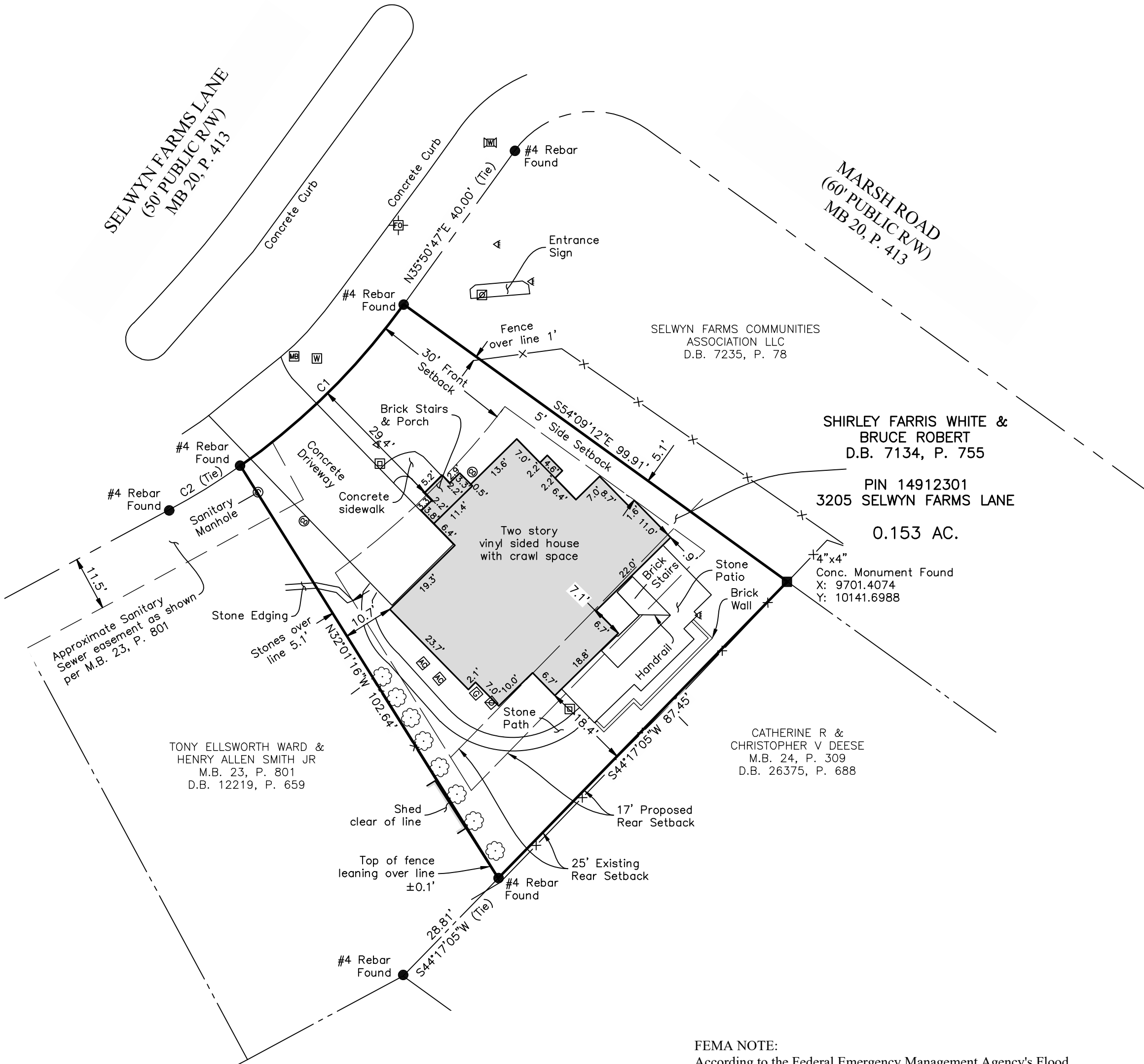
	Fiber Optic Pull Box
	Light Fixture
	Mail Box
	Air Conditioning Unit
	Deciduous Tree
	Electric Meter
	Sanitary Sewer Cleanout
	Sanitary Sewer Manhole
	Yard or French Drain
	Gas Meter
	Water Valve
	Water Meter

LINE LEGEND

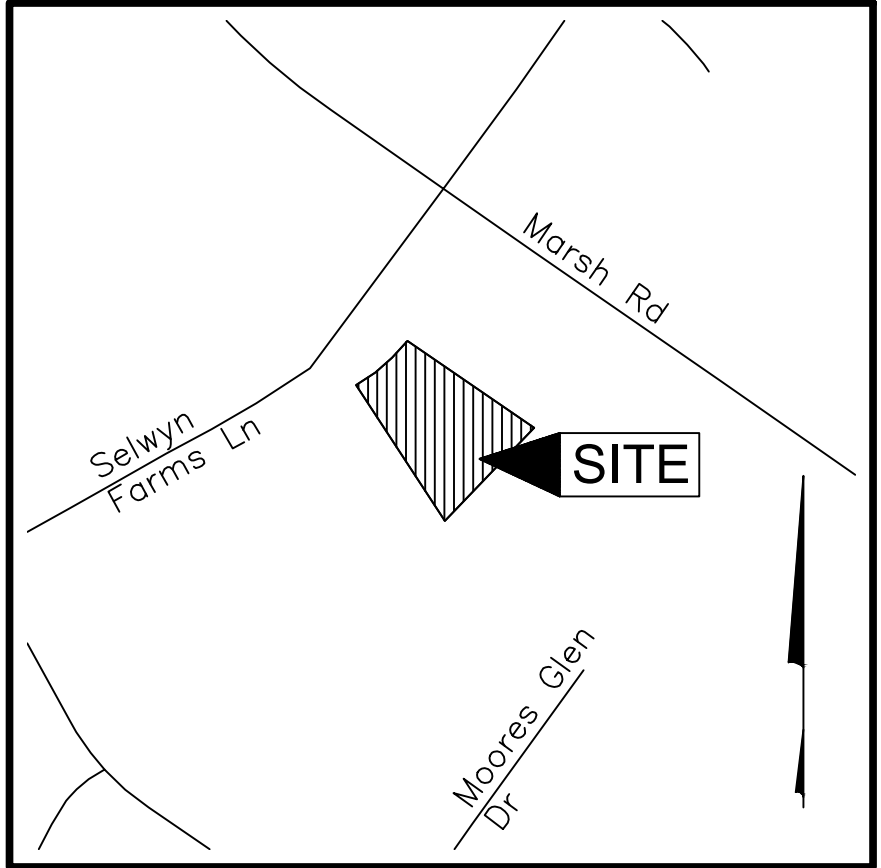
	Subject Boundary Line
	Adjoiner Boundary Line
	Right of Way
	Fence Line
	Sanitary Sewer Easement



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	18°59'33"	146.98'	48.72'	N 45°20'27" E	48.50'
C2	6°53'53"	146.98'	17.70'	S 58°18'08" W	17.69'



FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 3710454200K (dated February 19, 2014), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain).



LOCATION MAP AND BACKGROUND DRAWING
N.T.S.

SURVEY NOTES:


- All distances are horizontal ground distances in U.S. Survey Feet and decimals thereof, unless noted otherwise.
- Area computed by the coordinate method.
- Field date of survey: February 8, 2021.
- This survey was performed without the benefit of a title report.
- Ownership listed for adjacent parcels taken from public records and Mecklenburg County GIS.
- Setback information taken from M.B. 23, P. 801 of the Mecklenburg County Register of Deeds.
- The purpose of this exhibit is to show the proposed innovative request to reduce the rear yard from 25 feet to 17 feet.

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book 7134, Page 755); that the boundaries not surveyed are clearly indicated as drawn from documents referenced hereon; that the ratio of precision is greater than 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

I certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95 % confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a planimetric survey to the accuracy of Class A, and that the original data was obtained on February 8, 2021; that the survey was completed on February 12, 2021; and all coordinates are based on an assumed coordinate system as shown per the final plat of Selwyn Farms Tract D-2, Lots 70-72 recorded in M.B. 23, P. 801 of the Mecklenburg County Register of Deeds.

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.

By Timothy A. Brown Date _____
Professional Land Surveyor No. L-5369
tbrown@emht.com

 Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 301 McCullough Dr., Ste. 109, Charlotte, NC 28262 Phone: 704.548.0333 Toll Free: 888.775.3648 emht.com	Date: February 12, 2021	
	Scale: 1" = 20'	
	Job No: 2021-0147	
	Sheet: 1 of 1	
	REVISIONS	
MARK	DATE	DESCRIPTION
1	2/18/21	Added note for setback source and dimensions from bldg corners to rear setback line.