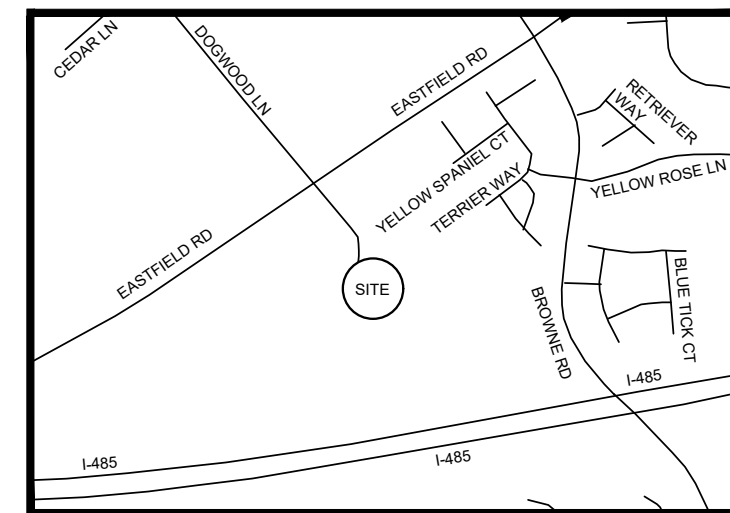


LOCATION MAP NTS



REVIEW OFFICER:

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

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; AND THAT THE BOUNDARIES SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4555, PAGE 746, AND THAT THIS IS A CLASS "A" SURVEY WITH A RATIO OF PRECISION AS CALCULATED GREATER THAN 1:10,000; AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENCE NUMBER AND SEAL THIS 4TH, DAY OF JUNE, 2021.

THAT HIS PLAT IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

Dave R. Hobbs
DAVE R. HOBBS, RLS
dave@younghobbs.com

SURVEY NOTES:

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 1/2" DIAMETER, REBAR 18" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS".

THIS SURVEY IS A PART OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THE SURVEYOR WAS NOT ABLE TO LOCATE A NORTH CAROLINA GEODETIC MONUMENT WITHIN 2000 FEET OF THIS SITE.

ZONING:

TRACTS 1 & 2 SUBJECT PROPERTY ZONING: MX-2
FRONT YARD:
SINGLE-FAMILY FRONT YARD: MIN. 14'
MULTI-FAMILY FRONT YARD: MIN. 8'
SIDE YARD INTERIOR: MIN. 5'
SIDE YARD EXTERIOR: MIN. 8'
SIDE YARD ROADWAY: MIN. 8'
REAR YARD: MIN. 20'
MAXIMUM BUILDING HEIGHT: 40'

TRACTS 3 & 4 SUBJECT PROPERTY ZONING: R3
MINIMUM SETBACK: 30'
MINIMUM SIDE YARD: 6'
MINIMUM REAR YARD: 45'
MAXIMUM BUILDING HEIGHT: 48' (FRONT)
MAXIMUM BUILDING HEIGHT: 48' (SIDE)

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

EDGEWOOD PRESERVE
ANNEXATION AREA

11124 & 11132 EASTFIELD ROAD AND 9325 BROWNE ROAD
MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY, N.C.
TAX MAP 027-61 PARCELS 102, 103, 104, & 105
ANNEXATION AREA (24.056 AC, 1,047,893 SF)

2			
1			KAB
REV #1	DATE	COMMENTS	BY
DRAWN BY: K. BAU		APPROVED BY: D.HOBBS	
FIELD DATE: 2/8/2020		OFFICE DATE: 2/26/2020	JOB# 102-19