

#92, 133, 559

Map Book 25 Page 212

174

James E. Williams
5144/91Gregory King
6017/959Grady Allen
Reginald Smith
3936/659Billie Gunter
4177/791Melody Myers
5736/384PREPARED FOR
92 NOV 30 AM 10:39

VICINITY MAP

State of North Carolina, County of Mecklenburg
The following certificate is given
by the undersigned
Notary Public (his) (her) certified
on the day of November 1992
This day of November 1992
Attest my hand and official seal this 27 day of November 1992
Assistant

Carl Dunlap
5148/252
Lot 3
MB 5 pg. 241

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20
OF THE STATUTES OF THE CITY OF THE CITY OF
CHARLOTTE, NORTH CAROLINA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

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OF THE STATUTES OF THE CITY OF THE CITY OF
CHARLOTTE, NORTH CAROLINA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Not at
at the center
of the intersection
of Sharon Amity Rd.
and Monroe Rd.

I, F. Donald Lawrence, certify that this map was drawn under my supervision from a survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is better than 1:50,000. The boundaries not surveyed are shown as broken lines plotted from descriptions found in 38 pg. 241 that this map was prepared in accordance with G.S. 47-35 as amended.

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that requires parcels of land.

Witness my hand and seal this 27 day of November 1992.
F. Donald Lawrence, NCPS 1-1290

Union County, North Carolina

I, Johnny S. Hite, a Notary Public of Union County, North Carolina, do hereby certify that F. Donald Lawrence, a registered land surveyor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27 day of November 1992.

My commission expires 9-29-96.



Area Summary

Development Area.....	61,843 sf
Lot 1.....	1,933 sf
Lot 2.....	1,926 sf
Lot 3.....	4,051 sf
Lot 4.....	2,242 sf
Lot 5.....	1,998 sf
Common Area.....	49,693 sf



Monroe Road

DEDICATION OF COMMON AREA

First Citizens Bank and Trust Company in recording this plat of Monroe Road Office Park has designated certain parts as "Common Area" for use by owners or tenants of lots 1 - 5 of Monroe Road Office Park; not for use by the general public but for access and parking and other related activities as more fully provided for in the Declaration of Covenants, Conditions and Restrictions applicable to Monroe Road Office Park, which declarations will be recorded in the Mecklenburg County Register of Deeds before any lots are sold and which said declaration is hereby made a part of this plat and incorporated herein.

Pipe systems and/or channels located on the property shown on this plat are the maintenance responsibility of the owner or his successors or assigns.

Common area, private streets and other dedicated areas if shown shall be owned and maintained by the owners of the lots or their successors or assigns.

Trons shall be set on all lot corners.
The property shown is comprised of lots 4, 5 and 6 of the James G. Falk Property recorded in Map Book 5 page 241.

Owner/Developer: First Citizens Bank and Trust Company
PO Box 31727
Charlotte, N.C. 28231
Attn: Orland W. Gabriel, III Asst. V.P.

Tax parcel - 163-021-44
Lots are created for office building usage.
Property is zoned O-2.
Building and parking areas are as shown.
Buildings are served by public water and sewer.

- ELES— Electric power line
- SD— Storm drainage line
- UPX— Light pole
- L— Gas service location
- E— Electric service location
- SD— Storm drain inlet
- PP— Power pole
- W— Water meter

EDL & ASSOC

Final Plat
Monroe Road Office Park
Charlotte, Mecklenburg County N.C.

(Orig. scale 1" = 30')
Surveyed by: F. Donald Lawrence & Associates, P.A.
114 E. Jefferson St. P.O. Box 1014
Monroe, North Carolina 28111 (704) 289-1013

REVISIONS

Job No. Drawing file MONRD2.DWG Drawing no.