

STATE OF NORTH CAROLINA _____ COUNTY

"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 17850, PAGE 142 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 8TH DAY OF MARCH, 2023.

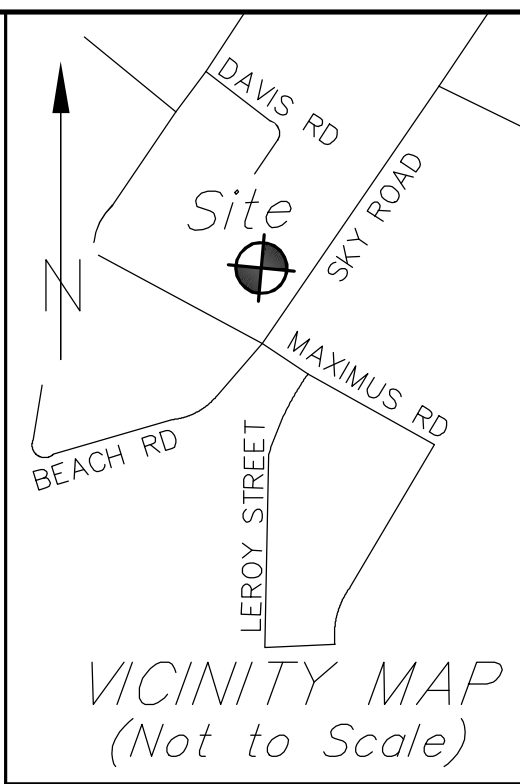
PRELIMINARY

PROFESSIONAL LAND SURVEYOR

NOT FOR SALES OR CONVEYANCES

ADJOINER NAME
NOW OR FORMERLY
LOT 33
DB 1234 PG 567
TAX # 123-456-78

WOOD PRIVACY FENCE



LEGEND

- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- SD— STORM DRAIN LINE
- P— OVERHEAD POWER LINE
- X— CHAINLINK FENCE
- O— WOOD PRIVACY FENCE
- P-T— OVERHEAD UTILITY
- POWER POLE
- ADJOINER PROPERTY LINE
- R/W LINE
- EXTERIOR PROPERTY LINE
- BUILDING SETBACK LINE
- SS— SANITARY SEWER LINE
- ⊕ HVAC
- ⊙ WM WATER METER
- CONCRETE
- LIGHT POLE

"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: A
2. POSITIONAL ACCURACY: 0.03 US FEET
3. TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK
4. DATES OF SURVEY: 02/22/23
5. DATUM/EPOCH: NAD83
6. PUBLISHED/FIXED CONTROL USE: M 100
7. GEOD MODEL USED: GEI0D 2018
8. COMBINED GRID FACTOR: 0.99984562
9. UNITS: US SURVEY FEET

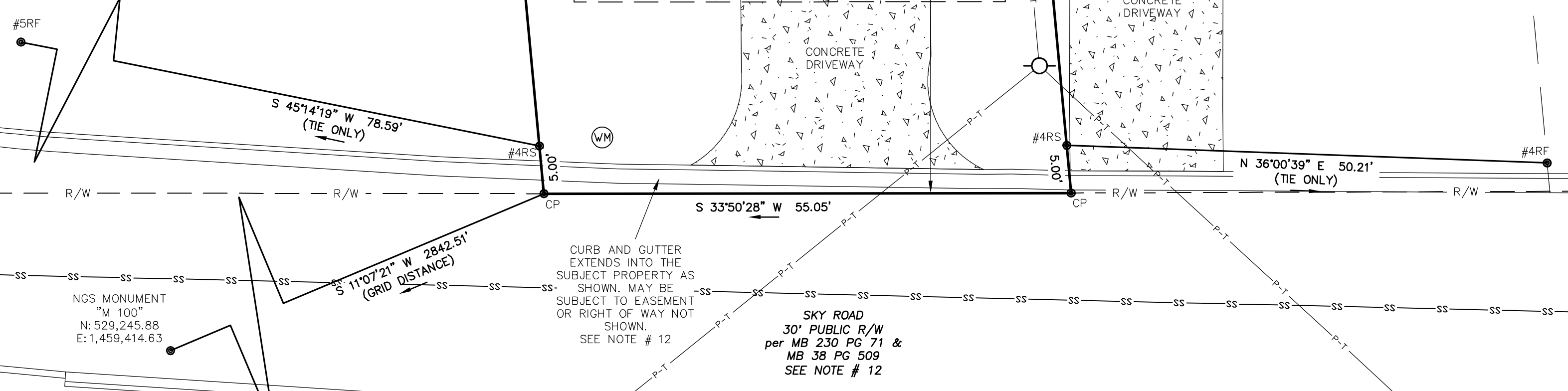
MARK C CARTER NCPLS L-5102 DATE

ADJOINER NAME
NOW OR FORMERLY
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DB 1234 PG 567
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NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM _____ COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF TRUMAN. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED R-5.
11. SUBJECT PROPERTY IS LOCATED WITHIN THE BRIAR WATERSHED.
12. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO RIGHT OF WAY OR EASEMENT FOR SKY ROAD. NO RIGHT OF WAY OR EASEMENT FOUND FOR THE PORTION OF THE ROAD THAT ENCLOSES INTO THE SUBJECT PROPERTY AS SHOWN. CONSULT WITH THE CITY OF CHARLOTTE IF ANY DESIGN OR CONSTRUCTION IS PLANNED FOR THE FRONT OF THE PROPERTY AS THE FRONT SETBACK SHOWN MAY MOVE IF RIGHT OF WAY IS FOUND FOR SAID ENCROACHMENT. MECKLENBURG COUNTY GIS SHOWS THE RIGHT OF WAY AS A VARIABLE WIDTH.

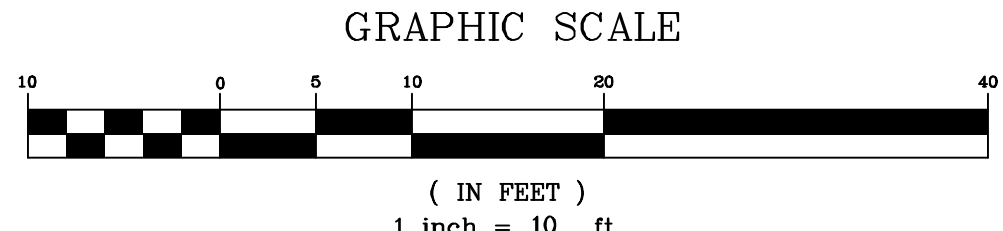
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SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-5	
FRONT:	20 FEET (per R-5 ZONING)
SIDE YARD:	5 FEET (per R-5 ZONING)
REAR YARD:	35 FEET (per R-5 ZONING)
MINIMUM LOT WIDTH:	50 FEET (per R-5 ZONING)
MINIMUM LOT AREA:	6,000 SF (per R-5 ZONING)

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710455300K, DATED: 02/19/2014.



PHYSICAL SURVEY
AT PROPERTY KNOWN AS
1150 SKY ROAD
BEING A PORTION OF LOT
TAX # 123-456-78, DB 1234 PG 123
CITY OF TRUMAN, _____ COUNTY, NC
DATE: MARCH 8th, 2023
FOR: MICHAEL DAVIS

PHOENIX LAND SURVEYING, INC
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912

Land Surveying
Land Planning

FIELD WORK: MC, RM ~ MAPPING: KH
PROJ # 731-2122-01 1150 SKY ROAD