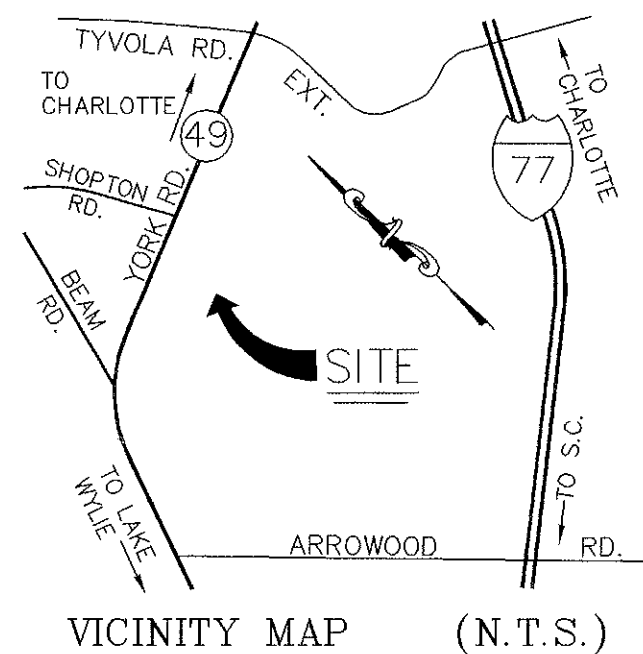


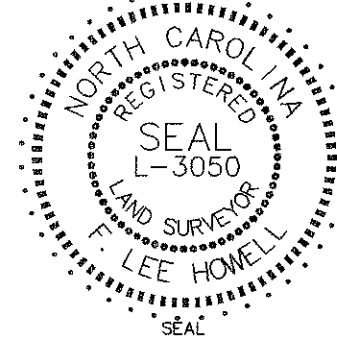
# 96109637



- I, F. Lee Howell, registered land surveyor no. L-3050, certify to one or more of the following as indicated thus, ☒.
- ☒ a. That this plat is of 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 of 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 contained in (a) through (d) above.

*F. Lee Howell*  
F. Lee Howell, Registered Land Surveyor No. L-3050

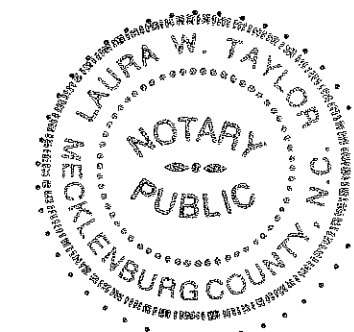
I, F. Lee Howell, state that this plat was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 8th day of August, 1996.



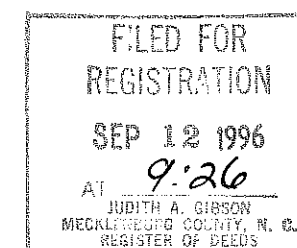
*F. Lee Howell*  
F. Lee Howell, NCRLS #3050

Mecklenburg County,  
North Carolina,

I, Laura W. Taylor, a Notary Public of the County and State aforesaid, certify that F. Lee Howell, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 8 day of August, 1996.



*Laura W. Taylor*  
Notary public  
My Commission Expires 6/6, 1999

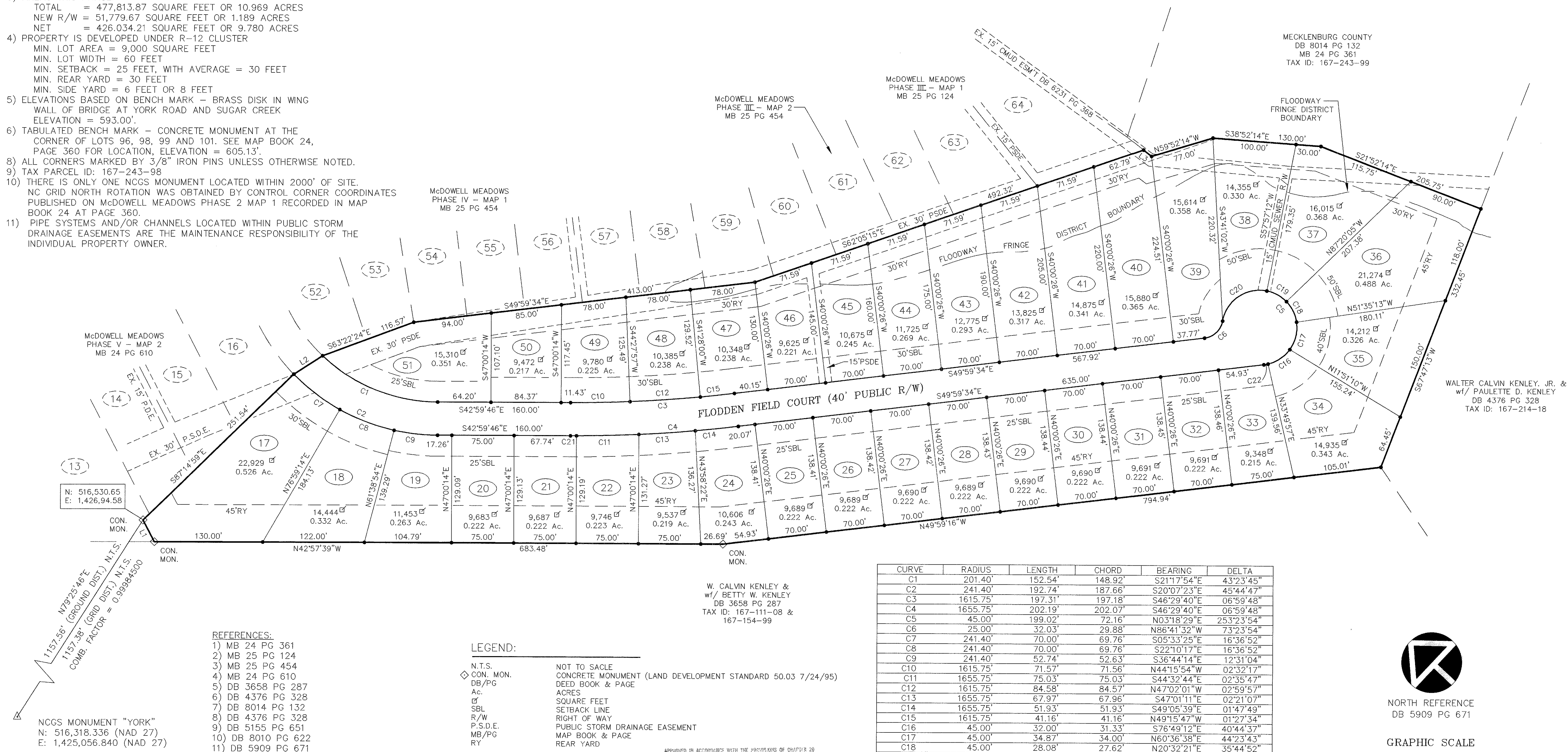


State of North Carolina, County of Mecklenburg  
The foregoing certificate(s) of *Laura W. Taylor*  
a Notary Public (is) Public (is) (are) certified  
to be correct.  
This 12th day of September, 1996  
Judith A. Gibson, Register of Deeds  
By: *Valerie J. White* Deputy

## NOTES:

- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCROACHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
- ALL AREAS WERE CALCULATED BY COORDINATE METHOD.
- AREAS THIS PHASE:  
TOTAL = 477,813.87 SQUARE FEET OR 10.969 ACRES  
NEW R/W = 51,779.67 SQUARE FEET OR 1.189 ACRES  
NET = 426,034.21 SQUARE FEET OR 9.780 ACRES
- PROPERTY IS DEVELOPED UNDER R-12 CLUSTER  
MIN. LOT AREA = 9,000 SQUARE FEET  
MIN. LOT WIDTH = 60 FEET  
MIN. SETBACK = 25 FEET, WITH AVERAGE = 30 FEET  
MIN. REAR YARD = 30 FEET  
MIN. SIDE YARD = 6 FEET OR 8 FEET
- ELEVATIONS BASED ON BENCH MARK - BRASS DISK IN WING WALL OF BRIDGE AT YORK ROAD AND SUGAR CREEK ELEVATION = 593.00'.
- TABULATED BENCH MARK - CONCRETE MONUMENT AT THE CORNER OF LOTS 96, 98, 99 AND 101. SEE MAP BOOK 24, PAGE 360 FOR LOCATION, ELEVATION = 605.13'.
- ALL CORNERS MARKED BY 3/8" IRON PINS UNLESS OTHERWISE NOTED.
- TAX PARCEL ID: 167-243-98
- THERE IS ONLY ONE NCGS MONUMENT LOCATED WITHIN 2000' OF SITE. NC GRID NORTH ROTATION WAS OBTAINED BY CONTROL CORNER COORDINATES PUBLISHED ON McDOWELL MEADOWS PHASE 2 MAP 1 RECORDED IN MAP BOOK 24 AT PAGE 360.
- PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| L1   | N19°45'00"E | 29.56'   |
| L2   | S75°37'48"E | 41.01'   |
| L3   | S04°52'14"E | 12.20'   |



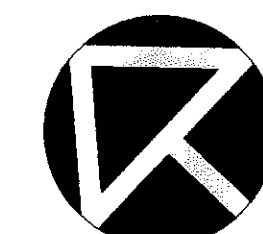
## LEGEND:

N.T.S.  
CON. MON.  
DB/PG  
Ac.  
SBL  
R/W  
P.S.D.E.  
MB/PG  
RY

NOT TO SCALE  
CONCRETE MONUMENT (LAND DEVELOPMENT STANDARD 50.03 7/24/95)  
DEED BOOK & PAGE  
ACRES  
SQUARE FEET  
SETBACK LINE  
RIGHT OF WAY  
PUBLIC STORM DRAINAGE EASEMENT  
MAP BOOK & PAGE  
REAR YARD

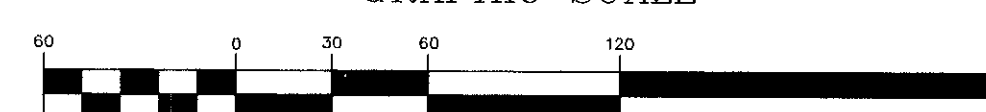
APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20  
OF THE CITY CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA.  
*Richard B. Hobbs* 9/12/96  
DATE

| CURVE | RADIUS   | LENGTH  | CHORD   | BEARING     | DELTA      |
|-------|----------|---------|---------|-------------|------------|
| C1    | 201.40'  | 152.54' | 148.92' | S21°17'54"E | 43°23'45"  |
| C2    | 241.40'  | 192.74' | 187.66' | S20°07'23"E | 45°44'47"  |
| C3    | 1615.75' | 197.31' | 197.18' | S46°29'40"E | 06°59'48"  |
| C4    | 1655.75' | 202.19' | 202.07' | S46°29'40"E | 06°59'48"  |
| C5    | 45.00'   | 199.02' | 72.16'  | N03°18'29"E | 253°23'54" |
| C6    | 25.00'   | 32.03'  | 29.88'  | N86°41'32"W | 73°23'54"  |
| C7    | 241.40'  | 70.00'  | 69.76'  | S05°33'25"E | 16°36'52"  |
| C8    | 241.40'  | 70.00'  | 69.76'  | S22°10'17"E | 16°36'52"  |
| C9    | 241.40'  | 52.74'  | 52.63'  | S36°44'14"E | 12°31'04"  |
| C10   | 1615.75' | 71.57'  | 71.56'  | N44°15'54"W | 02°32'17"  |
| C11   | 1655.75' | 75.03'  | 75.03'  | S44°32'44"E | 02°35'47"  |
| C12   | 1615.75' | 84.58'  | 84.57'  | N47°02'01"W | 02°59'57"  |
| C13   | 1655.75' | 67.97'  | 67.96'  | S47°01'11"E | 02°21'07"  |
| C14   | 1655.75' | 51.93'  | 51.93'  | S49°05'39"E | 01°47'49"  |
| C15   | 1615.75' | 41.16'  | 41.16'  | N49°15'47"W | 01°27'34"  |
| C16   | 45.00'   | 32.00'  | 31.33'  | S76°49'12"E | 40°44'37"  |
| C17   | 45.00'   | 34.87'  | 34.00'  | N60°36'38"E | 44°23'43"  |
| C18   | 45.00'   | 28.08'  | 27.62'  | N20°32'21"E | 35°44'52"  |
| C19   | 45.00'   | 27.26'  | 26.85'  | N14°41'27"W | 34°42'43"  |
| C20   | 45.00'   | 71.74'  | 64.38'  | N77°43'08"W | 91°20'40"  |
| C21   | 1655.75' | 7.26'   | 7.26'   | S43°07'18"E | 00°15'04"  |
| C22   | 45.00'   | 5.07'   | 5.07'   | S53°13'14"E | 06°27'19"  |



NORTH REFERENCE  
DB 5909 PG 671

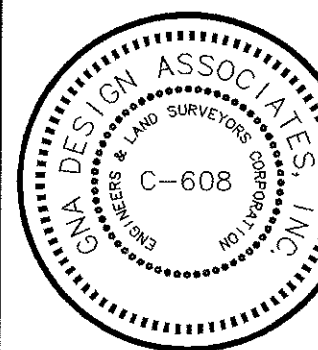
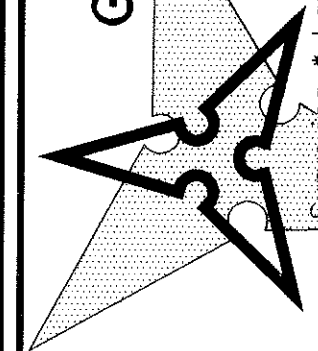
GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

GNA DESIGN ASSOCIATES, Inc.

428 East Fourth Street  
Suite 408  
Charlotte, NC 28202



PROJECT: McDOWELL MEADOWS - PHASE IV MAP 2  
OWNER: McDOWELL INVESTMENTS, L.L.C.  
LOCATION: CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NORTH CAROLINA

Project No.  
37321

Checked by RCR  
Drawn by RCR

Date Drawn 7/29/96

Revisions

(1) PER CMPC 7/30/96  
(2) ADD COORD. 9/3/96

Sheet