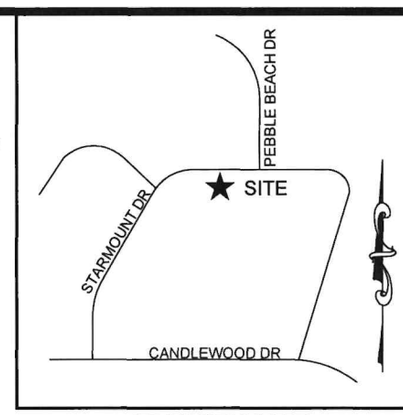
NOTES

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
2. ALL AREAS HAVE BEEN COMPUTED BY THE COORDINATE GEOMETRY METHOD.
3. THIS DRAWING IS NOT INTENDED TO CONFORM TO N.C. GS47-30 AND IS THEREFORE NOT FOR RECORDATION.
4. THIS MAP WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY AND MAY BE SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, ROAD RIGHT-OF-WAY AND OTHER MATTERS EITHER RECORDED OR IMPLIED. PHYSICAL LOCATIONS OF SANITARY SEWER MANHOLES ARE SHOWN FOR THIS SURVEY, SUBSURFACE CONNECTIVITY NOT VERIFIED. RECORDED/ UNRECORDED/ IMPLIED UTILITY EASEMENTS MAY EXIST.
5. NO NC GRID MONUMENTS WERE FOUND WITHIN 2000' OF SURVEY, UNLESS OTHERWISE NOTED.
6. SUBJECT PROPERTY IS CURRENTLY ZONED RESTRICTED RESIDENTIAL PER CLEVELAND COUNTY GIS. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
7. NO PORTION OF THIS PARCEL LIES WITHIN A COMMUNITY OR FEMA FLOOD ZONE PER PANEL #3710257600J EFFECTIVE DATE: 2/20/2008.
8. PROPERTY LINES FOR ADJOINER'S SCALED IN PER GIS AND DEEDS.
9. PLOT PLAN ONLY- ALL SURVEY INFORMATION TAKEN FROM BOUNDARY SURVEY BY GRAY SURVEYING CO., INC DATED 8-30-2022.

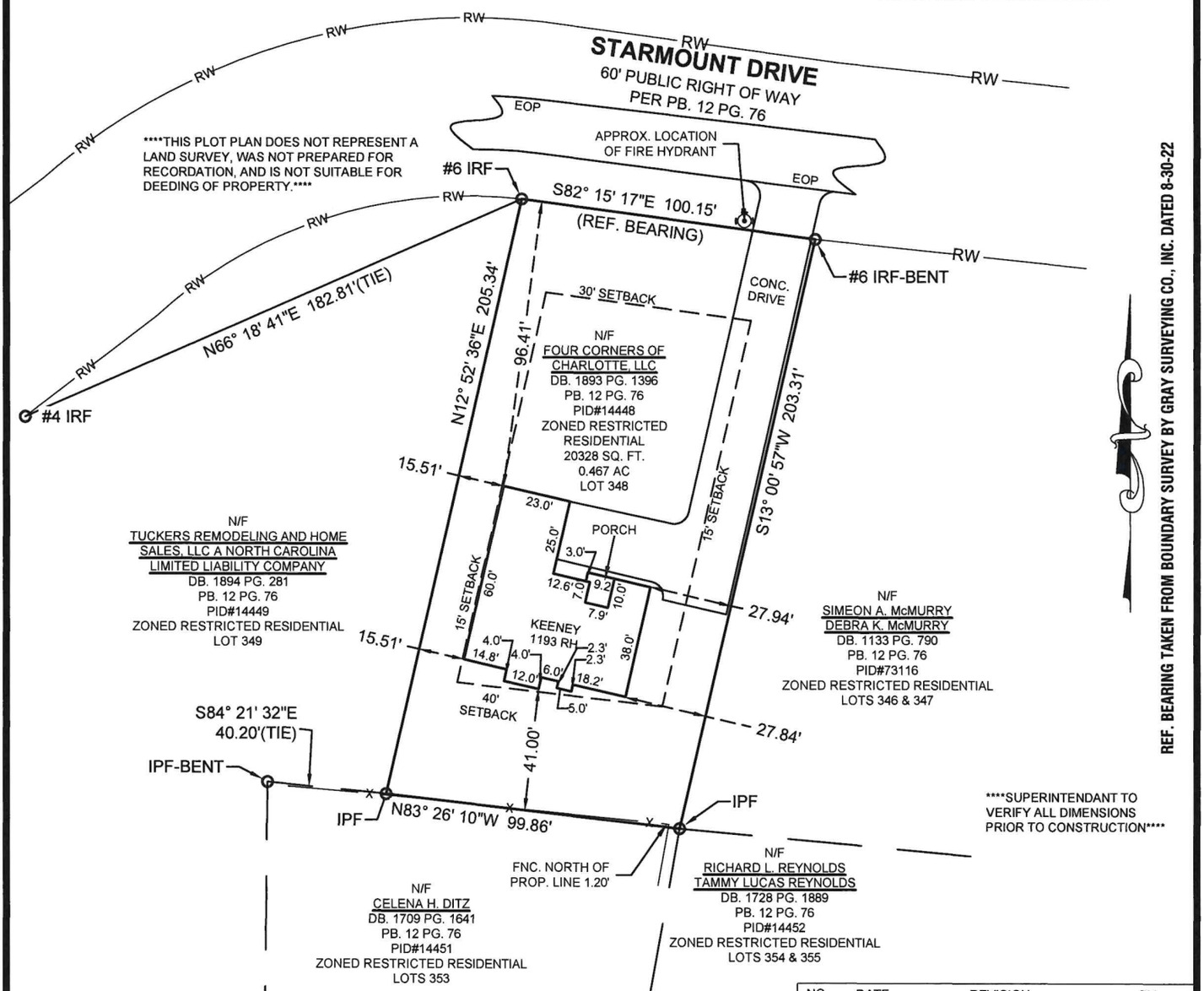
LEGEND

IRF	IRON REBAR FOUND
IPF	IRON PIPE FOUND
	LINES NOT SURVEYED
	SETBACKS
RW	RIGHT OF WAY
X	CHAIN LINK FENCE
	FIRE HYDRANT



VICINITY MAP
(NOT TO SCALE)

NOTE:MINIMUM YARD & BUILDING SETBACKS INFORMATION OBTAINED FROM CLEVELAND COUNTY ZONING UDO. LOT AREA OF 20328 SQ. FT. DOES NOT MEET THE MINIMUM LOT AREA OF 21780SQ. FT. THEREFORE SUBJECT LOT IS NON-CONFORMING TO THE RR ZONING REQUIREMENTS AS PER PLANNING AND CODE ENFORCEMENT CLEVELAND COUNTY.



NO.	DATE	REVISION	BY
1	11/13/2023	NEW DRIVE WAY FOR SIDE LOADING GARAGE	KRS
2	12/6/2023	UPDATE SIDE SETBACK	KRS
3	12/12/2023	UPDATE REAR SETBACK	KRS

Graphic Scale

50 25 0 50

Scale of Drawing 1 Inch = 50 Feet

MINIMUM YARD AND BUILDING SETBACK FUTURE CURRENT REQUIREMENTS PER RR ZONING

FRONT SETBACK	30'
SIDE YARD SETBACK	10'
REAR SETBACK	30'
MINIMUM LOT AREA	21780 SQ.FT.

MINIMUM YARD AND BUILDING SETBACK CURRENT REQUIREMENTS PER WOODBRIDGE HOA ARCHITECTURAL COMMITTEE

FRONT SEAT BACK	30'
SIDE YARD SETBACK	15'
REAR SETBACK	40'

PRELIMINARY

JULIA A. McDONALD, P.L.S.
3556 CENTRE CIRCLE DRIVE, SUITE A
FORT MILL, SC 29715
PHONE 844-865-5263

PLOT PLAN

MADE AT REQUEST OF
FOUR CORNERS OF CHARLOTTE LLC:
115 STARMOUNT DR
LOT 348 OF WOODBRIDGE SUBDIVISION SEC. "2"
TOWNSHIP 5 WARLICK, CLEVELAND COUNTY, NC
DATE: NOVEMBER 13, 2023
SCALE: 1"=50'

SHEET 1 OF 1	DRAWN BY: KRS	PROJECT#: 1091-0097

PROPERTY OWNER:
FOUR CORNERS OF CHARLOTTE, LLC
DB. 1893 PG. 1396 PB. 12 PG. 76
SUBJECT TRACT PID#14448

SURVEY PROVIDED BY:

TIDEMARK LAND SERVICES
3556-A CENTRE CIRCLE FORT MILL, SC 29715
844-865-5263 NC FIRM C-4291 SC COA 5654