

****SUPERINTENDANT TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION****

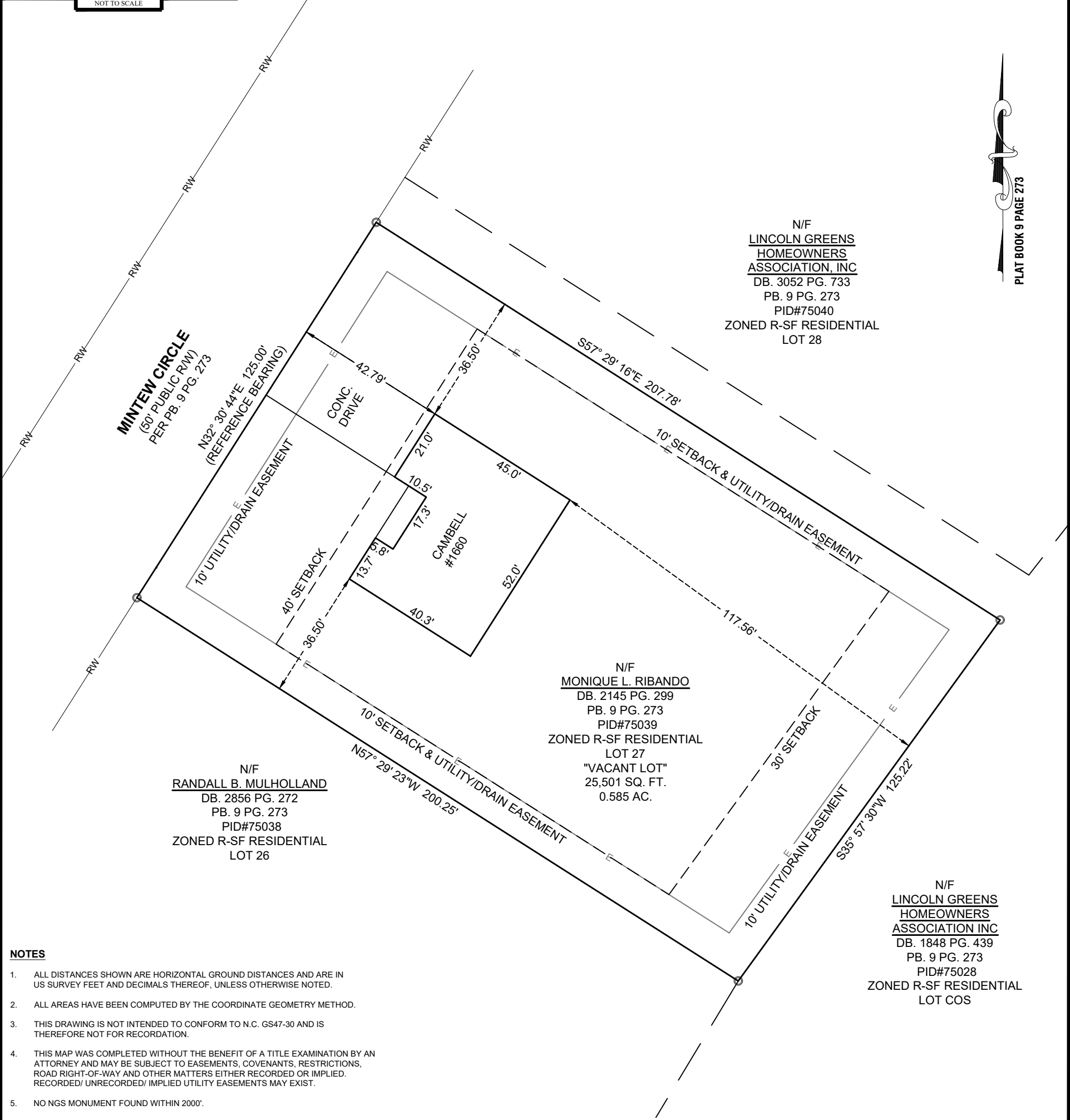
****THIS PLOT PLAN DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION, AND IS NOT SUITABLE FOR CONVEYANCE OF PROPERTY.****

MINIMUM YARD AND BUILDING SETBACK SHOWN WERE TAKEN FROM PLAT BOOK 9 PAGE 273.	
FRONT SETBACK	40'
SIDE YARD SETBACK	10'
REAR SETBACK	30'
MINIMUM YARD WIDTH	60'

PRELIMINARY

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

VICINITY MAP
NOT TO SCALE



N/F
LINCOLN GREENS HOMEOWNERS ASSOCIATION, INC
DB. 3052 PG. 733
PB. 9 PG. 273
PID#75040
ZONED R-SF RESIDENTIAL
LOT 28

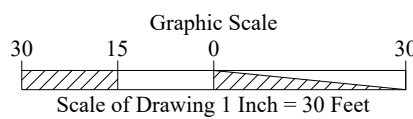
N/F
MONIQUE L. RIBANDO
DB. 2145 PG. 299
PB. 9 PG. 273
PID#75039
ZONED R-SF RESIDENTIAL
LOT 27
"VACANT LOT"
25,501 SQ. FT.
0.585 AC.

N/F
RANDALL B. MULHOLLAND
DB. 2856 PG. 272
PB. 9 PG. 273
PID#75038
ZONED R-SF RESIDENTIAL
LOT 26

N/F
LINCOLN GREENS HOMEOWNERS ASSOCIATION INC
DB. 1848 PG. 439
PB. 9 PG. 273
PID#75028
ZONED R-SF RESIDENTIAL
LOT COS

NOTES

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND ARE IN US SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- ALL AREAS HAVE BEEN COMPUTED BY THE COORDINATE GEOMETRY METHOD.
- THIS DRAWING IS NOT INTENDED TO CONFORM TO N.C. GS47-30 AND IS THEREFORE NOT FOR RECORDATION.
- 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. RECORDED/ UNRECORDED/ IMPLIED UTILITY EASEMENTS MAY EXIST.
- NO NGS MONUMENT FOUND WITHIN 2000'.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-SF RESIDENTIAL PER LINCOLN COUNTY GIS. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
- NO PORTION OF THIS PARCEL LIES WITHIN A COMMUNITY OR FEMA FLOOD ZONE PER PANEL #3710360400J EFFECTIVE DATE: 08/16/2007.
- PROPERTY LINES FOR ADJOINER'S SCALED IN PER GIS AND DEEDS.
- THIS MAP IS NOT SURVEY. BOUNDARY INFORMATION TAKEN FROM A SURVEY DONE BY CAROLINA GEOMATICS DATED 10/24/23.



LEGEND

- COMPUTED POINT
- LINES SURVEYED
- TIE LINES
- LINES NOT SURVEYED
- SETBACKS
- APPARENT RIGHT OF WAY
- EASEMENT

PLOT PLAN OF LOT 27 OF LINCOLN GREENS SUBDIVISION

 3556 CENTRE CIRCLE DRIVE, SUITE A FORT MILL, SC 29715 OFFICE: 844.865.5263 WWW.TIDEMARKLAND.COM NC FIRM C-4291 / SC COA 5654	PLOT PLAN MADE AT REQUEST: FOUR CORNERS OF CHARLOTTE	AS RECORDED IN: DEED BOOK: 2145 PAGE: 299 PLAT BOOK: 9 PAGE: 273	SITE ADDRESS: MINTEW CIRCLE CITY OF LINCOLNTON NORTH CAROLINA, 28092 LINCOLN COUNTY				
				1091-0124 Job No.	KRS Drawn By	$\geq 1:10,000+$ Error of Closure	1"=30' Drawing Scale