

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

N/F
WILLIAM FRANK CARTER
LOI THI TRA
DB. 617 PG. 412
PB. 18 PG. 84
PID#56013382370000
ZONED RV
LOT 36

N.G.S. "NEWTON"
STATE PLANE COORDINATES:
N:620375.84' FT
E:1499821.42' FT
NAD 83/2011
COMBINED FACTOR: 0.99984882
"PUBLISHED"

20' SANITARY SEWER EASEMENT PER DB. 1906 PG. 141

N/F
DAVID MURRAY FISHER
DONNA DOWELL MYERS
DB. 602 PG. 186
PB. 18 PG. 84
PID#56013370840000
ZONED RV
LOT 37

N/F
HEART PINE, A NORTH CAROLINA
LIMITED PARTNERSHIP
DB. 6988 PG. 311
PB. 18 PG. 84
PID#56013393750000
ZONED RV
LOT 24

20' SANITARY SEWER EASEMENT PER DB. 1936 PG. 299

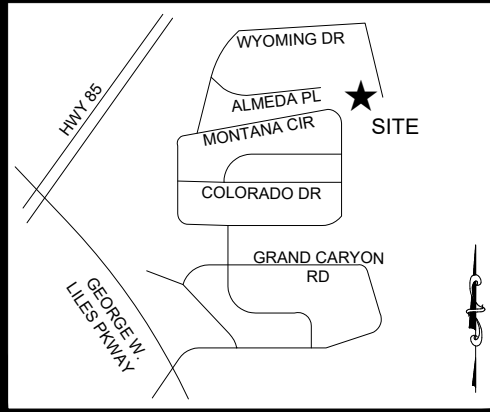
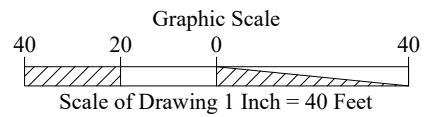
N/F
RITA Y. JOHNSON
DB. 2968 PG. 326
PB. 18 PG. 84
PID#56013391770000
30697 SQ. FT.
0.705 AC.
ZONED RV
LOT 23

N/F
M & M PARTNERS, TRUSTEE UNDER
THE MTM IRREVOCABLE TRUST
AGREEMENT DATED OCTOBER 2, 2008
DB. 8592 PG. 32
PB. 18 PG. 84
PID#56013390610000
ZONED RV
LOT 22

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°30'45"E	16.60'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	43.57'	40.00'	62°24'37"	24.23'	41.45'	S20°26'53"W
C2	60.40'	55.00'	62°55'02"	33.65'	57.41'	S06°34'44"W

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



PLOT PLAN
MADE AT REQUEST OF
FOUR CORNERS OF CHARLOTTE:
744 WYOMING DR NW
LOT 3 OF COUNTRY ACRES PHASE 2
PER PB. 18, PG. 54 DB. 2968 PG. 326
CITY OF CONCORD, CABARRUS COUNTY, NC
DATE: SEPTEMBER 21, 2023
SCALE: 1"=40'

SHEET 1 OF 1 | DRAWN BY: KRS | PROJECT# 1091-0077

PROPERTY OWNER:
RITA Y. JOHNSON
DB. 2968 PG. 326 PB. 18 PG. 84
SUBJECT TRACT PID# 56013391770000

PREPARED BY



3556-A CENTRE CIRCLE
FORT MILL, SC 29715
844-865-5263
WWW.TIDEMARKLAND.COM
NC FIRM C-4291
SC COA 5654
SCALE: 1"=40'
DRAWN BY: KRS

MINIMUM YARD AND BUILDING SETBACK CURRENT REQUIREMENTS PER RV ZONING

FRONT SETBACK	50'
SIDE YARD SETBACK	7'
REAR SETBACK	5'
MINIMUM YARD WIDTH	50'
MINIMUM LOT SIZE	7500 SQ. FT.

LEGEND

- IRF IRON ROD FOUND
- IRS #4 REBAR SET
- LINES NOT SURVEYED
- - - SETBACKS
- RW - RIGHT OF WAY
- OHW - OVERHEAD WIRES
- UTILITY POLE
- - - STORM DRAIN LINE
- CMP CORRUGATED METAL PIPE
- E - INGRESS AND EGRESS EASEMENT
- S - SANITARY SEWER LINE
- - - SANITARY SEWER LINE
- EOP - EDGE OF PAVEMENT
- - - GRAVEL DRIVE
- GRAVEL
- SEWER MANHOLE
- GUY WIRE
- EM POWER METER

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. PHYSICAL LOCATIONS OF SANITARY SEWER MANHOLES ARE SHOWN FOR THIS SURVEY, SUBSURFACE CONNECTIVITY NOT VERIFIED. RECORDED/ UNRECORDED/ IMPLIED UTILITY EASEMENTS MAY EXIST.
- TIES TO NCGS MONUMENT SHOWN HEREON. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS' NETWORK RTK SYSTEM WITH A SPECTRA 85 AND ARE REFERENCED TO THE NAD 83(NSRS 2011) DATUM. COMBINED FACTOR 0.99984882. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY IS CURRENTLY ZONED RV PER CABARRUS 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 #3710560100K EFFECTIVE DATE: 11/16/2018.
- PROPERTY LINES FOR ADJOINER'S SCALED IN PER GIS AND DEEDS.
- ALL EXISTING BUILDING AND STRUCTURES TO BE DEMOLISHED BEFORE CONSTRUCTION.

THIS IS AN EXISTING PARCEL OF LAND WITHIN A MUNICIPALITY THAT REGULATES PARCELS OF LAND.

I CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN DEED BOOK 2968 PAGE 326); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 18, PAGE 84; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 21ST DAY OF SEPTEMBER, 2023.

PRELIMINARY

JULIA A. McDONALD REGISTRATION # L-3617