

NOTES

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND ARE IN U.S. 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, AND OTHER MATTERS EITHER RECORDED OR IMPLIED, RECORDED/ UNRECORDED/ IMPLIED UTILITY EASEMENTS MAY EXIST.
- TIES TO NGS MONUMENT SHOWN HEREON. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NGS' NETWORK RTK SYSTEM WITH A SPECTRA 85 AND ARE REFERENCED TO THE NAD 83(NSRS 2011) DATUM. COMBINED FACTOR 0.99986346. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY IS CURRENTLY ZONED RA-20 UNION COUNTY 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 #3710545400J EFFECTIVE DATE: 10/16/2008.
- PLOT PLAN MADE AT THE REQUEST OF BUYER: ROMIL CHUDGAR.
- IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY MY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.
- LOT WIDTH OF 99.70' WAS CREATED BY A SURVEY DATED SEPTEMBER, 1958, THEREFORE SUBJECT LOT IS NON-CONFORMING TO THE NEW RA-20 ZONING REQUIREMENTS AS PER UNION COUNTY UDO.

MINIMUM YARD AND BUILDING SETBACK REQUIREMENTS PER CURRENT RA-20 ZONING

FRONT SETBACK	40'
SIDE YARD SETBACK	12'
REAR YARD SETBACK	40'
MINIMUM LOT AREA	20,000 SQ.FT.
MINIMUM LOT WIDTH	100'

N/F
PAUL EGOV
JESSICA EGOV
DB. 8731 PG. 840
MB.4 PG. 106
PID# 09125025
ZONE: RA-20
LOT 115

N/F
RANDY JAMES CARNES
DAVENA R. CARNES
DB. 986 PG. 299
MB.4 PG. 106
PID# 09125024
ZONE: RA-20
LOT 114

N/F
GREGORY F. COURTNEY
CAROL K. COURTNEY
DB. 907 PG. 29
MB.4 PG. 106
PID# 09125015
ZONE: RA-20
LOT 108

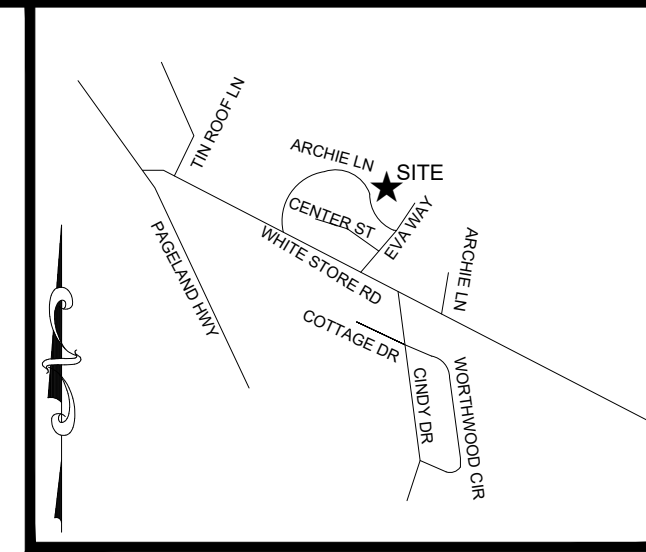
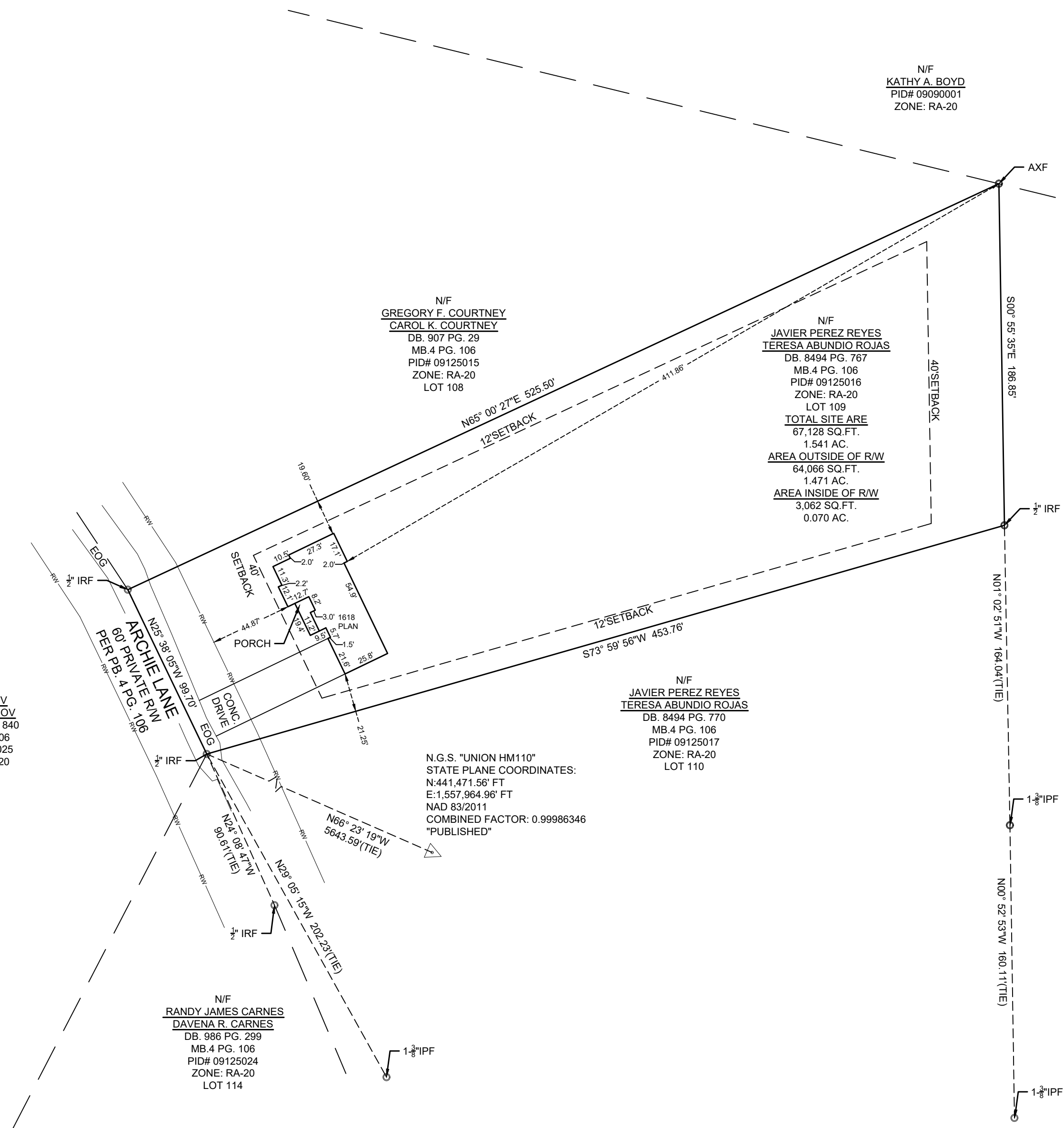
N/F
JAVIER PEREZ REYES
TERESA ABUNDIO ROJAS
DB. 8494 PG. 767
MB.4 PG. 106
PID# 09125016
ZONE: RA-20
LOT 109
TOTAL SITE AREA
67,128 SQ.FT.
AREA OUTSIDE OF RW
64,066 SQ.FT.
1.471 AC.
AREA INSIDE OF RW
3,062 SQ.FT.
0.070 AC.

N/F
JAVIER PEREZ REYES
TERESA ABUNDIO ROJAS
DB. 8494 PG. 770
MB.4 PG. 106
PID# 09125017
ZONE: RA-20
LOT 110

N.G.S. "UNION HM110"
STATE PLANE COORDINATES:
N:441,471.56' FT
E:1,557,964.96' FT
NAD 83/2011
COMBINED FACTOR: 0.99986346
"PUBLISHED"

N/F
KATHY A. BOYD
PID# 09090001
ZONE: RA-20

N/F
SUSAN SUGGS GRIFFIN
DB. 8834 PG. 310
PID# 09090002A
ZONE: RA-20



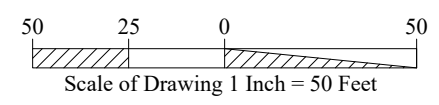
LEGEND

○ AXF	AXLE FOUND
○ IPF	IRON PIPE FOUND AS LABELED
○ IRF	IRON REBAR FOUND AS LABELED
---	LINES SURVEYED
---	TIE LINES
---	LINES NOT SURVEYED
---	SETBACKS
---RW---	APPARENT RIGHT OF WAY
---EOG---	EDGE OF GRAVEL
△	NGS MONUMENT
DB	DEED BOOK
MB	MAPBOOK

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

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

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



PLOT PLAN OF:
LOT 109 AS SHOWN ON MAP OF "WORTHWOOD SUBDIVISION"
ADDRESS: 0 ARCHIE LANE
CITY OF MONROE, NORTH CAROLINA 28112, UNION COUNTY
BEING IDENTIFIED AS COUNTY TAX PARCEL NUMBER: 09125016
OWNER: JAVIER PEREZ REYES & TERESA ABUNDIO ROJAS
DEED BOOK 8494 PAGE 767
MAP BOOK 4 PAGE 106

DATE: 6/7/24
PROJECT NO. 1091-0135
DRAWN BY: KRS
PROJECT SURVEYOR: JEC
CLIENT: FOUR CORNERS OF CHARLOTTE
SHEET 1 OF 1
SCALE: 1" = 50'
REVISION: FLIP HOUSE 6-13-24

3556 CENTRE CIRCLE DRIVE, SUITE A
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