

**NOTES**

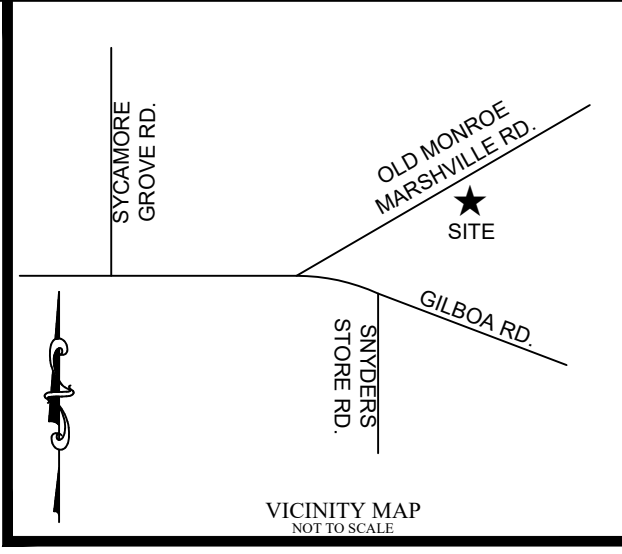
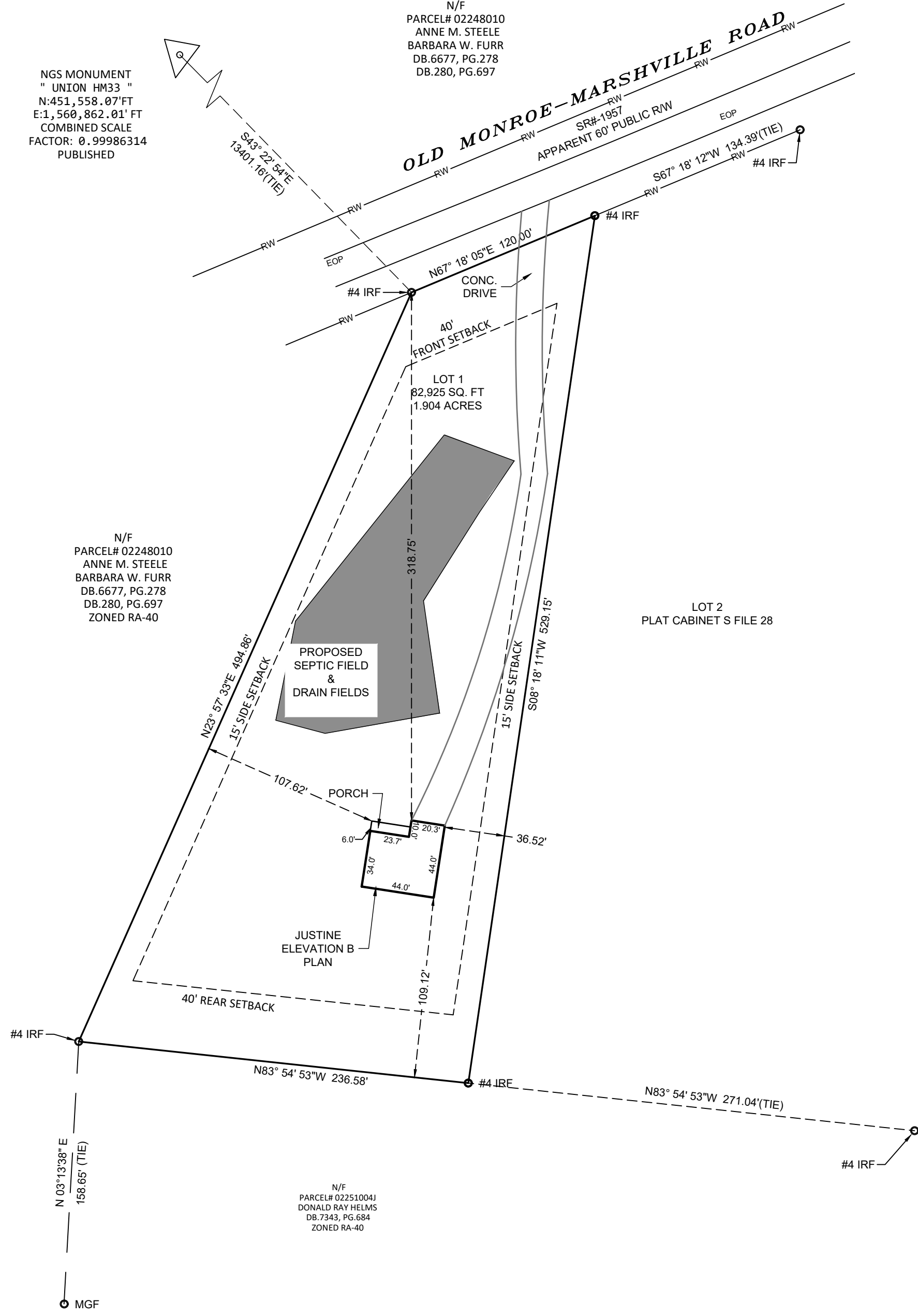
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- ALL AREAS HAVE BEEN COMPUTED BY THE COORDINATE GEOMETRY METHOD.
- THIS MAP WAS COMPLETED WITH THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY AND MAY BE SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, AND OTHER MATTERS EITHER RECORDED OR IMPLIED.
- TIES TO NGS MONUMENT SHOWN HEREON. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS NETWORK RTK SYSTEM WITH A TRIMBLE R8 AND ARE REFERENCED TO THE NAD 83 (NRS 2011) DATUM. COMBINED FACTOR 0.99986314. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED.
- THE UTILITIES SHOWN HEREON ARE BASED UPON ABOVE-GROUND OBSERVATIONS AND ARE TO BE CONSIDERED AS BEING APPROXIMATE IN LOCATION, AND ARE SHOWN FOR PLANNING PURPOSES ONLY. THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR OR OWNER BEFORE BEGINNING ANY DIGGING OR CONSTRUCTION.
- NO PORTION OF THIS PARCEL LIES WITHIN A COMMUNITY OR FEMA FLOOD ZONE PER PANEL #3710546400J, EFFECTIVE DATE: 10/16/2008.
- PROPERTY LINES FOR ADJOINER'S SCALED IN PER GIS AND DEEDS.
- SURVEY BASED ON PHYSICAL EVIDENCE IN THE FIELD AND TITLE REPORT. SUBJECT DEED WILL NOT CLOSE MATHEMATICALLY.
- EXISTING STRUCTURES ARE TO BE DEMOLISHED PRIOR TO CONSTRUCTION.
- IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED.
- WELL, WELL HOUSE & SEPTIC AREAS ARE SHOWN FOR AN EXISTING HOUSE (TO BE DEMOLISHED).
- SEPTIC TANK AND DRAIN LINE INFORMATION PROVIDED BY CAROLINA WASTEWATER SOLUTIONS & LOCATED IN FIELD 4-4-2024.
- THIS DRAWING IS NOT INTENDED TO CONFORM TO N.C. GS47-30 AND IS THEREFORE NOT FOR RECORDATION.

NGS MONUMENT  
" UNION HM33 "  
N:451,558.07' FT  
E:1,560,862.01' FT  
COMBINED SCALE  
FACTOR: 0.99986314  
PUBLISHED

N/F  
PARCEL# 02248010  
ANNE M. STEELE  
BARBARA W. FURR  
DB.6677, PG.278  
DB.280, PG.697

N/F  
PARCEL# 02248010  
ANNE M. STEELE  
BARBARA W. FURR  
DB.6677, PG.278  
DB.280, PG.697  
ZONED RA-40

N/F  
PARCEL# 025-1004J  
DONALD RAY HELMS  
DB.7343, PG.684  
ZONED RA-40



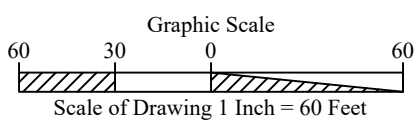
MAD 83/(2011)

**LEGEND**

- MGF MAG NAIL FOUND
- IPF IRON PIPE FOUND AS LABELED
- IRF IRON ROD FOUND AS LABELED
- PROPERTY LINE
- - - LINES NOT SURVEYED
- - - SETBACKS
- RW RIGHT OF WAY
- EOP EDGE OF PAVEMENT

MINIMUM YARD AND BUILDING SETBACK CURRENT REQUIREMENTS PER CURRENT "RA-40" ZONING

FRONT SETBACK	40'
SIDE YARD SETBACK	15'
REAR SETBACK	40'
SIDE/CORNER	20'
MINIMUM YARD WIDTH	120'
MINIMUM LOT AREA RESIDENTIAL	40,000 SQ. FT.
MINIMUM LOT AREA NON RESIDENTIAL	40,000 SQ. FT.



\*\*\*\*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 CONVEYING OF PROPERTY.\*\*\*\*

**PRELIMINARY**

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

**PLOT PLAN OF:**  
LOT 1 OF PLAT CABINET S FILE 28  
UNION COUNTY TAX PARCEL NUMBERS:02248029  
OWNER: FOUR CORNERS OF CHARLOTTE, LLC  
4206 OLD MONROE MARSHVILLE ROAD  
MARSHVILLE, NC 28103  
DEED BOOK 8826 PAGE 622 PLAT CABINET S FILE 28  
TOWN OF MARSHVILLE, UNION COUNTY, NORTH CAROLINA 28103

DATE: 6/7/2024
PROJECT NO. 1091-0111
DRAWN BY: KRS
PROJECT SURVEYOR: JEC
CLIENT: ROMIL CHUDGAR
SHEET 1 OF 1
SCALE: 1" = 60'
REVISION: MOVE HOUSE 8-26-24



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