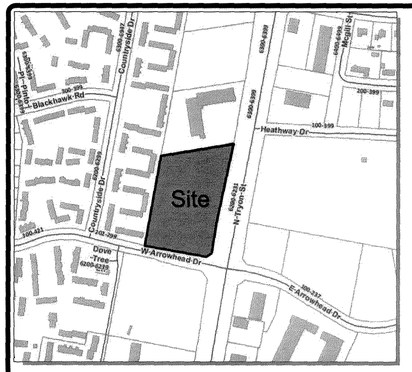


VICINITY MAP
NOT TO SCALE

Storm Drainage Esmt. Line Table (SDE)		
Line #	Direction	Length
SUE30	N11°04'43"E	3.49'
SUE31	S79°57'18"E	189.75'
SUE32	S79°57'18"E	56.35'
SUE33	S10°02'42"W	0.50'
SUE34	S79°57'18"E	4.92'
SUE35	S79°57'18"E	28.07'
SUE36	S55°45'31"W	5.04'

Sidewalk Utility Esmt. Curve Table (SUE)				
Curve #	Length	Radius	Chord Direction	Chord Length
SUEC1	12.46'	101.00'	S83°29'25"E	12.46'
SUEC2	15.37'	94.00'	S84°38'19"E	15.35'
SUEC3	11.04'	67.55'	S86°26'41"E	11.03'
SUEC4	7.93'	56.00'	S75°54'02"E	7.92'
SUEC5	13.30'	94.00'	S75°54'01"E	13.29'

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT, HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

PLANNING DEPARTMENT STAFF — 11/13/2017 DATE

I, JENNIFER J. FRUWEN, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — 11/13/2017 DATE

ZONING INFORMATION

ACCORDING TO THE MECKLENBURG COUNTY GIS SITE, THE SUBJECT PROPERTY IS ZONED "B2" - GENERAL BUSINESS. BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CHARLOTTE-MECKLENBURG PLANNING AND ZONING DEPARTMENT.

BUILDING SETBACKS:

MINIMUM FRONT SETBACK = 20 FEET

MINIMUM CORNER / SIDE SETBACK = 10 FEET / 0 OR 8 FEET *
* NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, THE FIRST ONE MUST BE A MINIMUM OF 8 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET. HOWEVER, IN ANY COMBINATION, THERE SHALL BE A MINIMUM OF 8 FEET BUILDING SEPARATION AT THE SIDE YARDS.

MINIMUM REAR SETBACK = 10 FEET

MINIMUM LOT AREA = 8,000 SQ.FT. (NON-RESIDENTIAL)

MINIMUM LOT WIDTH = 50 FEET (NON-RESIDENTIAL)

MISCELLANEOUS NOTES

NO USGS MONUMENTATION WITHIN 2000' OF SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5800 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011. AREAS COMPUTED USING COORDINATE GEOMETRY.

VERTICAL DATUM IS BASED ON NAVD88.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCES: BK. 32071 PAGE 45; BK. 32070 PAGE 978

ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710457500K EFFECTIVE DATE FEBRUARY 19, 2014.

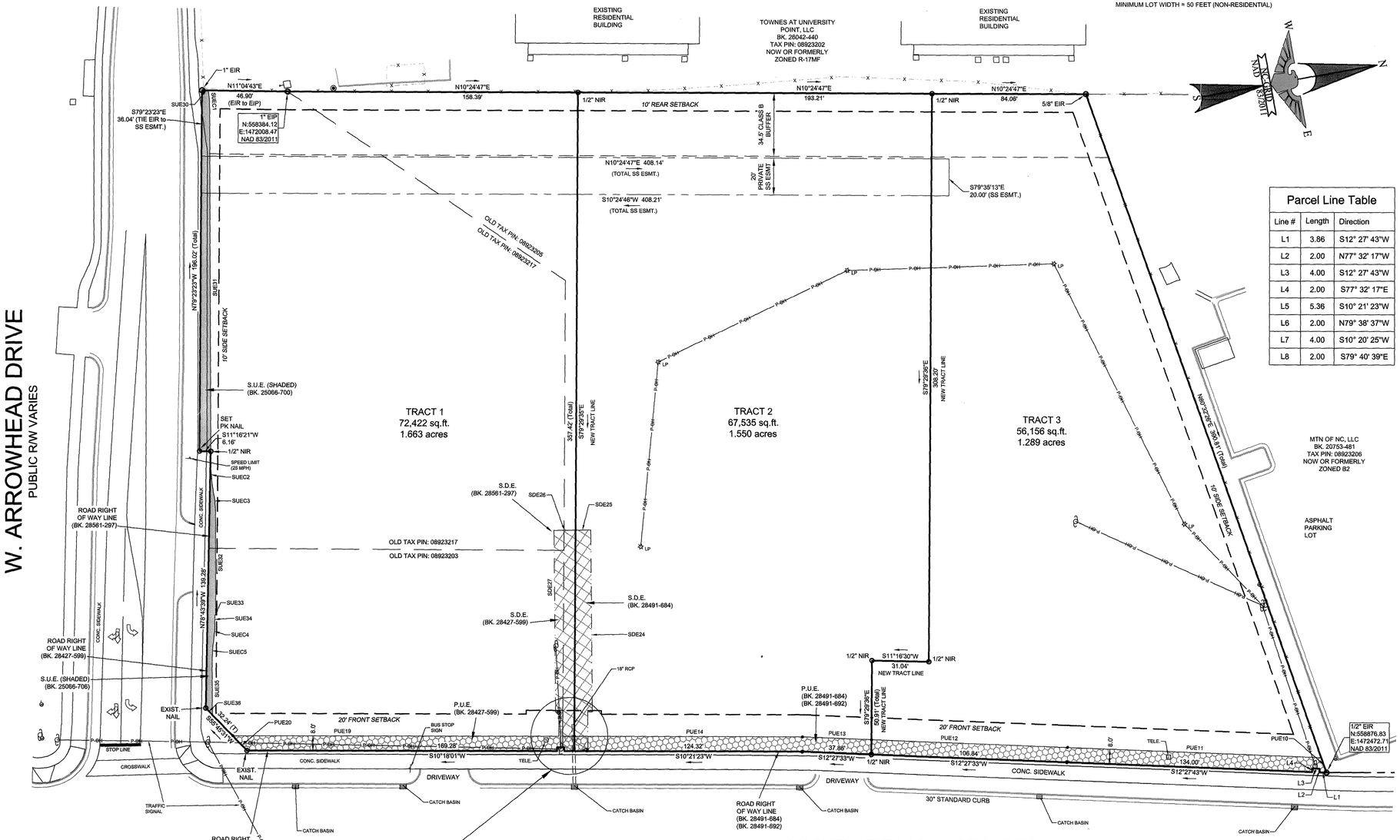
Map BOOK 62 PAGE 137
2017153204

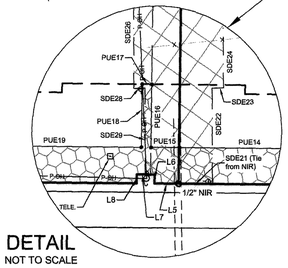
LEGEND OF SYMBOLS & ABBREVIATIONS

EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
NIR - NEW IRON REBAR
S.T. - SIGHT TRIANGLE
M.B.S. - MINIMUM BUILDING SETBACK
S.D.E. - STORM DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
SSMH - SANITARY SEWER MANHOLE
R/W - RIGHT OF WAY
P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
P.U.E. - PERMANENT UTILITY EASEMENT
C.P. - COMPUTED POINT
ECM - EXISTING CONCRETE MONUMENT
E.P.K. - EXISTING P.K. NAIL

- HANDICAPPED PARKING
- TRANSMISSION TOWER
- UTILITY POLE
- GAS — GAS - UNDERGROUND GASLINE
- OH — OH - OVERHEAD UTILITY LINE
- SS — SS - SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WV — WATER VALVE
- WATER WELL
- YARD INLET / AREA DRAIN
- RAILROAD TRACK
- MONITORING WELL
- ELECTRIC BOX/TRANSFORMER
- CURB INLET
- SD — SD - STORM DRAIN
- W — W - WATER LINE
- X — X - FENCE LINE
- ZONING LINE
- T-UG — T-UG - UNDERGROUND TELEPHONE

SIDEWALK UTILITY EASEMENT (S.U.E.)
PERMANENT UTILITY EASEMENT (P.U.E.)
STORM DRAINAGE EASEMENT (S.D.E.)





Public Utility Esmt. Line Table (PUE)		
Line #	Direction	Length
PUE10	S80°32'26"W	8.62'
PUE11	S12°27'43"W	138.64'
PUE12	S12°27'33"W	107.11'
PUE13	S12°27'33"W	37.74'
PUE14	S10°21'23"W	124.45'
PUE15	S10°21'23"W	6.28'
PUE16	N79°29'36"W	14.00'
PUE17	S10°19'32"W	2.16'
PUE18	S79°29'36"E	14.00'
PUE19	S10°17'53"W	178.11'
PUE20	N55°45'31"E	11.22'

Storm Drainage Esmt. Line Table (SDE)		
Line #	Direction	Length
SDE21	S10°20'12"W	7.52'
SDE22	N80°20'57"W	21.27'
SDE23	N9°39'49"E	2.50'
SDE24	S80°20'11"E	98.58'
SDE25	N9°39'49"E	8.25'
SDE26	S9°39'49"W	11.75'
SDE27	S80°21'09"E	98.58'
SDE28	N9°38'51"E	2.50'
SDE29	S80°21'09"E	19.09'

Parcel Line Table		
Line #	Length	Direction
L1	3.86	S12° 27' 43"W
L2	2.00	N77° 32' 17"W
L3	4.00	S12° 27' 43"W
L4	2.00	S77° 32' 17"E
L5	5.36	S10° 21' 23"W
L6	2.00	N79° 38' 37"W
L7	4.00	S10° 20' 25"W
L8	2.00	S79° 40' 39"E

Call Before You Dig!!!
North Carolina One Call
1-800-632-4949
IT'S THE LAW
http://www2.ncocc.org

UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED IN THE LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FILED FOR REGISTRATION
NOV. 13 2017
AT 12:14 pm
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

THE PURPOSE OF THIS PLAT IS TO COMBINE TAX PARCELS 08923203, 08923205 & 08923217, AND RE-SUBDIVIDE INTO TRACTS 1, 2 & 3 AS SHOWN. NO NEW LOTS CREATED.

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft.

SURVEYORS CERTIFICATION

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A TRACT OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 7.5 SECONDS; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 26th DAY OF SEPTEMBER, 2017.

RUSSELL L. WHITEHURST
PROFESSIONAL LAND SURVEYOR
NO. L-3661

ENGLE ENGINEERING
P.O. BOX 551
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
Alpharetta, GA 30009
(678) 339-0640
www.engleonline.net

NORTH CAROLINA PROFESSIONAL SEAL L-3661 LAND SURVEYOR RUSSELL L. WHITEHURST
9.26.17

NO.	DATE	BY	ISSUE
1	10/12/17	DCG	REVISIONS PER CLIENT REVIEW

sam's club

6201 & 6231 N. TRYON STREET
CITY OF CHARLOTTE,
MECKLENBURG CO., N.C.

OWNER:
SAM'S INVESTMENTS V, LLC
7935 COUNCIL PLACE, SUITE 102
MATTHEWS, NC 28105

RECOMBINATION AND SUBDIVISION PLAT
4.502 ACRES

DESIGNED BY	DRAWN BY	CHECKED BY	RLW
	N/A	DCG	
SCALE		DATE	JOB NUMBER
1" = 30'		9/26/17	5524

Sheet
C-1.0