

NOTES:

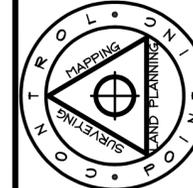
- #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
- AREAS ARE CALCULATED BY COORDINATE METHOD.
- NO NCGS MONUMENT WAS FOUND WITHIN 2000 FEET.
- TAX PARCEL ID: 15111345
- DEED REF: DB 36575 PG 515, DB 16846 PG 433, MB 1580 PG 575.
- ZONING: R-4
MIN. LOT SIZE: 8,000 SF
MIN. LOT WIDTH: 60'
- SETBACKS AND YARDS:
FRONT BUILDING SETBACK: 30'
REAR YARD: 40'
SIDE YARD: 5'
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND SETBACKS THAT A FULL TITLE SEARCH MIGHT REVEAL.
- THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #3710454200K EFFECTIVE DATE: FEBRUARY 19, 2014.
BASE FLOOD ELEVATION=613.3'
FLOOD PROTECTION ELEVATION=615.3 FT.
FIELD WORK PERFORMED: MAY 20, 2022, AND MARCH 6, 2023.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 16846, PAGE 433.); 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 SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND OR EXISTING BUILDING OR OTHER STRUCTURE AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS 9th DAY OF MARCH, 2023.

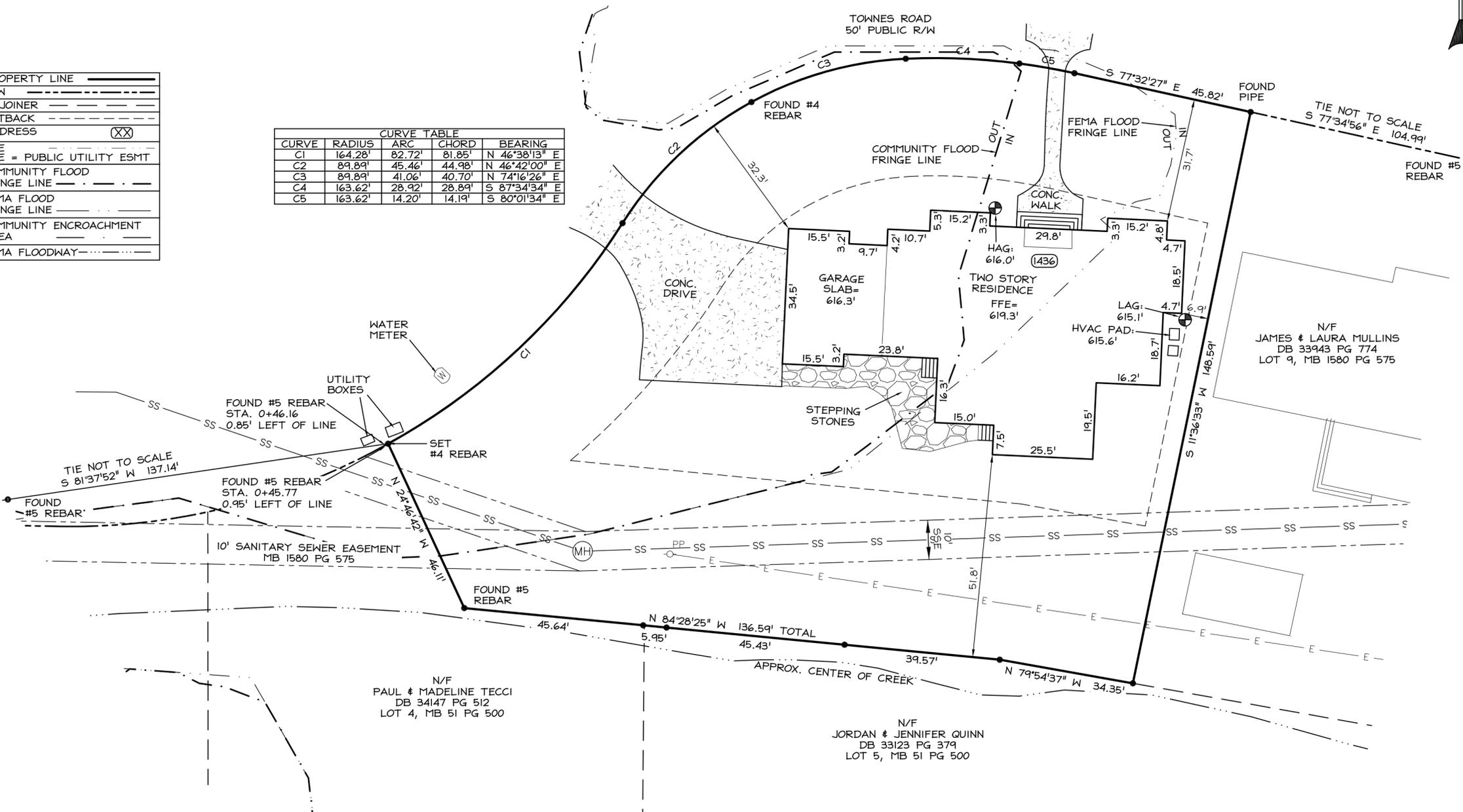
Wesley R. Huneycutt
WESLEY R. HUNEYCUTT L-4435
PROFESSIONAL LAND SURVEYOR



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Phone: (704)599-1010
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NC: C-2725
SC: COA 3499

PROPERTY LINE	—————
R/W	—————
ADJOINER	—————
SETBACK	—————
ADDRESS	(XX)
PUE	PUE = PUBLIC UTILITY ESMT
COMMUNITY FLOOD FRINGE LINE	—————
FEMA FLOOD FRINGE LINE	—————
COMMUNITY ENCROACHMENT AREA	—————
FEMA FLOODWAY	—————

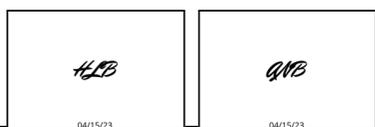
CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
C1	164.28'	82.72'	81.85'	N 46°38'13" E
C2	89.89'	45.46'	44.98'	N 46°42'00" E
C3	89.89'	41.06'	40.70'	N 74°16'26" E
C4	163.62'	28.92'	28.89'	S 87°34'34" E
C5	163.62'	14.20'	14.19'	S 80°01'34" E



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



04/15/23
8:19 AM EDT
dotloop verified

04/15/23
8:11 AM EDT
dotloop verified

PHYSICAL SURVEY
OF LOT 10, E.J. SMITH PROPERTY
& ADJACENT TRACT (PID #15111345)
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

OWNER:
JUG HOLDINGS, LLC
897 EAST BOULEVARD
CHARLOTTE, NC 28269

DRAWN BY:
JTP
APPROVED BY:
URH
DATE:
03/06/2023
JOB NAME:
1435 TOWNES
SCALE:
1"=20' (H)

SHEET NO.
1 OF 1

