

LEGEND:

R/W	RIGHT OF WAY	M BK	MAP BK & PG
NIR	NEW IRON REBAR	D BK	DEED BK & PG
N/F	NOW OR FORMERLY	P.D.E.	PUBLIC DRAIN E'SM.'T
E.I.R.	EXIS'T. IRON REBAR	ESM'T.	EASEMENT
E.I.P.	EXIS'T. IRON PIPE	O.P.L.	OVERHEAD POWER LINE
C.P.	CALCULATED POINT (NO POINT FOUND/SET)	P.	PORCH
P.P.	POWER POLE	C.	CHIMNEY
PL	PROPERTY LINE	S.	STOOP
FENCE	FENCE	CONC.	CONCRETE
H.V.A.C. UNIT	H.V.A.C. UNIT	U	UTILITY MARKER
		EASEMENT LINE	EASEMENT LINE
		EXIS'T.	EXISTING

CURRENT CHAR.-MECK. ZONING

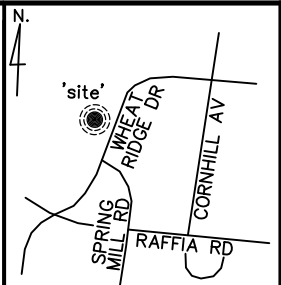
CLASSIFICATION: MX-1
(from GIS report)

ZONING NOTED ON RECORDED PLAT: MX-1
BUILDING SETBACK LINES SHOWN ON LOT ARE FROM THE RECORDED PLAT AS FOLLOWS:

FRONT=15 FT. SIDES=3 FT. REAR=15 FT.
(from Plat)

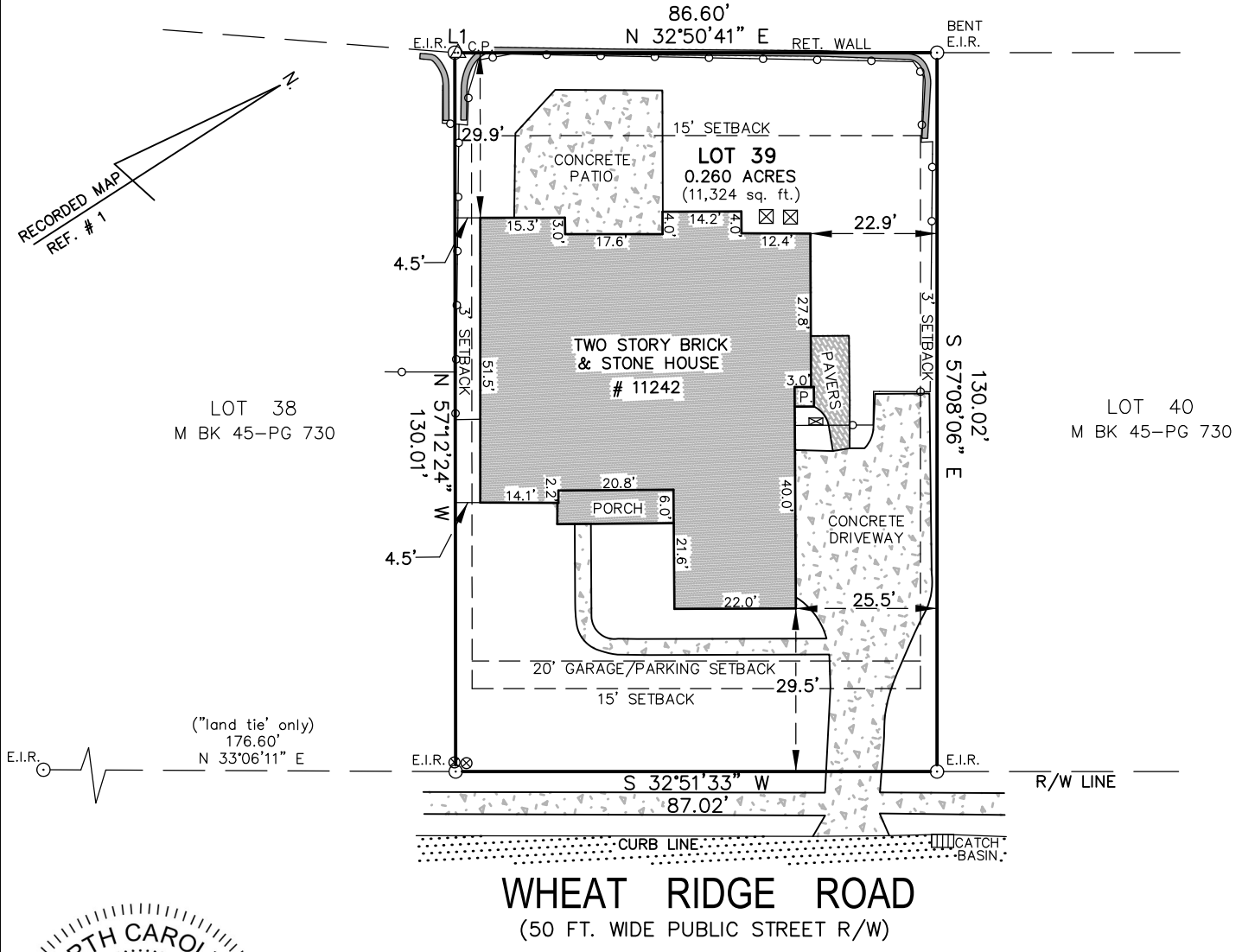
*20 FT. GARAGE/PARKING SETBACK PER PLAT

OWNER SHOULD VERIFY SETBACKS PRIOR TO ANY NEW CONSTRUCTION OR ADDITIONS WITH THE CITY OF CHARLOTTE



VICINITY MAP
(NOT TO SCALE)

CATO AD HOLDINGS, LLC (N/F)
PARCEL ID - 229 161 01
D BK 34165-PG 259



WHEAT RIDGE ROAD
(50 FT. WIDE PUBLIC STREET R/W)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 34°16'10" E	0.58'

MAP OF SURVEY

LEGAL REFERENCES USED FOR SURVEY:
1.- RECORDED MAP (PLAT) IN MAP BK 45, PG 730, on 5-9-2006.
2.- DEED-RECORDED IN D BK 37836, PG 992. (into CHARLES)

GENERAL NOTES:
1. F.E.M.A. F.I.R.M. PANEL # 37104 46700 L, DATED: 2-19-14 - ZONE X. PARCEL IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA
2. DIMENSIONS SHOWN ARE IN FEET (FT.) & DECIMAL PARTS OF A FT. ('). (ex: 0.5' = 6 inches / 0.75' = 9 inches / 1.0' = 12 inches).
3. A LAND TITLE POLICY, IF ANY, WAS NOT FURNISHED TO THIS SURVEYOR, THEREFORE THERE MAY BE ITEMS OF RECORD NOT SHOWN HERE.

FOR **CLAYTON AARON CHARLES & MICHELLE HEWETT CHARLES** (Owners)

LEGAL LOCATION
LOT No. 39 - "STONE CREEK RANCH CATO (TRACT 1) MAP 4"
CITY OF CHARLOTTE MAP BK 45-PG 730
MECKLENBURG Co., No. CAROLINA

STREET ADDRESS 11242 WHEAT RIDGE RD., CHARLOTTE

RECORD OWNER CLAYTON A. CHARLES & MICHELLE H. CHARLES

COORE
Land Surveying
12323 LOWER ROCKY RIVER RD.
HARRISBURG, NC 28075
Ph. (704) 200-6454
coorelandsurveying@gmail.com
NC FIRM # C-4602

MAP DATE: JULY 20, 2023
FILE # 2023-0141
TAX i.d.# 229 163 44
DISK # Flash # 1
drawn by: andrew c. field crew andrew c.

"I HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN BELOW; AND THAT THIS SURVEY AND MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 21 NCAC 56.1600."
Andrew C. Coore
ANDREW C. COORE NC PLS L-5324 7-20-2023 (signature) DATE
DATE OF FIELD SURVEY: JULY 18, 2023

