

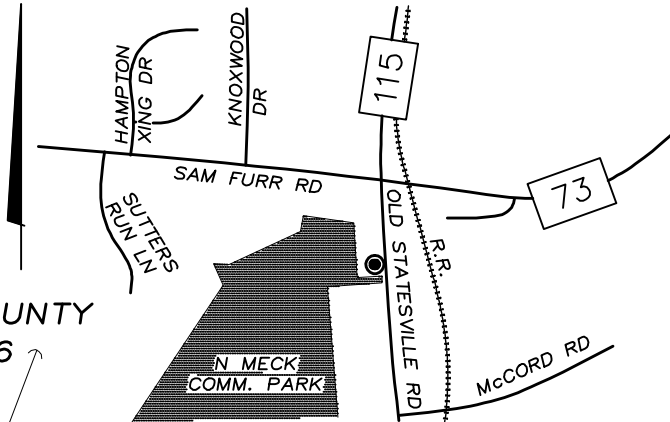
THIS IS TO CERTIFY THAT ON THE 24TH DAY OF JANUARY, 2017, I, SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE PROPERTY LINES, AND THE IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

FB325  
STSVL16601  
REVISED 01/31/17 ADD  
NAME, NOTES.

SIGNED Jack R. Christian  
REGISTERED SURVEYOR  
JACK R. CHRISTIAN & ASSOCIATES  
7811 OLD CONCORD RD, CHARLOTTE, N.C. 28213  
PHONE: (704)596-2214



VICINITY  
MAP



MECKLENBURG COUNTY  
DEED 4680 P.656

1" PINCHED E.I.P. N04°40'06"W 154.03' E.I.R. #5 N04°41'52"W 371.15' E.I.R. #4 25.15'

S85°15'00"W

249.13'

3/4" IRON ROD

123.04'  
N59°16'38"W

N04°40'06"W 154.03'

ASPHALT CURB ENCROACHES

37,984 Sq Ft  
0.87 Ac.

E.I.R. #5

N04°41'52"W 371.15'

E.I.R. #4

**SYMBOL LEGEND**

	POWER POLE (P.P.)
	DRAINAGE MAN HOLE
	ELECTRIC LINE
	LIGHT POLE (L.P.)
	RCP-REINFORCED CONC. PIPE
	CM CONCRETE MONUMENT
	SEWER CLEANOUT
	E.I.P. EXISTING IRON PIPE
	E.I.R. EXISTING IRON REBAR
	FIRE HYDRANT
	WATER VALVE

**NOTES:**

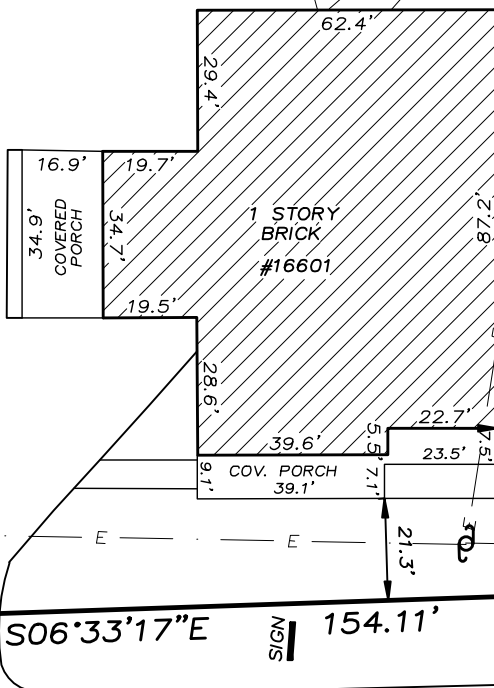
PARCEL ID# 009-111-06

ZONING FOR PROPERTY IS HC(CD). IN MOST CASES, THE BUILD TO LINE WILL BE 15' BEHIND STREET ROW. SPECIAL SITE CONDITIONS SUCH AS TOPOGRAPHY, PATTERN OF LOT WIDTHS, OR SETBACKS OF EXISTING BUILDINGS PERMIT A LARGER SETBACK. SETBACKS MAY VARY. (CONT'D)

OTHER EASEMENTS OR RIGHT OF WAYS MAY EXIST WHICH MAY NOT BE SHOWN.

PROPERTY SHOWN DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM PANEL #3710465100J, DATED 3/2/09.

30' R/W EASEMENT  
DB 16657 P.93



R/W EASEMENT  
DB 16657 P.93

HUNTERSVILLE CROSSING  
REAL ESTATE LLC  
DEED 20845 P.87

S06°33'17"E 154.11'

8,226 Sq Ft or 0.19 Ac.  
DEDICATED TO N.C.D.O.T.  
SEE DEED 28129 P..408

MAG NAIL SET

**OLD STATESVILLE RD  
NC HWY #115**

PUBLIC R/W VARIES

**SURVEY**

OF

**CAVIN BROTHERS PROPERTY**

CITY OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SCALE 1"=40'

CM GRAPHIC SCALE



THE PROPERTY OF: **CARDINAL PROPERTY HOLDINGS, LLC**  
MAP RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ DEED RECORDED IN BOOK **16657** PAGE **93**