

#2013131830

55

458

REGISTER OF DEEDS:
 CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN

BOOK _____ PAGE _____

DATE: _____
 BY: J. DAVID GRANBERRY, REGISTER OF DEEDS DEPUTY

RECOMBINATION PLAT OF LOTS 1-3, NAGLE SUBDIVISION

TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C.

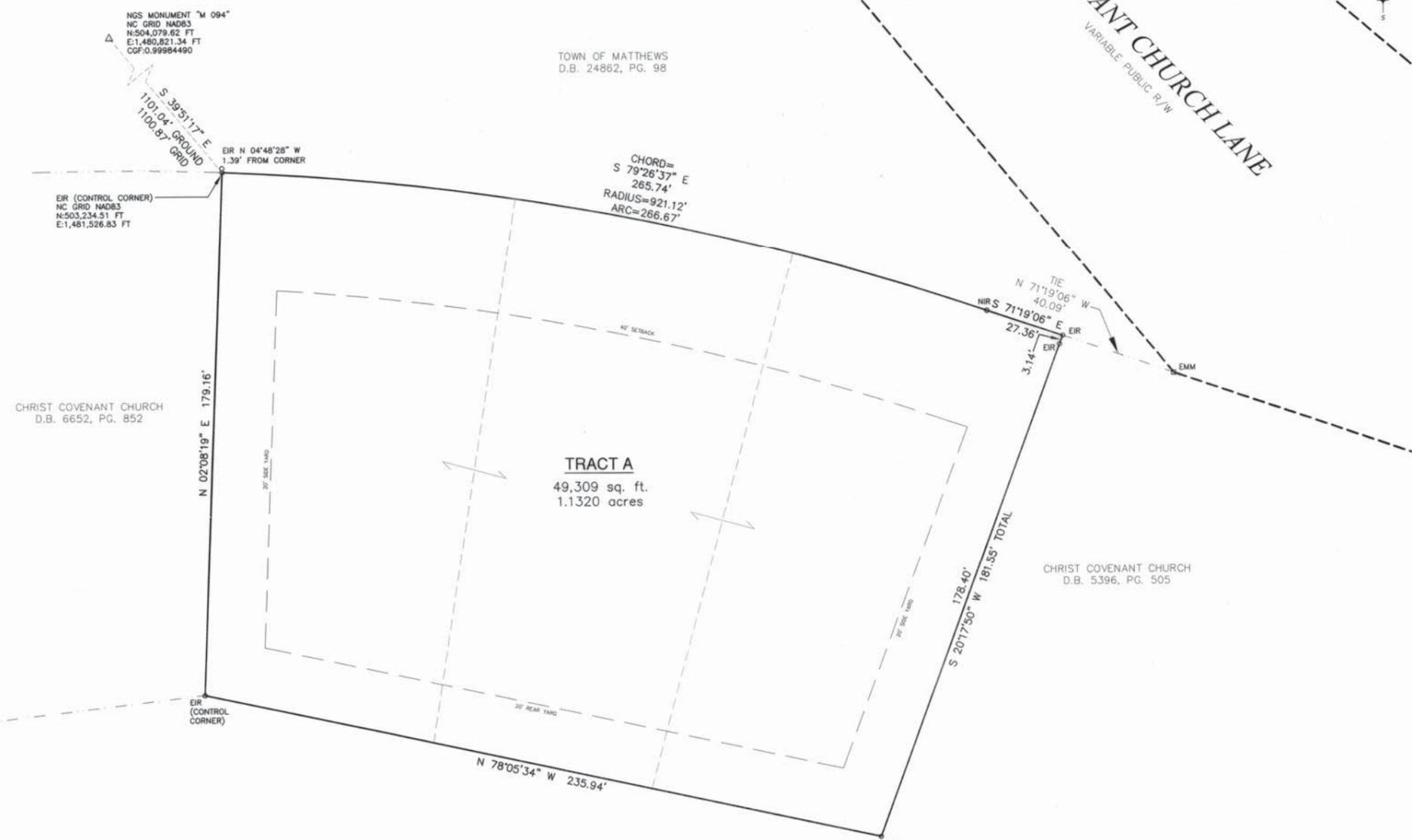
MAP REFERENCE: 26-151
 DEED REFERENCE: 26191-990 & 26367-25
 TAX PARCEL NO: 227-026-05, -08, & -19

TOTAL AREA
 49,309 sq. ft.
 1.1320 acres

Owner: **Christ Covenant Church**



VICINITY MAP
 NOT TO SCALE



ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
 SUBJECT PROPERTY ZONED: R-15

MINIMUM SETBACK: 40 FT
 MINIMUM SIDE YARD: 20 FT
 MINIMUM REAR YARD: 20 FT
 MAXIMUM BUILDING HEIGHT: 35 FT

FOR FURTHER INFORMATION CONTACT THE TOWN OF MATTHEWS PLANNING DEPARTMENT AT 704-847-4411.

NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO RECOMBINE LOTS 1-3 OF THE BERNARD NAGLE & WIFE ELIZABETH P. NAGLE SUBDIVISION AS DESCRIBED IN MAP BOOK 26, PAGE 151 AND TO REMOVE THE PROPOSED 70' R/W PER MAP BOOK 24, PAGE 741. THIS PLAT SUPERSEDES THE PLATS PREVIOUSLY RECORDED IN MAP BOOK 26, PAGE 151 AND MAP BOOK 24, PAGE 741.
- SITE LOCALIZED TO NGS MONUMENT "M 094". ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

REVIEW OFFICER:

1. Jim King REVIEW OFFICER OF TOWN OF MATTHEWS, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Jim King REVIEW OFFICER DATE 8-16-13

PLANNING STAFF

IN PURSUANT OF THE TOWN OF MATTHEWS SUBDIVISION ORDINANCE THIS PLAT IS EXEMPT FROM THE SUBDIVISION ORDINANCE

Jim King PLANNING STAFF DATE 8-16-13

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: 26191-990 & 26367-25); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15 DAY OF August, A.D., 2013.

THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

Justin F. Cloninger DATE 8/15/13
 JUSTIN F. CLONINGER (L-4430)



FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
 MAP NUMBER: 370310 4580 J

CREW:	DRAWN:	REVISED:
TR	CEB	
R.B. PHARR & ASSOCIATES, P.A.		
SURVEYING & MAPPING		
LICENSURE NO. C-1471		
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186		
SCALE:	DATE:	FILE NO. XX-3815RM
1"=30'	JULY 9, 2013	JOB NO. 80024

LEGEND:

- CP - CALCULATED POINT
- D.B. - DEED BOOK
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- PIN - PARCEL IDENTIFICATION NUMBER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PP - POWER POLE
- R/W - RIGHT-OF-WAY
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK
- POWER LINE

CERTIFIED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 55 PAGE 458
 DATE: 8-15-13
 BY: J. DAVID GRANBERRY, REGISTER OF DEEDS DEPUTY



FILED FOR REGISTRATION
 AUG 16 2013
 AT 1:13 PM
 J. DAVID GRANBERRY
 MECKLENBURG COUNTY, N.C.
 REGISTER OF DEEDS

