

THIS IS TO CERTIFY THAT ON THE 15 DAY OF MARCH 20 13 AN ACTUAL SURVEY WAS DONE UNDER MY SUPERVISION OF THE PROPERTY SHOWN HEREON. THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 REQUIREMENTS.

NOW OR FORMERLY
FRANCISCO GUZMAN &
FRANCISCA GUZMAN
MAJOR PART OF LOT 13,
BLOCK "A"
M.B. 7, PG. 77
D.B. 19104, PG. 740
PID #10926219

SIGNED *Robert E. Lee*
ROBERT E. LEE, PROFESSIONAL LAND SURVEYOR



MARLWOOD CIRCLE (EAST)
(60' PUBLIC R/W)

0.955 Acres. (Total)
41620.187 Sq.ft. (Total)
0.724 Acres. (Minus R/W)
31538.224 Sq.ft. (Minus R/W)

NOW OR FORMERLY
JOHN H. STARNES &
JANE S. STARNES
LOT 15 & 15A
M.B. 1698, PG. 629
D.B. 6331, PG. 549
PID #10926202

LOT 7-B
0.352 Acres. (Total)
15351.566 Sq.ft. (Total)
0.173 Acres. (Minus R/W)
7532.580 Sq.ft. (Minus R/W)

NOW OR FORMERLY
JOHN H. STARNES &
JANE S. STARNES
LOT 6B
M.B. 1698, PG. 635
D.B. 6941, PG. 135
PID #10925115

FLOOD HAZARD AREA CERTIFICATION:

IN ACCORDANCE WITH NATIONAL FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), FEDERAL INSURANCE ADMINISTRATION, AND PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY HAS BEEN DETERMINED TO LIE INSIDE A SPECIAL FLOOD HAZARD AREA DESIGNATED AS ZONE "AE". (PER MECKLENBURG COUNTY, NORTH CAROLINA FLOOD INSURANCE RATE MAP), COUNTY COMMUNITY-PANEL NO. 370158 4593 J, MAP NUMBER 3710459300J, EFFECTIVE DATE: MARCH 2, 2009: NO REVISION LISTED.

NOTES:

1. BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
2. THE MINIMUM RATIO OF PRECISION AS CALCULATED IS 1:10,000
3. ALL DISTANCES ARE HORIZONTAL GROUND (GEODETIC) UNITED STATES SURVEY FEET UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO AND MAY OR MAY NOT BE FOUND BY LEGAL TITLE SEARCH PRIOR TO THE DATE OF THIS SURVEY.
5. BEARINGS AND DISTANCES SHOWN IN PARENTHESES, AND PROPERTY SHOWN AS DASHED WERE TAKEN FROM DEEDS, MAPS OR OTHER PUBLIC RECORD.
6. ADJOINER PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE FOR ORIENTATION PURPOSES ONLY.
7. THIS PROPERTY IS CURRENTLY ZONED R-3. R-3 MINIMUM SETBACK REQUIREMENTS: FRONT= 30' OR AS SHOWN; SIDE YARD= 6'; REAR YARD= 45'. THESE SETBACKS REFLECT CURRENT ZONING ONLY. SETBACK REQUIREMENTS SET FORTH IN DEED RESTRICTIONS OR RESTRICTIVE COVENANTS MAY EXIST FOR THIS PROPERTY. PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY SETBACK REQUIREMENTS MUST BE VERIFIED BY THE HOMEOWNER OR CONTRACTOR.
8. A PORTION OF THIS PROPERTY IS GRAPHICALLY SHOWN IN A DESIGNATED FLOOD HAZARD AREA. (SEE ADDITIONAL FLOOD NOTE)
9. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
10. UNDERGROUND UTILITIES NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES, UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
11. THE TERM ENCROACHMENT IS USED AS A MEANS TO CONVEY THAT PER LISTED DEEDS AND MAPS THAT AN OBJECT TOUCHES OR CROSSES THE DEED OR MAP LINE IN THAT AREA ON THE DATE OF SURVEY. NO CERTIFICATION OR STATEMENT IS BEING MADE TO THE POSSESSION, ADVERSE OR OTHERWISE OR TITLE TO THE LAND EFFECTED.
12. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



LEGEND:	
---	PROPERTY LINE
- - - -	ADJOINER PROPERTY LINE
- - - -	EASEMENT LINE
- X - X -	FENCE LINE
- - - -	OVERHEAD UTILITY LINE
- - - -	RIGHT-OF-WAY
- - - -	SETBACK
E.I.R. -	EXISTING IRON REBAR
E.I.P. -	EXISTING IRON PIPE
E.C.M. -	EXISTING CONCRETE MONUMENT
C.P. -	COMPUTED POINT
S.I.R. -	RE-SET #4 IRON REBAR
S.D.E. -	STORM DRAINAGE EASEMENT
S.S.E. -	SANITARY SEWER EASEMENT
RCP -	REINFORCED CONCRETE PIPE
R/W -	RIGHT-OF-WAY
P.P. -	POWER POLE
M.B. -	MAP BOOK
D.B. -	DEED BOOK
PG. -	PAGE
L -	LINE
C -	CURVE
P.I.D. -	TAX PARCEL IDENTIFICATION NUMBER
NTS -	NOT TO SCALE

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PHYSICAL SURVEY OF

#1040 TIMBER LAKE DRIVE
LOT 7-B, THE MAJOR PORTION OF LOT 14 AND PART OF LOT 13 OF "MARLWOOD ACRES"
BEING TRACT #1, TRACT #2 AND TRACT #3 AS DESCRIBED BY
DEED BOOK: 6058, PAGE: 671 (APPENDIX "A")
CHARLOTTE (CRAB ORCHARD TOWNSHIP), MECKLENBURG COUNTY, NC
THE PROPERTY OF: SHANE SULLIVAN AND JESSICA SULLIVAN

LEGAL REFERENCES:

MAP BOOK: 1698 PAGE: 629 MAP BOOK: 1698 PAGE: 635 MAP BOOK: 7 PAGE: 77 DEED
BOOK: 6058 PAGE: 671 DEED BOOK: 19104 PAGE: 740 DEED BOOK: 6331 PAGE: 549
TAX PARCEL IDENTIFICATION NUMBER: 109-262-01 AND 109-251-16

DRAWN BY: R. LEE

JOB NUMBER: 2166

