

OWNER: HAWTHORNE MILL PARTNERS, LLC
6101 PRESTON LANE
CHARLOTTE, NC 28270

HAWTHORNE MILL PARTNERS, LLC SUBDIVISION PLAT

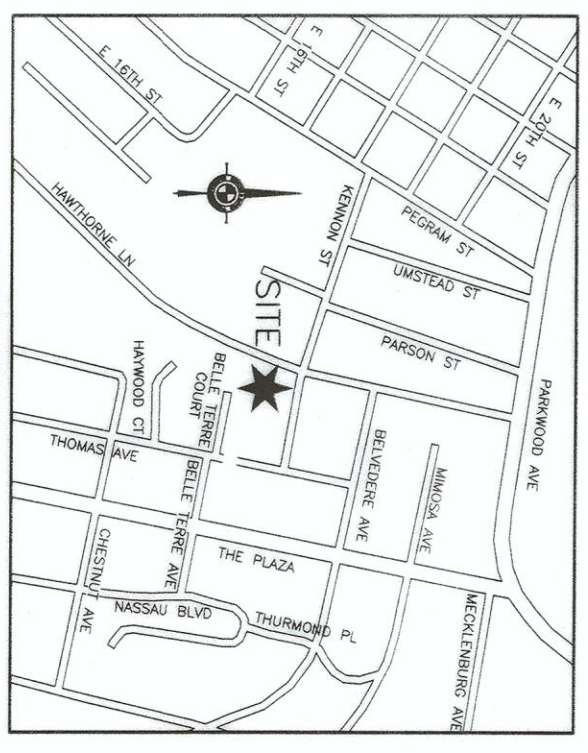
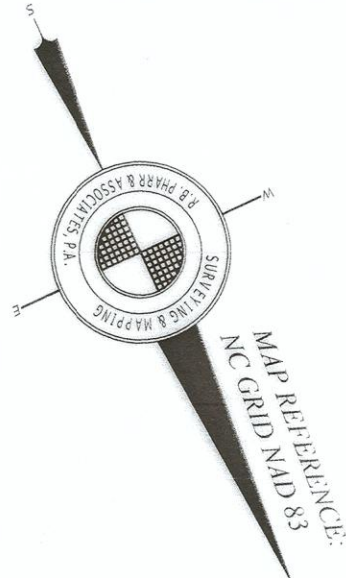
REVIEW OFFICER:
Jennifer M. Hixen
DATE: 08.22.19

NOT SUBJECT TO

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. THESE PROVISIONS APPLY TO THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY. THIS PLAT IS NOT SUBJECT TO THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

DATE: 08.22.19
PLANNING COMMISSION STAFF

OWNER: HAWTHORNE MILL PARTNERS, LLC
1524 HAWTHORNE LANE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: 32862-934
TAX PARCEL NO: 081-193-01 & -02
TOTAL AREA: 33,251 SQ. FT. OR 0.7634



NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. 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.
3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
4. HAWTHORNE LANE IS SHOWN AS A "MINOR THROUGH-ARE" ON THE MECKLENBURG-COUNTY METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' FROM CENTERLINE.
5. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SUBMITTED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OR ANY ADJACENT PROPERTIES.
6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
7. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-5
MINIMUM SETBACK: 20' (ALONG MINOR THOROUGHFARES)
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 35'
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704.336.3369

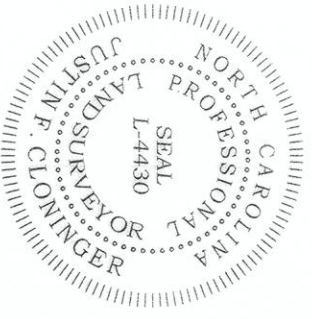
MAP BOOK 65 PAGE 617
#2019109491

SURVEYORS 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, (ONED REFERENCE: 32862-934), 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 7TH DAY OF MAY, A.D. 2019.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS JURISDICTION THAT REGULATES PARCELS OF LAND.

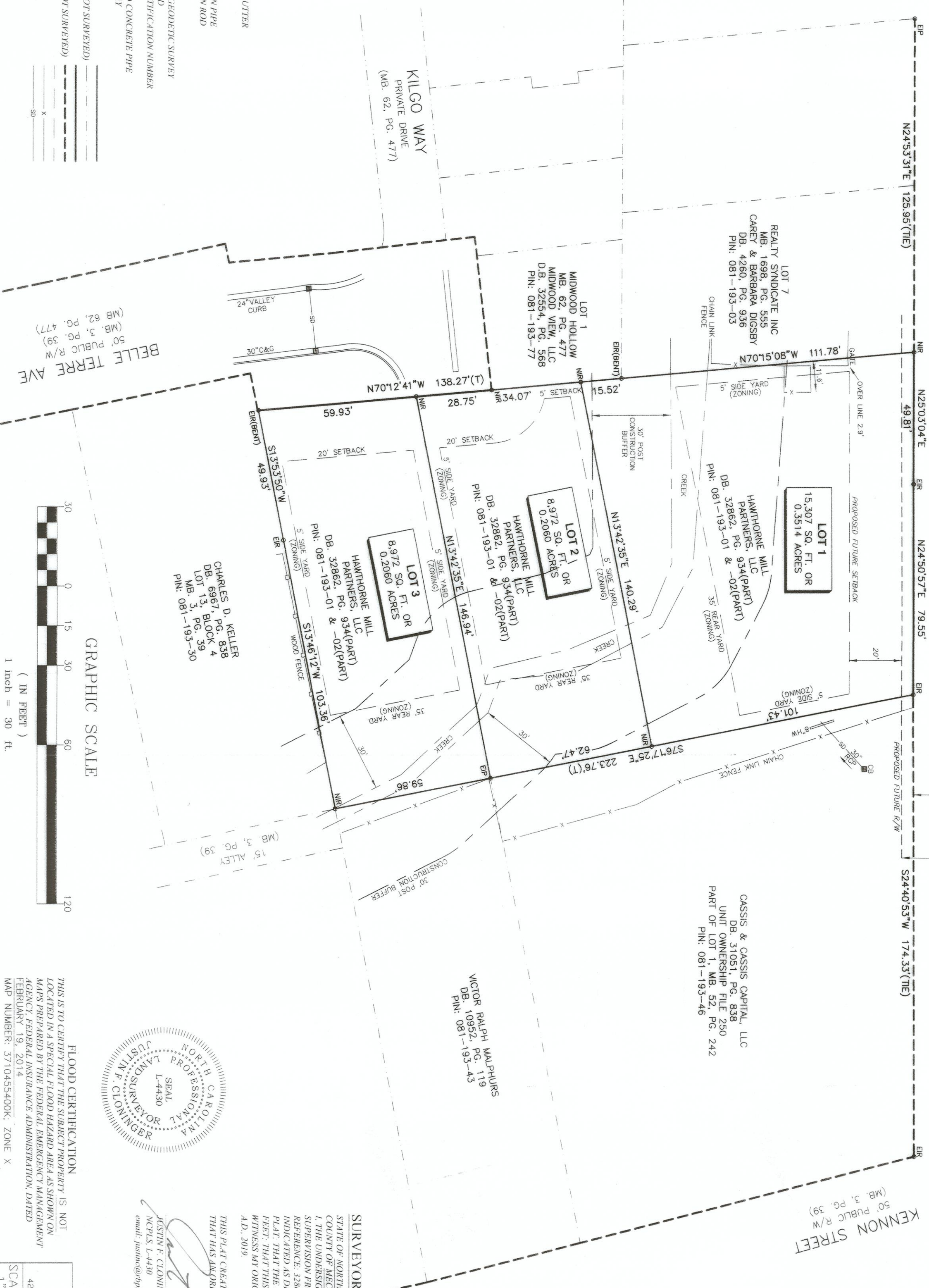
JUSTIN F. CLONINGER
NCTLS L-4430
08/22/19



GRAPHIC SCALE



- LEGEND:
- C&G - CURB AND GUTTER
 - D.B. - DITCHED ROOK
 - EIR - EXISTING IRON PIPE
 - HW - HEAD WALL
 - M.B. - MAP BOOK
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - PC - PAVED IDENTIFICATION NUMBER
 - RCF - REINFORCED CONCRETE PIPE
 - R/W - RIGHT-OF-WAY
 - (T) - TOTAL
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - STORM DRAIN PIPE



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 FEBRUARY 19, 2014.
MAP NUMBER: 3710453400K; ZONE: X

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSED UNDER NC C-147
CHARLOTTE, NC 28204
TEL: (704) 376-2186
FILE NO. XX-4799
JOB NO. 89923

CERTIFIED TO BE TRUE AND CORRECT COPY
OF THE ORIGINAL MAP RECORDED BY
DATE: 08/22/19
WITH
FREDERICK SMITH, REGISTERED CLERK OF DEEDS
By: *Frederick Smith* Deputy

