

SOUTHPOINT PHASE 2, MAP 1

MAP BOOK 62 PAGE 903
#2018051531

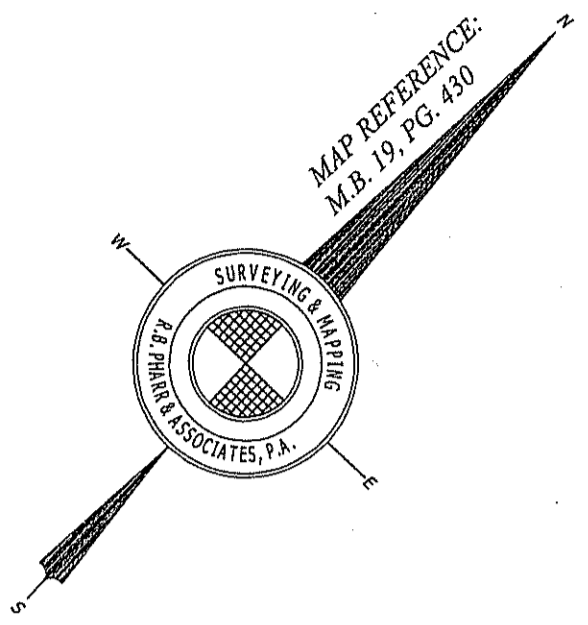
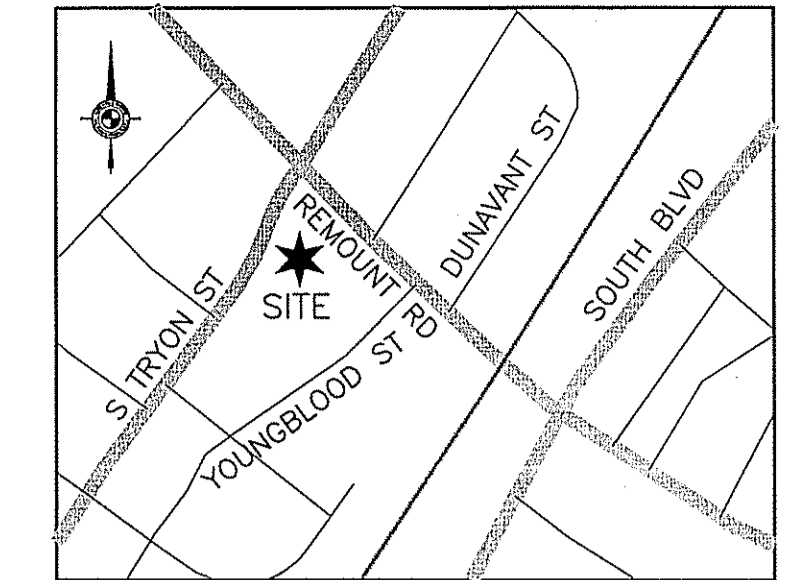
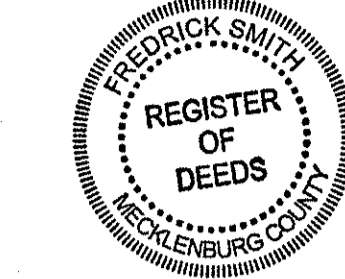
OWNER: SOUTHPOINT II, LLC;
1814 EUCLID AVE.
CHARLOTTE, NC 28203

(OWNER): SOUTHPOINT II, LLC
535 & 539 SEDGEFIELD PARK DRIVE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
LOTS 2-A/2-B
"THE W. I. CODDINGTON, JR. SUBDIVISION-MAP 1"
M.B. 40, PG. 433
TAX PARCEL NO: 147-011-84 & -88

403 SOUTHWEND CROSSING LANE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
LOT 1
"PROPERTY OF WILLIAM I. CODDINGTON, JR., ET AL"
M.B. 21, PG. 202
TAX PARCEL NO: 147-011-86

CERTIFIED TO BE TRUE AND CORRECT COPY
OF THE ORIGINAL MAP RECORDED IN
BOOK 62 PAGE 903
DATE APR 30 2018
FREDERICK SMITH, REGISTER OF DEEDS
By: Jana Samy DEPUTY

FILED FOR
REGISTRATION
APR 30 2018
AT 10:06 AM
MECKLENBURG COUNTY, N.C.



DEDICATION OF COMMON OPEN SPACE:
SOUTHPOINT II, LLC, IN RECORDING THIS PLAT AS A PORTION OF SOUTHPOINT TOWN HOMES, HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACE" FOR THE USE BY THE HOMEOWNERS OR TENANTS OF SOUTHPOINT TOWNHOMES NOT FOR USE BY THE GENERAL PUBLIC BUT FOR PARKING RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO SOUTHPOINT TOWNHOMES WHICH DECLARATIONS RECORDED IN THE MECKLENBURG COUNTY REGISTRAR OF DEEDS IN BOOK 32192 PAGE 243 ON FEBRUARY 08, 2017 AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

THE GRANT GIRLS LLC
D.B. 30187, PG. 543
LOTS 15, 16, PART OF 14, BLOCK 1
"STATE REALTY & BUILDING CO. PROPERTY"
M.B. 332, PG. 481
PIN: 147-011-74

THE GRANT GIRLS, LLC
D.B. 30187, PG. 543
PART OF LOTS 11, 12, 13, & 14, BLOCK 1
"STATE REALTY & BUILDING CO. PROPERTY"
M.B. 332, PG. 481
PIN: 147-011-73

GLOBAL SIGNAL ACQUISITIONS IV LLC
D.B. 32249, PG. 650
LOT 2-B
"W. I. CODDINGTON, JR. SUBDIVISION-MAP 1"
M.B. 40, PG. 433
PIN: 147-011-88

HC SOUTHPOINT TOWN HOMES, LLC
D.B. 30411, PG. 859
"SOUTHPOINT PHASE 1, MAP 1"
M.B. 59, PG. 655
PIN: 147-011-01

LEGEND:
C&G - CURB AND GUTTER
D.B. - DEED BOOK
EC - EXISTING CONCRETE MONUMENT
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NCM - NEW CONCRETE MONUMENT
NIR - NEW IRON ROD
PCCE - POST CONSTRUCTION CONTROLS EASEMENT
PIN - PARCEL IDENTIFICATION NUMBER
PG. - PAGE
R/W - RIGHT-OF-WAY
S.T. - SIGHT TRIANGLE

LINE LEGEND:
EASEMENT
PROPERTY LINE
NEW LOT LINES
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK

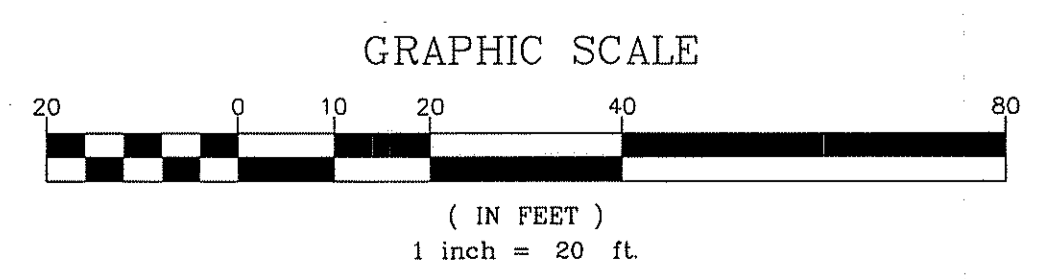
ZONING:
SUBJECT PROPERTY ZONED: TOD-M
ZONING RESTRICTIONS AS PER SITE PLAN
MINIMUM SETBACK: 48' FROM CENTERLINE OF ROAD (SAME AS R/W LINE)
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 5'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

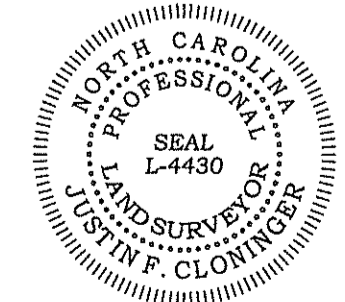
REVIEW OFFICER:
1. JASON V. PRUSSCOTT REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Jason V. Prusscott 3/27/2018
REVIEW OFFICER DATE

CITY OF CHARLOTTE:
APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
Paul Parnass 3/27/2018
PLANNING COMMISSION STAFF DATE

YOUNGBLOOD PARTNERS, LLC
D.B. 29564, PG. 580
PARCEL 3, BLOCK 1
"SOUTHSIDE PARK COMMUNITY DEVELOPMENT"
M.B. 19, PG. 430
PIN: 147-011-83



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 (441-425); 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 11th DAY OF NOVEMBER, A.D. 2017.
Justin F. Cloninger 3/26/18
JUSTIN F. CLONINGER, PLS (L-1430) DATE
jcloninger@rpharr.com



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 SEPTEMBER 2, 2015.
MAP NUMBER: 3710454300L; ZONE X

AREA TABLE

WITHIN R/W =	2,052 SQ. FT. OR 0.0471 ACRES
OUTSIDE R/W =	79,764 SQ. FT. OR 1.8311 ACRES
TOTAL =	81,816 SQ. FT. OR 1.8782 ACRES

CREW: DRAWN: REVISED:
RBP: B.M.
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2086
LICENSE NO. C-1471
SCALE: 1" = 20' DATE: NOVEMBER 7, 2017 FILE NO. W-5465RM
JOB NO. 87597

- NOTES:**
- ALL CORNERS MONUMENTED AS SHOWN.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 - 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 RECORD SOUTHPOINT PHASE 2, BEING ALL OF LOTS 1-33 AND THE ROADS TO ACCESS THESE LOTS AND COMMON AREA.
 - THE RECORDING OF THIS PLAT WILL CREATE 33 NEW LOTS.
 - THE PURPOSE OF THE POST-CONSTRUCTION CONTROLS EASEMENT (PCCE) IS TO PROVIDE STORM WATER CONVEYANCE AND CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDES STORM WATER FLOW, SYSTEM PERFORMANCE, OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNRESTRICTED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE STORM WATER POST-CONSTRUCTION CONTROLS ORDINANCE.
 - VEHICULAR ACCESS TO REMOUNT ROAD FROM LOTS IS PROHIBITED.

LINE	BEARING	DISTANCE
L1	S46°14'14"W	15.00'
L2	N46°14'14"E	15.00'
L3	S46°14'14"W	15.00'
L4	N43°45'46"W	9.00'
L5	N46°14'14"E	15.00'
L6	S67°10'38"E	4.34'
L7	S43°45'46"W	7.00'
L13	N75°10'36"E	32.39'
L14	N25°21'08"E	25.44'
L15	N39°13'36"E	22.17'
L16	N76°54'01"E	25.58'
L17	N26°52'36"E	6.38'
L18	N36°15'41"E	6.09'
L19	N58°08'23"E	6.07'
L20	N58°07'21"E	6.13'
L21	N44°54'55"E	22.01'
L22	N45°40'29"E	22.00'
L23	N46°50'17"E	22.00'
L24	N47°35'42"E	22.01'
L25	N38°30'31"E	51.46'

REMOUNT ROAD
79' PUBLIC R/W
M.B. 19, PG. 430
M.B. 21, PG. 202
M.B. 40, PG. 433

DISTRIBUTION STREET
50' PUBLIC R/W
UNIT FILE NO. 717, PG. 1

AREA DEDICATED AS PUBLIC R/W PER THIS PLAT
2,052 SQ. FT. OR 0.0471 ACRES