

"I, MARK C. CARTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 7102, PAGE 344; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: ...); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 4th DAY OF JUNE, A.D., 2018

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF WAXHAW AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACKLINES AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

PRELIMINARY
NOT FOR SALES OR CONVEYANCES

PROFESSIONAL LAND SURVEYOR L-5102

OWNER _____ DATE _____

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF TOWN OF WAXHAW. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per PC N FILE 72 UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED UN - URBAN NEIGHBORHOOD.

LEGEND

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
MBL	MINIMUM BUILDING LINE
MAXBL	MAXIMUM BUILDING LINE

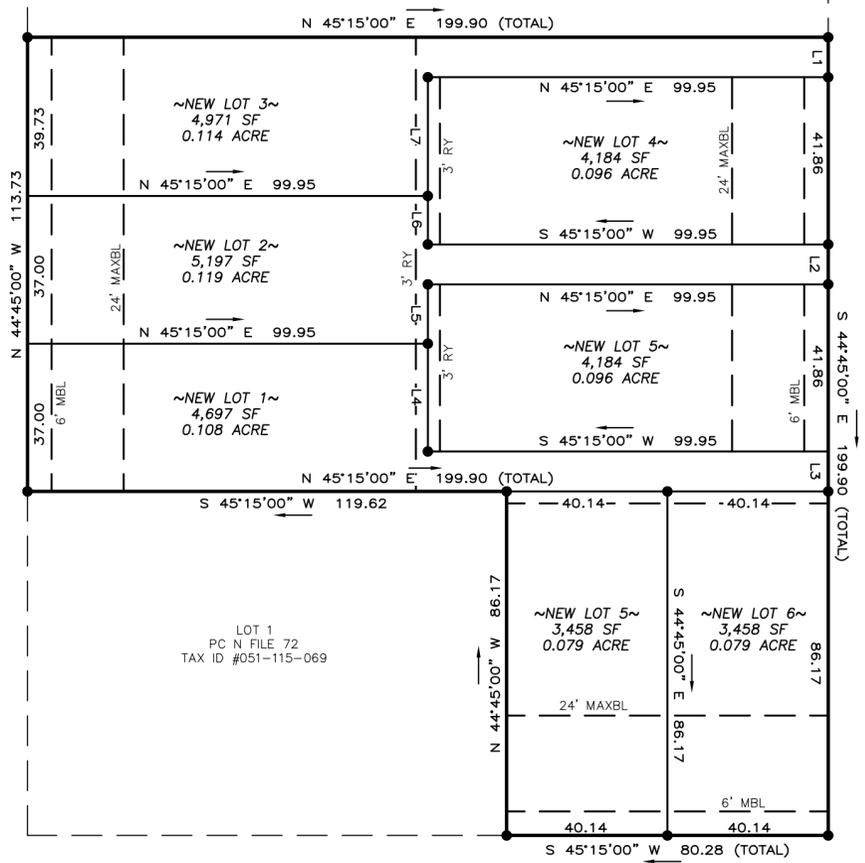
LOT 3
PC J FILE 153
TAX ID# 05-115-049C

LOT 4
PC J FILE 153
TAX ID# 05-115-049D

LOT 1
PC M FILE 720
TAX ID# 05-115-049

LOT 3
PC M FILE 720
TAX ID# 05-115-049F

SOUTH PROVIDENCE STREET
40' PUBLIC R/W
per PC N FILE 72



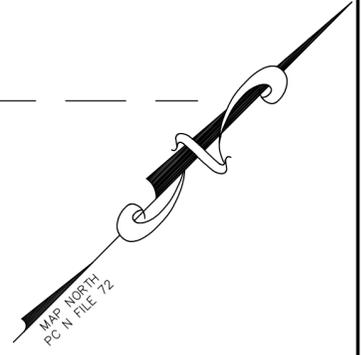
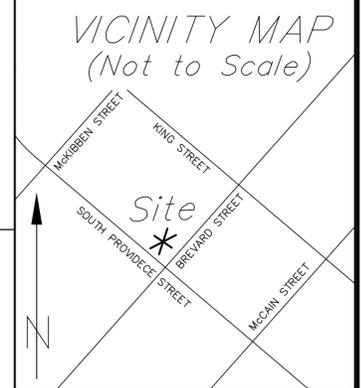
BENJAMIN J. JORDAN NOW
OR FORMERLY
DB 3994 PG 603
TAX ID # 05-115-070

JANET & LEAH BARTLETT
NOW OR FORMERLY
DB 6828 PG 57
TAX ID # 051-115-081

GABRIEL & CASEY JO WEST
NOW OR FORMERLY
DB 6615 PG 492
TAX ID # 05-115-082

MARK & KELLY PITTMAN
NOW OR FORMERLY
DB 6936 PG 886
TAX ID # 05-115-083

KING STREET
40' PUBLIC R/W
per PC N FILE 72

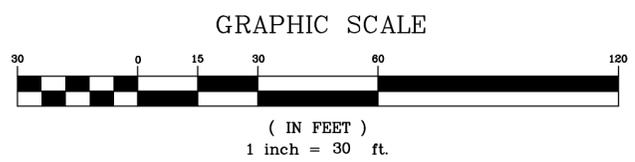


LINE	BEARING	DISTANCE
L1	S 44°45'00" E	10.00
L2	S 44°45'00" E	10.00
L3	S 44°45'00" E	10.00
L4	N 44°45'00" W	27.00
L5	N 44°45'00" W	14.87
L6	N 44°45'00" W	12.13
L7	N 44°45'00" W	29.73

* THIS IS NOT AN ACTUAL SURVEY. ALL RIGHT OF RIGHT OF WAYS, EASEMENTS, AND PROPOSED LOT LINES ARE SUBJECT TO CHANGE DUE TO EITHER APPROVED ENGINEERING PLANS AND/OR PLANNING APPROVAL BY UNION COUNTY AND THE TOWN OF WAXHAW.

SITE NOTES:
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED UN
FRONT (PRINCIPAL): 6' MINIMUM, 24' MAXIMUM
FRONT (SECONDARY): 6' MINIMUM, 24' MAXIMUM
SIDE YARD: 0' FEET
REAR YARD: 3' FEET
MINIMUM HEIGHT: 45' FEET
MAXIMUM LOT COVERAGE 70%
ADDITIONAL SETBACKS IN ACCORDANCE WITH TOWN BUILDING ORDINANCE MAY APPLY.
SETBACKS FROM AN ALLEY SHALL BE A MINIMUM OF 15' FROM THE CENTERLINE OF ALLEY.

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710447300J, DATED: OCTOBER 16, 2008.



PRELIMINARY SUBDIVISION SKETCH
AT PROPERTY KNOWN AS
#415 SOUTH PROVIDENCE STREET
LOT 2, 0.92 ACRES
PC N FILE 72
TAX # 05-115-069A DB 7102 PG 344
TOWN OF WAXHAW, UNION COUNTY, NC
OWNER: WAXHAW HOMES LLC
DATE: JUNE 4, 2018

PHOENIX LAND SURVEYING, INC
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912

Land Surveying
Land Planning

FIELD WORK: JF,DW- MAPPING: JDF
PROJ # 1072-23-01 415 SOUTH PROVIDENCE ST