I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (FROM MB X PG X, DB 4181 PG 642); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED LINES DRAWN FROM A SOURCE AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCA 56.1600)

THIS 13TH DAY OF FEBRUARY, 2021

SEAL

PROFESSIONAL LAND SURVYOR L-4352

NOTES

1. LOT SUBJECT TO ALL COUNTY ZONING RESTRICTIONS AND SUBDIVISION RESTRICTIONS.
2. LANDSCAPING MAY NOT BE SHOWN IN ITS ENTIRETY.
3. ALL OVERHEAD UTILITIES MAYBE SUBJECT TO EASEMENT.

NORTH CAROLINA PROFESSIONAL SEAL L-4352 LAND SURVEYOR JAMES D McAULEY

FEB. 13TH, 2021

LEGEND

RF#4 – REBAR FOUND 1/2"
RS#4 – REBAR SET 1/2"
EOP – EDGE OF PAVEMENT
DB – DEED BOOK
PG – PAGE
R/W – RIGHT OF WAY
SF – SQUARE FEET
MB – MAP BOOK
EIP – EXISTING IRON PIPE
ADW – ASPHALT DRIVEWAY
NLS – NAIL SET
PP – POWER POLE
CWW – CONCRETE WALKWAY
CP – COMPUTED POINT
WM – WATER METER

LINE	BEARING	DISTANCE
L1	N 42°20'09" W	9.24'

MAP NORTH DB 4181 PG 642 APRIL, 1979

DARRELL & DE WAUANA WALLACE
DB 19400 PG 505

RICHARD PENISTON
DB 13211 PG 783

EDDIE & JENIFER HOLLAND
DB 29540 PG 764

RS#4

N 58°17'00" E 303.44'

20' SETBACK

99.30'

N 42°19'16" W

20' SETBACK

PP

POOL PUMP

CONCRETE

POOL

EIP

RF#4

RF#4

FENCE (TYPICAL)

74.9'

CAR PORT

CWW

EXISTING HOUSE #5345

WALL

BRENDA MULLIS
DB 12014 PG 653

992 SF ENCROACHMENT

190.66'

N 42°04'07" W

ADW

100.4'

STEFAN & KATHLEEN PENISTON
DB 19105 PG 965

R/W EOP EOP R/W

TOTAL=200.00'

CP

RS#4 N 58°00'27" E

50.41' PP

169.59'

RF#4 BENT NLS

WILGROVE-MINT HILL ROAD
60' PUBLIC R/W
(AS PER MB 10 PG 247)

WM

361.29' N 41°48'57" W

OVERHEAD UTILITY

GUY

60' SETBACK

50' SETBACK

BASE BEARING

S 41°19'20" E 572.67'

5.781 ACRES
DB 4181 PG 642
251,821 SF
ZONE R

409.4'

SHED

PP

20' SETBACK

321.52'

384.68'

RF#4

CP

BROKEN CONCRETE MONUMENT FOUND

S 44°34'15" W TOTAL=417.21'

PLOW BLADE FOUND

N 44°52'02" W
72.82'

RICHARD & JANE PENISTON
DB 35192 PG 674

RICHARD & JANE PENISTON
DB 35192 PG 674

ORIGINAL MEDIA SIZE IS 11X17

SCALE : 1" = 80'

80' 0 40' 80' 160'

JAMES McAULEY

BOUNDARY / PHYSICAL SURVEY FOR:

TECLEGIORGIS WOLDEGIORGIS

#5345 WILGROVE-MINT HILL ROAD
5.781 ACRES DB 4181 PG 642
CURRENT OWNER REF: JEANETTE HANEY
TOWN OF MINT HILL, MECKLENBURG COUNTY, NORTH CAROLINA
Scale: 1" = 80' *Date: FEBRUARY 13TH, 2021*

Rev.
1. 3/2/21 FOUND MORE CORNERS REVISED LINES & CORNER DESCRIPTIONS.
2. UPDATED SF & ACRE.

129-B MAIN STREET, CHESTERFIELD SC 29709
Office: 704-309-3299
Mcauleysurveyor@gmail.com NC PLS#4352

Dwg. File:\1860401\WILGROVEMINTHILL5345-MECK.DWG

Drawn By:SRB