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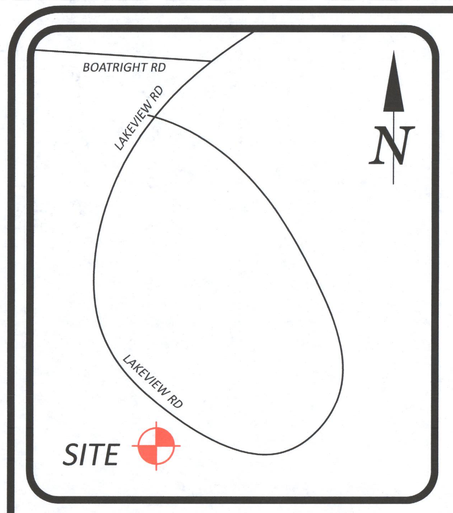
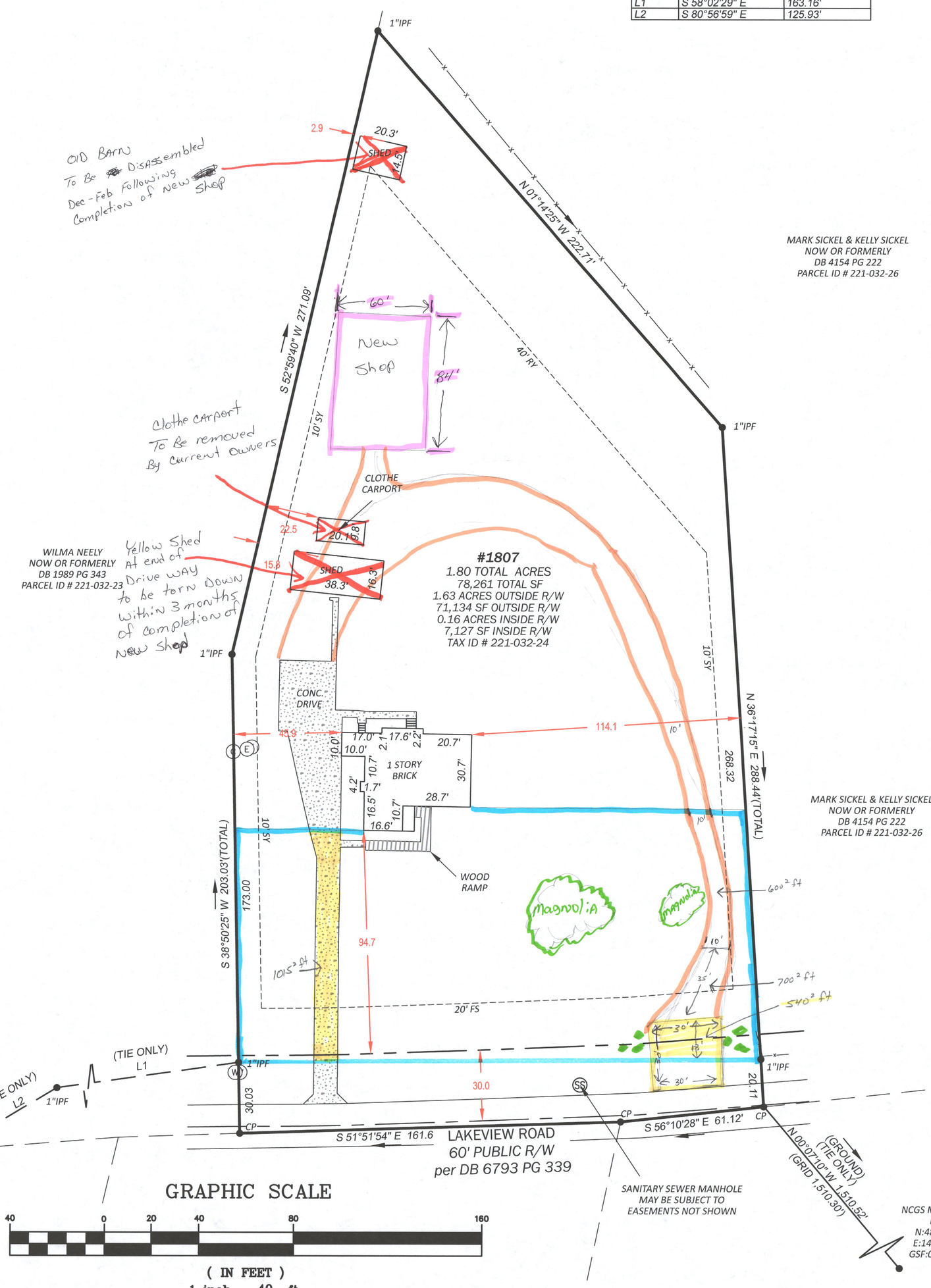


VICINITY MAP
(Not to Scale)

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG 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 PINEVILLE. 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. METROLINA LAND SURVEYING DOES NOT CLAIM THAT ALL MATTER OF RECORDS ARE SHOWN HEREON.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°02'29" E	163.16'
L2	S 80°56'59" E	125.93'



LEGEND

RF	REBAR FOUND
RS	REBAR SET
IPF	IRON PIPE FOUND
CP	COMPUTED POINT
MNF	MAG NAIL FOUND
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
EOP	EDGE OF PAVEMENT
	PROPERTY LINES
	LINES NOT SURVEYED
	BUILDING SETBACKS
	RIGHT-OF-WAY
	EASEMENT
	FENCE
W	WATER METER
E	ELECTRIC PEDESTAL
C	CABLE PEDESTAL
T	TELEPHONE PEDESTAL

Front yard: 22,900² ft − 25% = 5725² ft
New gravel Drive 1300² ft
Existing Concrete Drive 1015² ft
540² ft
Portion of Concrete Apron
Approximately 2900² ft of Total Drive in front yard

GRID (NAD83/2011)

811
Know what's below.
Call before you dig.
NORTH CAROLINA
ONE-CALL CENTER INC.
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.ncocc.org

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PHYSICAL SURVEY

AT PROPERTY KNOWN AS
1806 LAKEVIEW DRIVE
DB 6793 PG 339
TAX # 221-032-24
TOWN OF PINEVILLE, MECKLENBURG COUNTY, NC
FOR: RITCHIE CRUMP

GPS SURVEY

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FORM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: <0.07+50PPM
3. TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCVRS)
4. DATES OF SURVEY: 03/09/2026
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: RTK NETWORK
7. GELID MODEL USED: GEOID 18
8. COMBINED GRID FACTORS: 0.99984925
9. UNITS: US SURVEY FEET

I, Christopher D. Faulk, Professional Land Surveyor No. L-5013, certify to one or more of the following as indicated thus, ☒ or ■:

■ C. That this plat is of a survey of an existing parcel or parcels of land.

STATE OF NORTH CAROLINA MECKLENBURG COUNTY

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6793, PAGE 339 OR OTHER REFERENCE SOURCE_____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE_____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 9th DAY OF MARCH, 2026.

Signed by:
Christopher D. Faulk
PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-5013 LAND SURVEYOR CHRISTOPHER D. FAULK

GPS SURVEY

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FORM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: <0.07+50PPM
3. TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCVRS)
4. DATES OF SURVEY: 03/09/26
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: RTK NETWORK
7. GELID MODEL USED: GEOID 18
8. COMBINED GRID FACTORS: 0.99984925
9. UNITS: US SURVEY FEET

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-12

FRONT:	20' FEET
SIDE YARD:	10' FEET
REAR YARD:	40' FEET
MINIMUM LOT WIDTH:	70' FEET
MINIMUM LOT AREA:	12,000 SF

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 3710443800L, DATED: SEPTEMBER 2, 2015.

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING
8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227
P (704) 741-1700
C (980) 721-2353
NC #C-4584 & SC #C-6106

Job No.	099-26-040
Date	03/09/2026
Proj. Mgr.	DCC
Drawn	CDF
Checked	CDF
Sheet	1

M:_2026\099- MISC\099-26-040 1806 LAKEVIEW DR\Drawings\1806 LAKE ROAD.dwg

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