

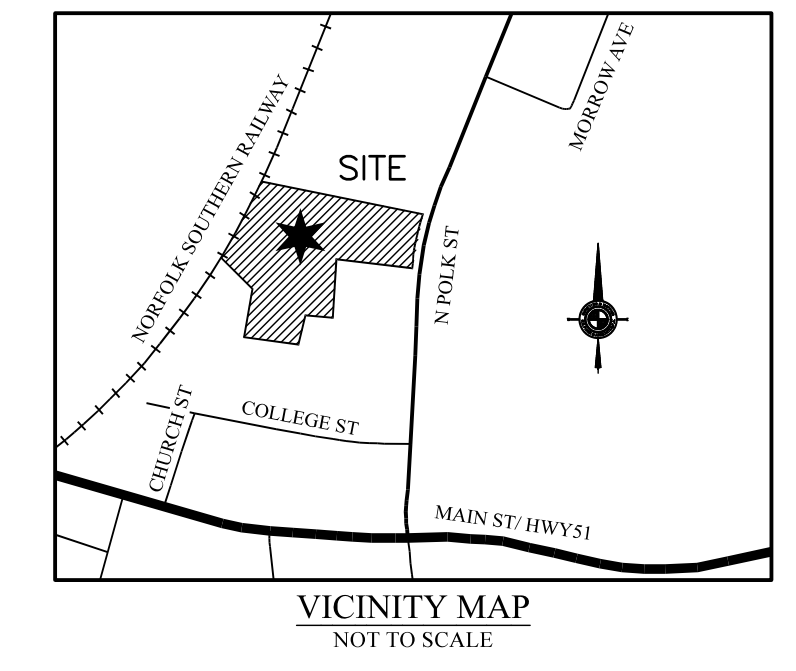
OWNER:
TOWN OF PINEVILLE
P.O. BOX 249
PINEVILLE, NC 28134

SUBDIVISION PLAT

PREPARED FOR:
TOWN OF PINEVILLE
311 & 313 NORTH POLK STREET
TOWN OF PINEVILLE, MECKLENBURG COUNTY, NC
DEED REFERENCE: D.B. 37339, PG. 473
MAP REFERENCE: M.B. 51-263
TAX PARCEL NO: 205-012-12 & 205-012-17

AREA TABLE

PARCEL 1:	NET AREA: 78,978 SQ. FT. OR 1.8131 ACRES AREA WITHIN R/W: 4,955 SQ. FT. OR 0.1138 ACRES TOTAL AREA: 83,933 SQ. FT. OR 1.9288 ACRES
PARCEL 2:	NET AREA: 120,622 SQ. FT. OR 2.7691 ACRES AREA WITHIN R/W: 21,896 SQ. FT. OR 0.5027 ACRES TOTAL AREA: 142,519 SQ. FT. OR 3.2718 ACRES
PARCEL 3:	NET AREA: 14,195 SQ. FT. OR 0.3259 ACRES AREA WITHIN R/W: 1,050 SQ. FT. OR 0.0241 ACRES TOTAL AREA: 15,246 SQ. FT. OR 0.3500 ACRES
PARCEL 4:	TOTAL AREA: 25,268 SQ. FT. OR 0.5801 ACRES



LEGEND

- CP - CALCULATED POINT
- D.B. - DEED BOOK
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- AM - MEASURED
- M.B. - MAP BOOK
- NCM - NEW CONCRETE MONUMENT
- N.G.S. - NATIONAL GEODETIC SURVEY
- NR - NEW IRON ROD
- NN - NEW NAIL
- (P) - PLATTED
- PN - PARCEL IDENTIFICATION NUMBER
- PG - PAGE
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- (T) - TOTAL
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK

TRUSTEES OF
SOUTH CONGREGATION OF
JEHOVA'S WITNESSES
CHARLOTTE, NC
D.B. 30017 PG. 773
PIN: 205-011-07

TOWN OF PINEVILLE
D.B. 21886 PG. 165
PIN: 205-012-01

MIRSA 2 LLC
D.B. 24444 PG. 650
PIN: 205-012-11

TOWN OF PINEVILLE
D.B. 38125 PG. 616
PIN: 205-012-12

BENJAMIN FRANKLIN HUNTLEY JR.
D.B. 33555 PG. 174
PIN: 205-012-10

PART OF LOT 1, MB: 51, PG. 263
"PLAT PREPARED FOR PEL
PARTNERS, LLC"
JENRETTE REAL ESTATE LLC
D.B. 27699 PG. 330
PIN: 205-012-09

DOWNTOWN PINEVILLE
PROPERTIES, LLC
D.B. 37722, PG. 640
PIN: 205-012-15

DOWNTOWN PINEVILLE
PROPERTIES, LLC
D.B. 37722, PG. 640
PIN: 205-012-04

DOWNTOWN PINEVILLE
PROPERTIES, LLC
D.B. 37722, PG. 640
PIN: 205-012-05

TOTAL NET AREA: 39,063 SQ. FT. OR 0.8982 ACRES
TOTAL AREA WITHIN R/W: 27,901 SQ. FT. OR 0.6406 ACRES
TOTAL AREA: 266,964 SQ. FT. OR 6.1288 ACRES

NOTES

- ALL CORNERS MONUMENTED AS SHOWN.
- 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.
- (N. POLK STREET) IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION (CRTPO) COMPREHENSIVE TRANSPORTATION PLAN DATED JANUARY 18 2017 (REVISED OCTOBER 17, 2018).
- 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 SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.

REVIEW OFFICER

I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

OWNERS CERTIFICATE

THE UNDERSIGNED PROPERTY OWNER HEREBY CERTIFIES TO HOLDING LEGAL OWNERSHIP OF THE PROPERTY SHOWN ON THIS PLAT AND TO THE AUTHORITY TO MAKE DECISIONS CONCERNING THE SUBJECT PROPERTY. THE UNDERSIGNED FURTHERMORE CERTIFIES TO REVIEWING THIS PLAT AND TO AGREEING WITH THE PLACEMENT OF BOUNDARY LINES AS SHOWN HEREON.

OWNER(S) _____ DATE _____

OWNER(S) _____ DATE _____

ZONING DISCLAIMER

SUBJECT PROPERTY ZONED:
B-3 (GENERAL BUSINESS DISTRICT)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
NO ZONING REPORT WAS PROVIDED AT TIME OF SURVEY. PURCHASER/DEVELOPER TO VERIFY ZONING REQUIREMENT PRIOR TO FURTHER DEVELOPMENT OF SITE.
FOR FURTHER INFORMATION CONTACT THE TOWN OF PINEVILLE PLANNING AND ZONING DEPARTMENT AT 704-889-2202.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1108.00'	198.82'	S12°39'18"W	198.36'
C2	1108.00'	39.01'	S19°53'37"W	35.01'
C3	1108.00'	163.61'	S19°53'37"W	163.48'

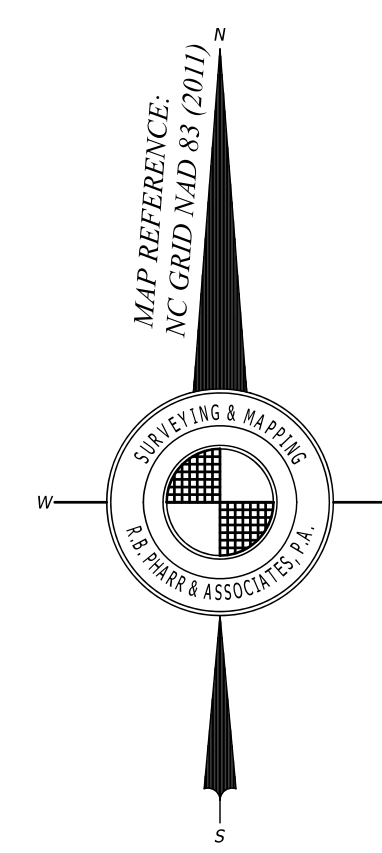


FLOOD CERTIFICATION

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 02, 2015.
MAP NUMBER: 3710443900L ZONE "X"

CREW:	DRAWN:	REVISED:
RBP	BJR	

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL: (704) 376-2186
LICENSE NO. C-1471
DATE: MAY 30, 2024 JOB NO. 95755



UTILITIES

- POWER**
PINEVILLE ELECTRIC CO.
(704) 889-2292
- TELEPHONE**
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
- WATER & SEWER**
CHARLOTTE WATER
(704) 336-2564 WATER
(704) 357-6064 SEWER
- GAS**
PIEDMONT NATURAL GAS CO.
1-800-752-7504
- CABLE TELEVISION**
SPECTRUM
1-800-892-2255