

- NOTES**
1. AREA CALCULATED BY COORDINATE COMPUTATION.
 2. ADDITIONAL PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NON-CONFORMING NOTES.
 3. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLANS WHICH MAY BE OF RECORD.
 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
 5. LOT SUBJECT TO ALL ZONING ORDINANCES OF TOWN OF PINEVILLE, AND ALL DISTANCES SHALL BE MEASURED IN COMPLIANCE WITH ALL COUNTY AND FEDERAL ORDINANCES ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
 6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 7. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
 8. METROLINA LAND SURVEYING DOES NOT CLAIM THAT ALL MATTER OF RECORDS ARE SHOWN HEREON.

811
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 DIAL 811 or 1-800-632-4849
2 BUSINESS DAYS BEFORE DIGGING
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GPS SURVEY
 I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

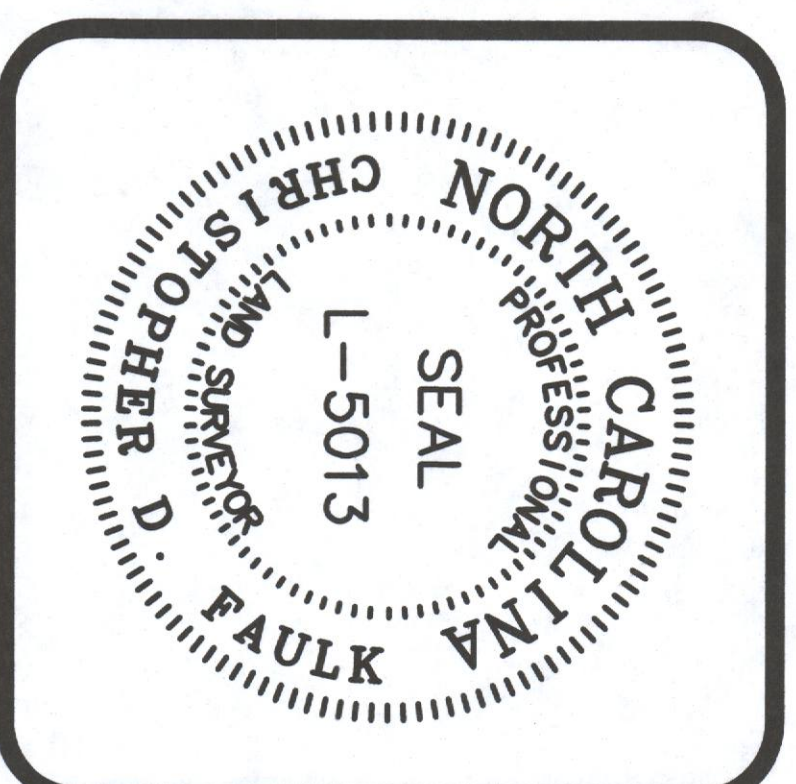
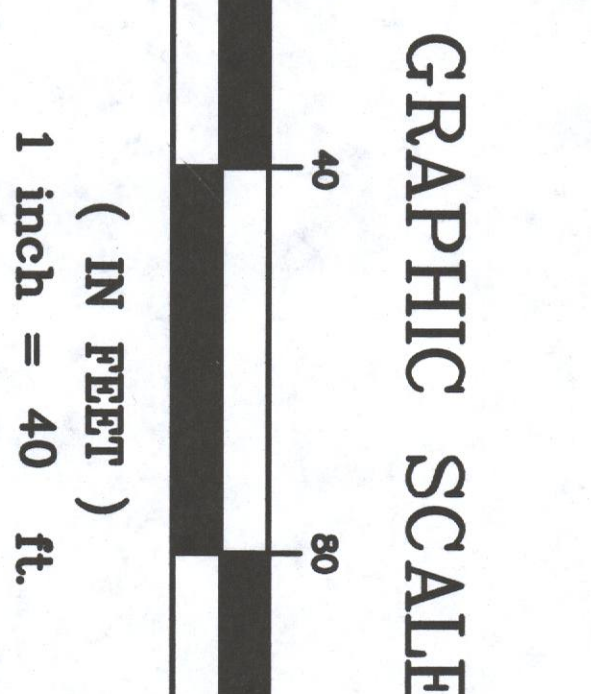
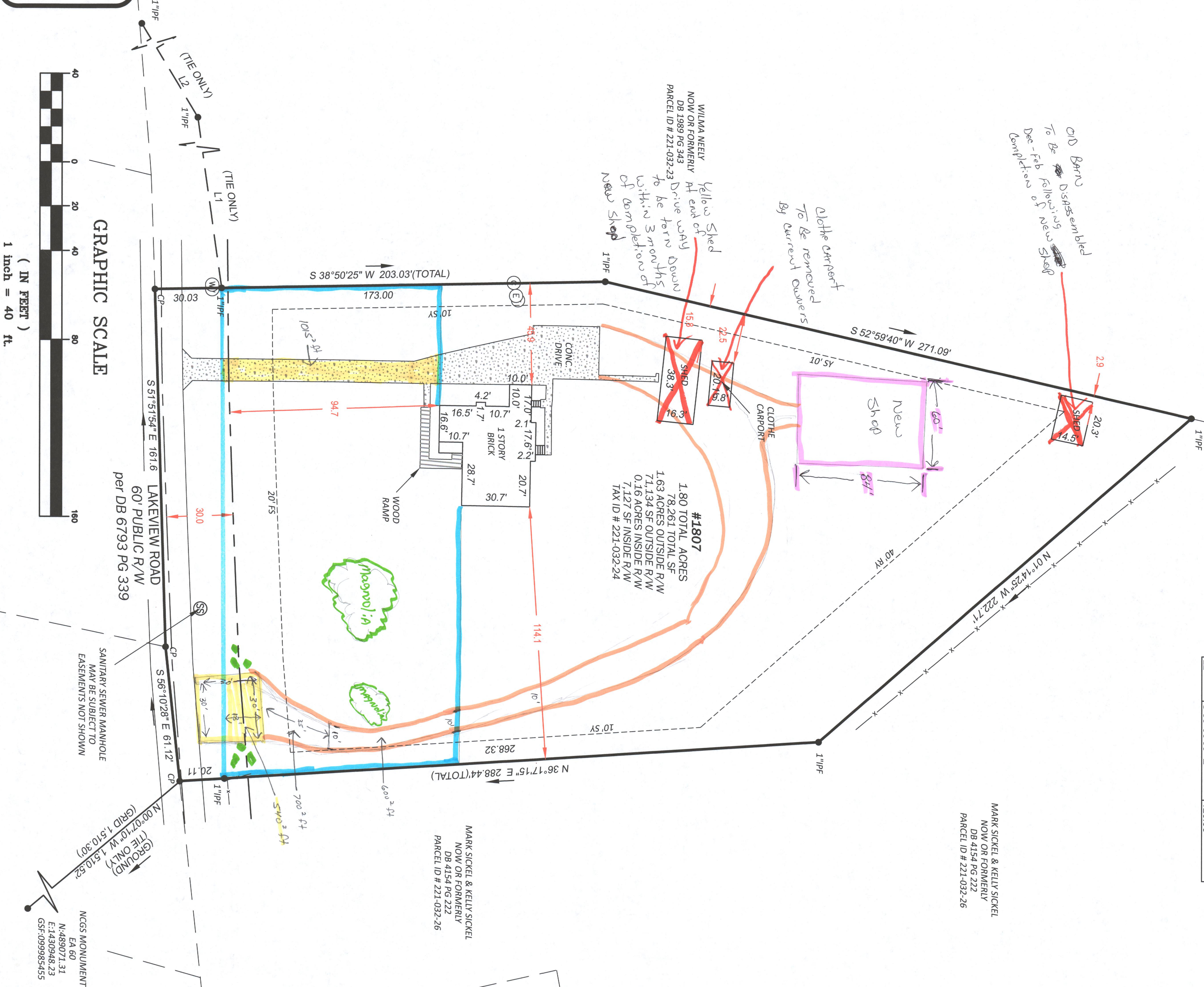
1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: ±0.07±50PPM
3. TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCVRS)
4. DATES OF SURVEY: 03/09/2026
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: RTK NETWORK
7. GEIUD MODEL USED: GEIUD 18
8. COMBINED GRID FACTORS: 0.99984925
9. UNITS: 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 FROM INFORMATION IN BOOK _____, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 N.C.A.C. 1600), THIS 9th DAY OF MARCH, 2026.
 Signed by: **Christopher D. Faulk**
 PROFESSIONAL LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	S 58°02'28" E	163.76
L2	S 80°56'59" E	125.93



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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.

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

METROLINA
 LAND SURVEYING, INC.
 SURVEYING • MAPPING • PLANNING

8521 CROWN CRESCENT CT.
 CHARLOTTE, NC 28227
 P (704) 741-1700
 C (980) 721-2353
 NC-4C-4584 & 5C-4C-6106

DATE: 03/09/2026
 DRAWN: DCC
 CHECKED: CDF

LEGEND

- RF REBAR FOUND
- RS REBAR SET
- RP ROOM PILE FOUND
- RF FOUND
- MNF MAG NAIL FOUND
- RFW RIGHT-OF-WAY
- SF SQUARE FOOT
- MB MAP BOOK
- DB DEAD BOOK
- FR 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
- WATER METER
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL

Front yard? 22,960 sq ft - 55% = 5725 sq ft
 New gravel drive 1300 sq ft
 3-3/4" concrete base 1015 sq ft
 5' x 10' x 4' 5990 sq ft
 Approx. 2 sq ft below of 2990 sq ft
 of Total Drive in Front yard