



- ## 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 ACCESS MONUMENT FOUND WITHIN 2000 FEET.
 9. METROLINA LAND SURVEYING DOES NOT CLAIM THAT ALL MATTER OF RECORDS ARE SHOWN HEREON.



"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:

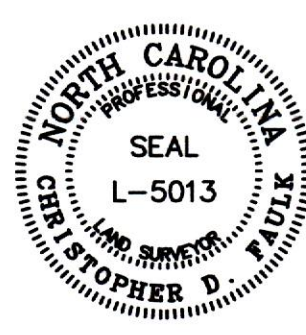
1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: <0.07+50PPM
3. TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCVRS)
4. DATES OF SURVEY: 03/09/2026
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: RTK NETWORK
7. GEIJD MODEL USED: GEIJD 18
8. COMBINED GRID FACTORS: 0.99984925
9. UNITS: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

"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.

Christopher D. Faulk
634F6664B6614D2
PROFESSIONAL LAND SURVEYOR



(IN FEET)
1 inch = 40 ft

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1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: $\pm 0.07+50PPM$
3. TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCVRS)
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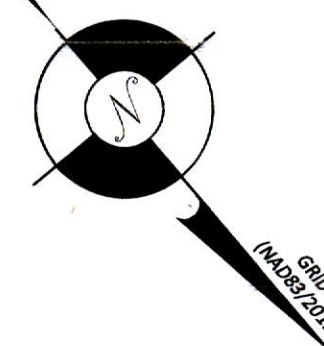
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-12

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

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.

RF	REBAR FOUND
RS	REBAR SET
IPF	IRON PIPE FOUND
CP	COMPUTED POINT
MNF	6/8 NAIL FOUND
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FR	FRONT SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
EOP	EDGE OF PAVEMENT
_____	LINES SURVEYED
_____	LINES NOT SURVEYED
-----	BUILDING SETBACKS
-----	RIGHT-OF-WAY
-----	EASEMENT
-----x-----	FENCE
(W)	WATER METER
(E)	ELECTRIC PEDESTAL
(C)	CABLE PEDESTAL
(T)	TELEPHONE PEDESTAL

- structures to be removed
- new concrete
- existing screening
- Trees
- New shrubs at new building
- Front yard property line



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 #C-4584 & SC #C-6106

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

Sheet 1

Scale $\approx 40'$