(Page 1 of 2)

2006267025

MAP BOOK 47 PAGE 305

Curve	Radius	Length	Chord	Chord Bear.
C1	190.00'	44.32'	44.23'	S. 06°12'40" W.
C2	15.00'	23.73'	21.01'	S. 51°14'59" W.
S5				
C4	15.00'	23.50'	21.21'	S. 52°41'53" W.
C5	35.03'	54.98'	49.50'	S. 52°41'53" W.
C6	15.00'	23.56'	22.20'	S. 4°15'45" W.
C7	15.00'	23.43'	20.40'	S. 41°38'07" E.
C8	15.00'	23.50'	21.21'	N. 52°41'53" E.
C9	15.00'	23.39'	21.09'	N. 39°38'41" W.
C10	25.00'	39.80'	35.79'	S. 49°59'23" W.
C11	25.00'	38.93'	14.44'	N. 19°58'13" W.
C12	125.00'	35.54'	35.42'	N. 29°02'34" W.
C13	125.00'	22.71'	22.67'	N. 07°48'23" E.

LEGEND

PIN	TAX PARCEL IDENTIFICATION NUMBER
ERR	EXISTING IRON REBAR
EIP	EXISTING IRON PIPE
SIR	5/8" IRON REBAR SET
EN	EXISTING NAIL
EPK	EXISTING MASONRY NAIL
CMS	CONCRETE MONUMENT SET
D/C	CHORD DISTANCE
D/E	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
AC.	ACRES
COS	COMMON OPEN SPACE
SSMH	SANITARY SEWER MAN HOLE
MIN. FFE	MINIMUM FINISHED FLOOR ELEVATION

FILED FOR REGISTRATION
DEC 27 2006
9:51 AM
REGISTER OF DEEDS MECKLENBURG COUNTY NO.

DB 16838 PG 639

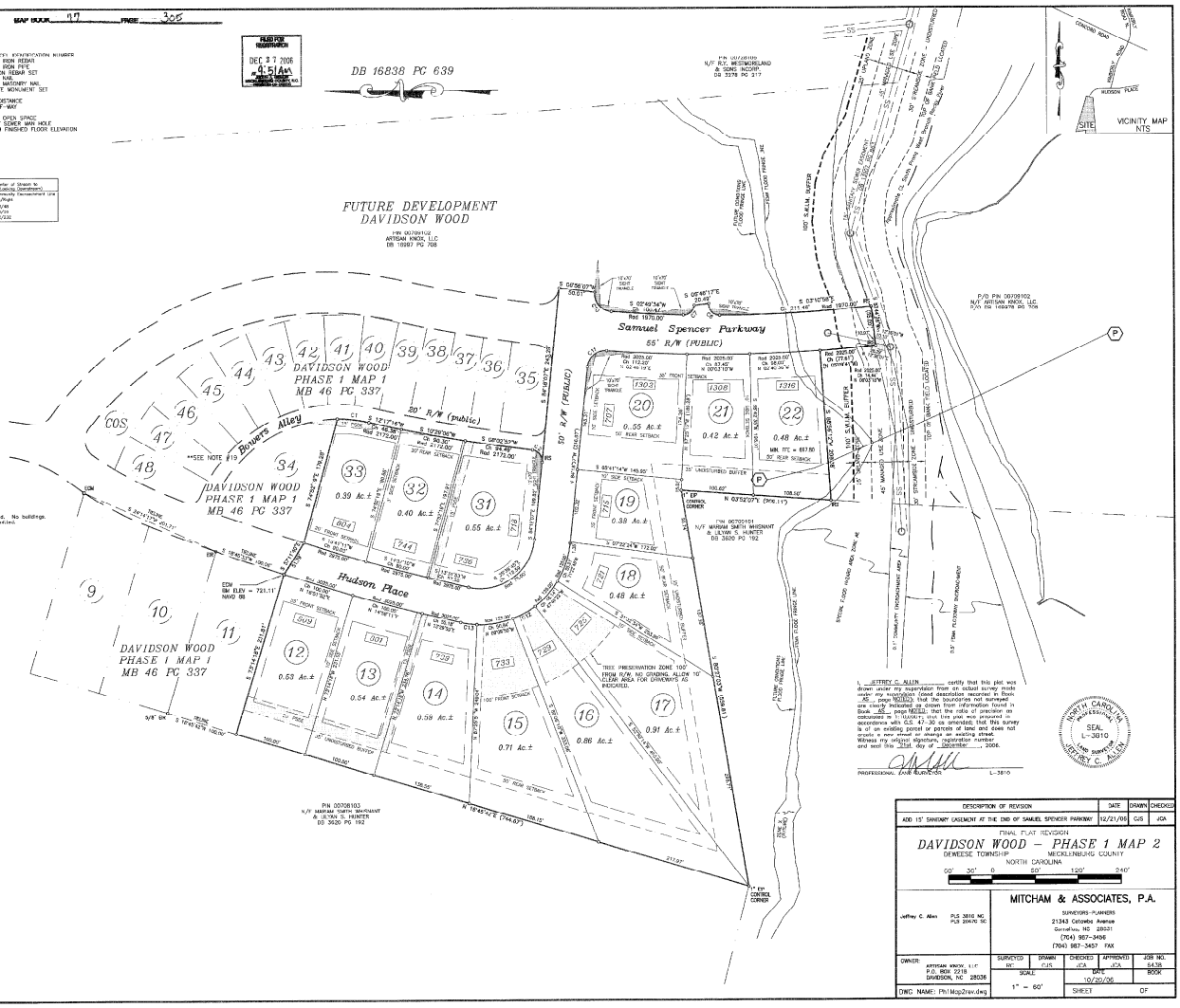
FLOOD HAZARD DATA TABLE							
Cross Section	Stream Station	1% Annual Chance (100-year) Water Surface Elevation (Feet NAVD88)		Velocity (Feet per Second)		Distance in Feet From Center of Stream to Encroachment Boundary (Looking Downstream)	
		Pre-Development Land Use Conditions	Post-Development Land Use Conditions	Pre-Development Land Use Conditions	Post-Development Land Use Conditions	Left/Right	Left/Right
D	13405	2553	2785	886.8	680.0	33/29	73/48
C	14007	2484	2745	840.8	680.0	30/30	49/39
B	15446	1422	1829	898.3	686.8	36/186	72/232

NOTES

1. DEED REF: DB 16897 PG 708
2. TAX PARCEL IDENTIFICATION # 00709102
3. ALL DISTANCES ARE HORIZONTAL
4. 5/8" IRON REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED
5. NAIL OR IRON ROD/PKS SET AT STREET CURVE POINTS
6. NO MONS OR LESS MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
7. TOTAL AREA: 9.15 ACRES ± (Method of calculation by coordinate compilation)
   In Single Family Lots = 7.76 AC.±
   Right-of-Way = 1.39 AC.±
8. PRESENT ZONING: R-MF(CD)
9. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FIRM COMMUNITY PANEL 3707158600STE ZONE AE DATED FEBRUARY 4, 2004
10. THE FLOOD PROTECTION ELEVATION (FPE) BUILDING RESTRICTION FLOODLINE ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL AND THE CONSTRUCTION OF BUILDING OR STRUCTURES BELOW THE FLOOD PROTECTION ELEVATION IS PROHIBITED, AS FURTHER DESCRIBED BY SECTION 7.200 OF THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE
11. FLOOD LINES AND CROSS SECTION INFORMATION IS SCALED AS TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, PANEL 168 OF 424
12. THIS PROPERTY FALLS WITHIN THE "TSPA" BUFFER.
13. NAMED STREAMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAIN EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
14. THE FLOOD PROTECTION ELEVATION (FPE) BUILDING FLOODLINE ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL AND THE CONSTRUCTION OF BUILDING OR STRUCTURES BELOW THE FLOOD PROTECTION ELEVATION IS PROHIBITED, AS FURTHER DESCRIBED BY SECTION 7.200 OF THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE
15. THE BUILDING RESTRICTION FLOODLINE WAS SEEN
16. NO WETLANDS ON SITE
17. THERE ARE NO SINKHOLES OR BURIAL PITS ON THE PROPERTY KNOWN TO THE SURVEYOR.
18. R.M.U. NOTES (see Town of Davidson Planning Ordinance 15.0 for exact descriptions)

STREAMSIDE ZONE: Land disturbances, vegetation clearing, and buildings are prohibited.
MANAGED USE ZONE: Passive recreation such as bike paths and walking trails are permitted. No buildings.
UPLAND ZONE: Passive recreation, grass cover, and small buildings ≤ 12'x12' are permitted.

19. ALLEY "A" RECORDED IN MB 46 PG 337 HAS BEEN CHANGED TO BOWERS ALLEY
20. THE SOLE PURPOSE OF THIS PLAT IS TO RECORD THE SANITARY SEWER EASEMENT AT THE END OF SAMUEL SPENCER PARKWAY.
21. THIS PLAT REVISION SUPERSEDES MB 47 PG 75.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, and dedicate all streets, alleys, walks, parks and other sites and easements to public or private as noted. Furthermore, I dedicate all sewer lines and all water lines to the Charlotte-Mecklenburg Utility Department, if applicable.

12/21/06
Date

Owner(s)

I, JEFFREY C. ALLEN, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book ___, page ___) (Book 46, page 337); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ___, page ___; that the ratio of precision as calculated is 1:10,000+; that the plat was prepared in accordance with G.S. 47-30 as amended; that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
Witness my original signature, registration number and seal this 21st day of December, 2006.

PROFESSIONAL LAND SURVEYOR L-3810

NORTH CAROLINA SEAL L-3810 LAND SURVEYOR JEFFREY C. ALLEN

DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED
ADD 15' SANITARY EASEMENT AT THE END OF SAMUEL SPENCER PARKWAY	12/21/06	CJS	JCA

FINAL PLAT REVISION

DAVIDSON WOOD – PHASE 1 MAP 2
DEWEESE TOWNSHIP MECKLENBURG COUNTY
NORTH CAROLINA

0' 30' 0 60' 120' 240'

MITCHAM & ASSOCIATES, P.A.
SURVEYORS-PLANNERS
21343 Catawba Avenue
Cornelius, NC 28031
(704) 987-3456
(704) 987-3457 FAX

Jeffrey C. Allen PLS 3810 NC PLS 2047C SC

OWNER	SURVEYED	DRAWN	CHECKED	APPROVED	JOB NO.
ARTISAN KNOX, LLC P.O. BOX 2318 DAVIDSON, NC 28036	BC	CJS	JCA	JCA	6438
	SCALE		DATE		BOOK
	1" = 60'		10/20/06		
DWG NAME: PhIMap2rev.dwg			SHEET		OF