

- NOTES:**
- THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
  - DASHED LINES INDICATE LINES NOT SURVEYED.
  - #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - AREAS COMPUTED BY COORDINATE METHOD.
  - THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ADDITIONAL RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES MAY EXIST.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - SUBJECT PROPERTY IS ZONED UR-2(CD)  
TAX ID#171-251-01, 171-251-02, 171-251-03, & 171-251-04
  - NO DEMOLITION LANDFILL OR DEVELOPMENTAL STUMP HOLES WERE DESIGNED OR OBSERVED ON THE SUBJECT TRACT.
  - THE PURPOSE OF THE STORM DRAINAGE EASEMENT(SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
  - TOTAL NUMBER OF LOTS THIS PLAT=10.
  - TOTAL AREA THIS PLAT=1.269 ACRES±.
  - LANDSCAPE AREAS TO BE MAINTAINED BY THE HOA AND POA.
  - NO STRUCTURE WILL BE ALLOWED WITHIN TEN FEET OF THE TREE SAVE AREA.
  - VEHICULAR ACCESS TO EACH UNIT IS FROM THE INTERNAL PRIVATE DRIVES; DIRECT VEHICULAR ACCESS FROM THE UNIT TO FAIRVIEW ROAD IS PROHIBITED.
  - PRIVATE DRIVES AND ACCESS EASEMENT TO BE MAINTAINED BY THE HOA AND POA.  
SETBACK: 29' FROM BOC (FAIRVIEW RD)  
14' FROM BOC (CLOSEBURN)  
BUILDING SIDE YARD: 15'  
BUILDING REAR YARD: 15' & 20' ADJACENT TO R-3  
SUBLOTS TO ACCOMMODATE THE DWELLING UNIT AND 400 SF OF PRIVATE OPEN SPACE EXCLUSIVE OF DRIVEWAYS OR PARKING PADS.
  - THE PURPOSE OF THE POST-CONSTRUCTION CONTROLS EASEMENT (PCEE) IS TO PROVIDE STORM WATER CONVEYANCE AND CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW, SYSTEM PERFORMANCE, OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNRESTRICTED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE POST-CONSTRUCTION STORM WATER ORDINANCE.
  - ALL NATURAL AREAS LABELED PER CITY OF CHARLOTTE POST-CONSTRUCTION STORM WATER ORDINANCE.
  - THERE WILL BE A 3' MINIMUM DISTANCE REQUIRED BETWEEN THE BUILDING LINE AND PROPERTY LINE AND A MINIMUM OF 10' BUILDING SEPARATION.

**COMMON OPEN SPACE AGREEMENT**

SOUTHPARK CITY HOMES HOMEOWNERS ASSOCIATION INC., IN RECORDING THIS PLAT AS A PORTION OF SOUTHPARK CITY HOMES PHASE I, HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACE" FOR THE USE BY THE HOMEOWNERS OR TENANTS OF SOUTHPARK CITY HOMES, NOT FOR USE BY THE GENERAL PUBLIC BUT FOR PARKING, RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO SOUTHPARK CITY HOMES, WHICH DECLARATIONS WILL BE RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS BEFORE ANY LOTS ARE SOLD AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CHARLOTTE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL INFRASTRUCTURE BEING THE WHOLE SYSTEM OF IMPROVEMENTS REQUIRED FOR THE USE OF THE SUBDIVISION THAT ALLOW IT TO BE USED FOR ITS INTENDED SUBDIVIDED PURPOSE. THIS INCLUDES BUT IS NOT LIMITED TO PUBLIC STREETS, STREET CURB AND GUTTER, SIDEWALKS, PUBLIC SEWER, PUBLIC WATER, STORM WATER DETENTION, DRAINAGE FEATURES, TRAFFIC CONTROL DEVICES, STREET LIGHTING, STREET SIGNS, AND LANDSCAPING TO THE APPROPRIATE AGENCY.

OWNER: *Ray W. Volkmann* DATE: 6/1/2017  
Saratoga SouthPark Ventures, LLC.

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20(SUBDIVISION ORDINANCE) OF THE CITY CODE OF CHARLOTTE, NORTH CAROLINA.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
PLANNING COMMISSION STAFF  
DATE: 6/1/2017

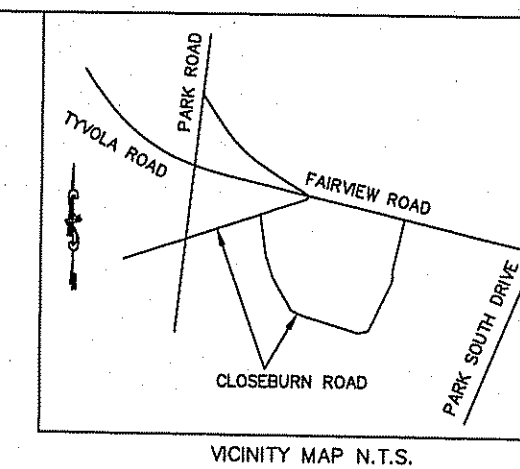
STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

JASON V. PRESCOTT REVIEW OFFICER OF MECKLENBURG COUNTY.

CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 6/1/2017

REVIEW OFFICER

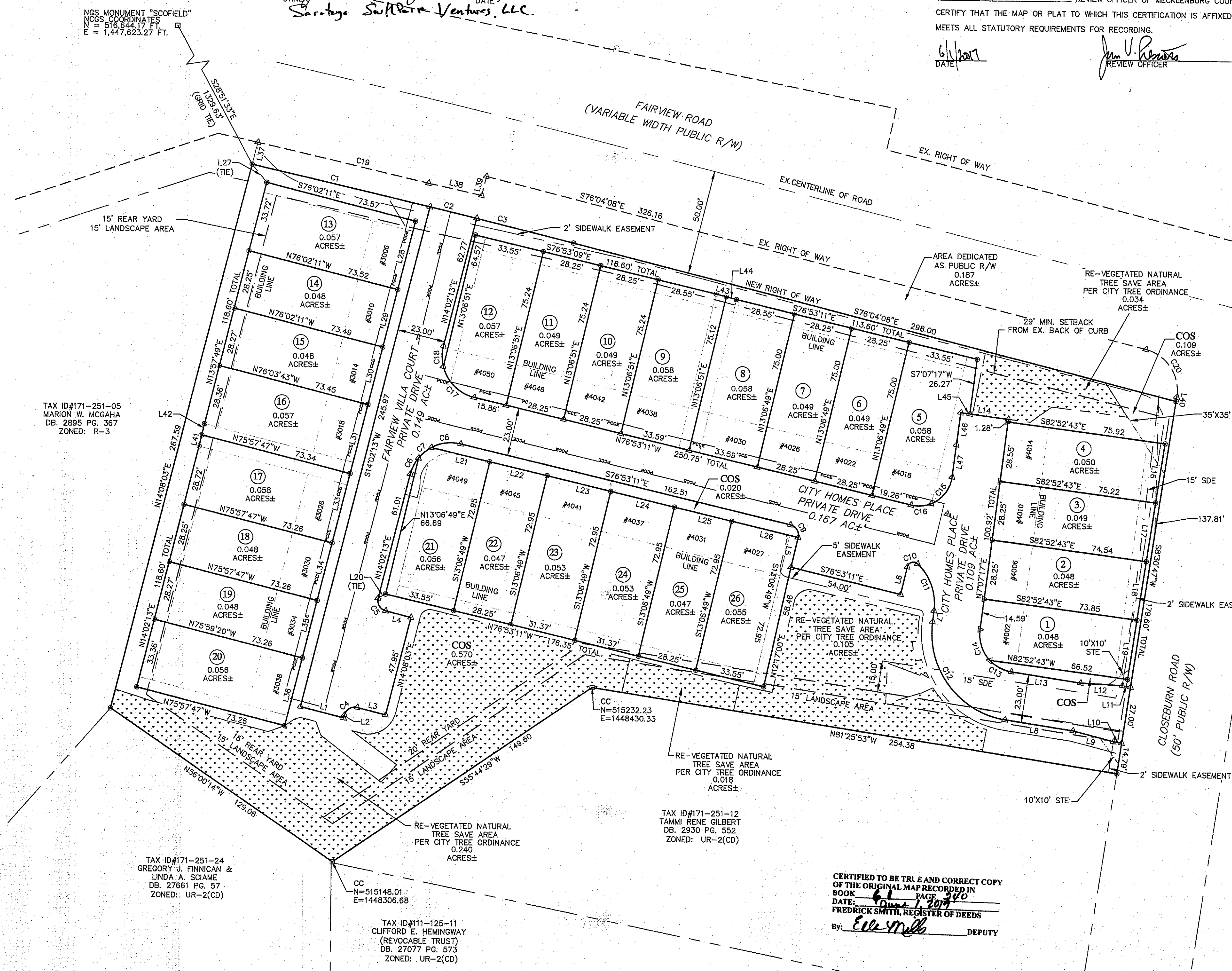


UNIT #	POS(SF)
1	426
2	457
3	475
4	535
5	481
6	440
7	453
8	476
9	473
10	449
11	446
12	436
13	427
14	446
15	450
16	423
17	422
18	436
19	438
20	413
21	410
22	420
23	486
24	487
25	420
26	409

PRIVATE OPEN SPACE TOTALS ARE INCLUDED IN THE TOTAL LOT ACREAGE

Line #	Length	Direction
L1	21.42	S75°57'47"E
L2	1.50	N14°02'13"E
L3	14.01	S75°57'47"E
L4	12.52	N75°51'57"W
L5	14.50	S13°06'49"W
L6	13.46	N13°06'49"E
L7	5.21	S70°17'17"W
L8	33.01	S81°29'13"E
L9	20.08	S75°46'18"E
L10	4.00	S81°29'13"E
L11	4.00	N81°29'13"W
L12	20.07	N87°12'21"W
L13	33.51	N81°29'13"W
L14	18.62	N82°52'43"W
L16	28.56	S8°30'40"W
L17	28.26	S8°30'47"W
L18	28.26	S8°30'47"W
L19	28.56	S8°30'47"W
L20	4.04	N60°48'08"E
L21	28.79	S76°53'11"E
L22	28.25	S76°53'11"E
L23	31.37	S76°53'11"E
L24	31.37	S76°53'11"E
L25	28.25	S76°53'11"E

Line #	Length	Direction
L26	32.70	S76°53'11"E
L27	11.05	S39°42'04"E
L28	33.72	S14°02'13"W
L29	28.25	S14°02'13"W
L30	28.24	S14°02'13"W
L31	34.00	S14°02'13"W
L32	34.24	S14°02'13"W
L33	33.39	S14°02'13"W
L34	28.25	S14°02'13"W
L35	28.24	S14°02'13"W
L36	33.39	S14°02'13"W
L37	10.78	N14°08'03"E
L38	26.04	S77°35'56"E
L39	9.35	N14°00'55"E
L40	2.21	S8°30'47"W
L41	5.52	N131°3'00"E
L42	5.51	N131°3'00"E
L43	5.04	S75°30'30"E
L44	5.04	S75°30'30"E
L45	4.38	S82°52'43"E
L46	15.42	S70°17'17"W
L47	15.50	S70°17'17"W



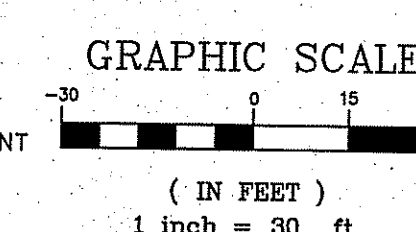
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BOOK 61 PAGE 340  
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AREA TABULATION  
AREA WITHIN LOTS=0.57 ACRES±  
AREA WITHIN COS=0.699 ACRES±  
(COS INCLUDES TREE SAVE AREA)  
AREA WITHIN TREE SAVE AREA=0.397 ACRES±  
TOTAL PLATTED AREA=1.269 ACRES±  
LINEAR FOOTAGE FAIRVIEW VILA COURT=245 LF.  
LINEAR FOOTAGE CITY HOMES PLACE=482 LF.

- LEGEND:**
- SIGHT TRIANGLE EASEMENT
  - BUILDING LINE
  - SIDEWALK EASEMENT
  - OLD PROPERTY LINE
  - PROPERTY LINE
  - SETBACK/REAR YARD LINE
  - STORM DRAIN EASEMENT
  - ADJOINER LINE
  - POST CONSTRUCTION CONTROLS EASEMENT
  - TREE SAVE AREA

- IRON PIPE SET
- IRON FOUND AS NOTED
- △ COMPUTED POINT, NO IRON SET
- SDE - PUBLIC STORM DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- CONCRETE MONUMENT (CC)
- PCEE - POST CONSTRUCTION CONTROLS EASEMENT
- COS - COMMON OPEN SPACE
- STE - SIGHT DISTANCE EASEMENT
- #1234 - LOT ADDRESS



I, KENNETH M. GREEN, PLS, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MECKLENBURG COUNTY, NORTH CAROLINA, FEMA PANEL NUMBER 371045100K, DATED FEBRUARY 19, 2014, AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

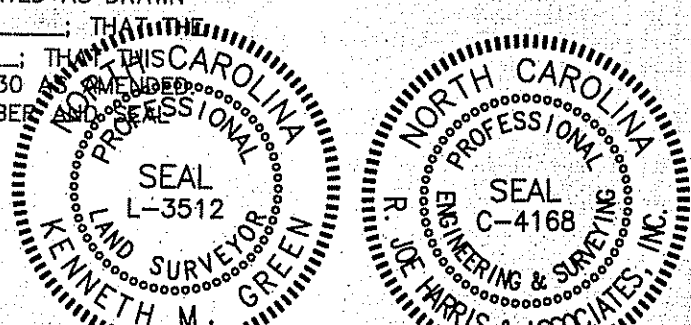
I, KENNETH M. GREEN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

RATIO OF PRECISION AS CALCULATED IS ± 1:10000

PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER \_\_\_\_\_, THAT THIS \_\_\_\_\_ DAY OF JUNE, 2017.

KENNETH M. GREEN, PLS L-3512



Curve #	Length	Radius	Chord	Bearing	Delta
C1	87.50	5679.58	87.50	S77°13'29"E	0°52'58"
C2	23.00	5679.58	23.00	S76°40'03"E	0°13'55"
C3	47.83	5679.58	47.83	S76°18'36"E	0°28'57"
C4	7.85	5.00	7.07	N59°02'13"E	90°00'00"
C5	7.85	5.00	7.07	N30°54'52"W	89°54'10"
C6	8.72	20.00	8.65	S26°31'43"W	24°59'01"
C7	7.92	20.00	7.87	S50°21'44"W	22°41'01"
C8	14.45	20.00	14.14	N82°24'32"E	41°24'36"
C9	7.85	5.00	7.07	S31°53'11"E	90°00'00"
C10	6.27	3.00	5.19	N73°01'04"E	119°48'31"
C11	24.59	26.00	23.69	S19°58'42"E	54°11'57"
C12	64.18	41.50	57.97	S37°10'58"E	88°36'29"
C13	11.87	18.00	11.65	N62°36'09"W	37°46'08"
C14	15.97	18.00	15.45	N18°17'54"W	50°50'22"
C15	16.89	16.00	16.12	S37°21'38"W	60°28'42"
C16	9.92	16.00	9.76	S85°21'24"W	35°30'50"
C17	21.71	20.00	20.66	S45°47'08"E	62°12'07"
C18	10.03	20.00	9.92	N0°19'26"W	28°43'17"
C19	83.97	5690.33	83.97	S77°14'24"E	0°50'44"
C20	29.52	20.00	26.92	S33°46'40"E	84°34'55"

REFERENCES  
DB 30247 PG 6  
DB 30247 PG 6  
DB 30246 PG 995  
MB 60 PG 969

**REVISED FINAL PLAT OF SOUTHPARK CITY HOMES PHASE 1 MAP 1**  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NORTH CAROLINA  
PARCEL ID #171-251-01, 171-251-02, 171-251-03, & 171-251-04

SURVEYED FOR CURRENT OWNER:  
SARATOGA SOUTHPARK VENTURES, LLC  
10205 STONEMEDE LANE  
MATTHEWS, NC 28105

R. Joe Harris & Associates, Inc.  
Engineering & Land Surveying  
127 BEN CASEY DRIVE, SUITE 101, FORT MILL, SC  
Phone: (803) 902-1790

2393 JOB NO.  
5-30-17 DATE  
RJH & ASSOC  
30 SCALE  
PREPARED BY DC  
CHECKED BY KMG  
SHEET 1 OF 1