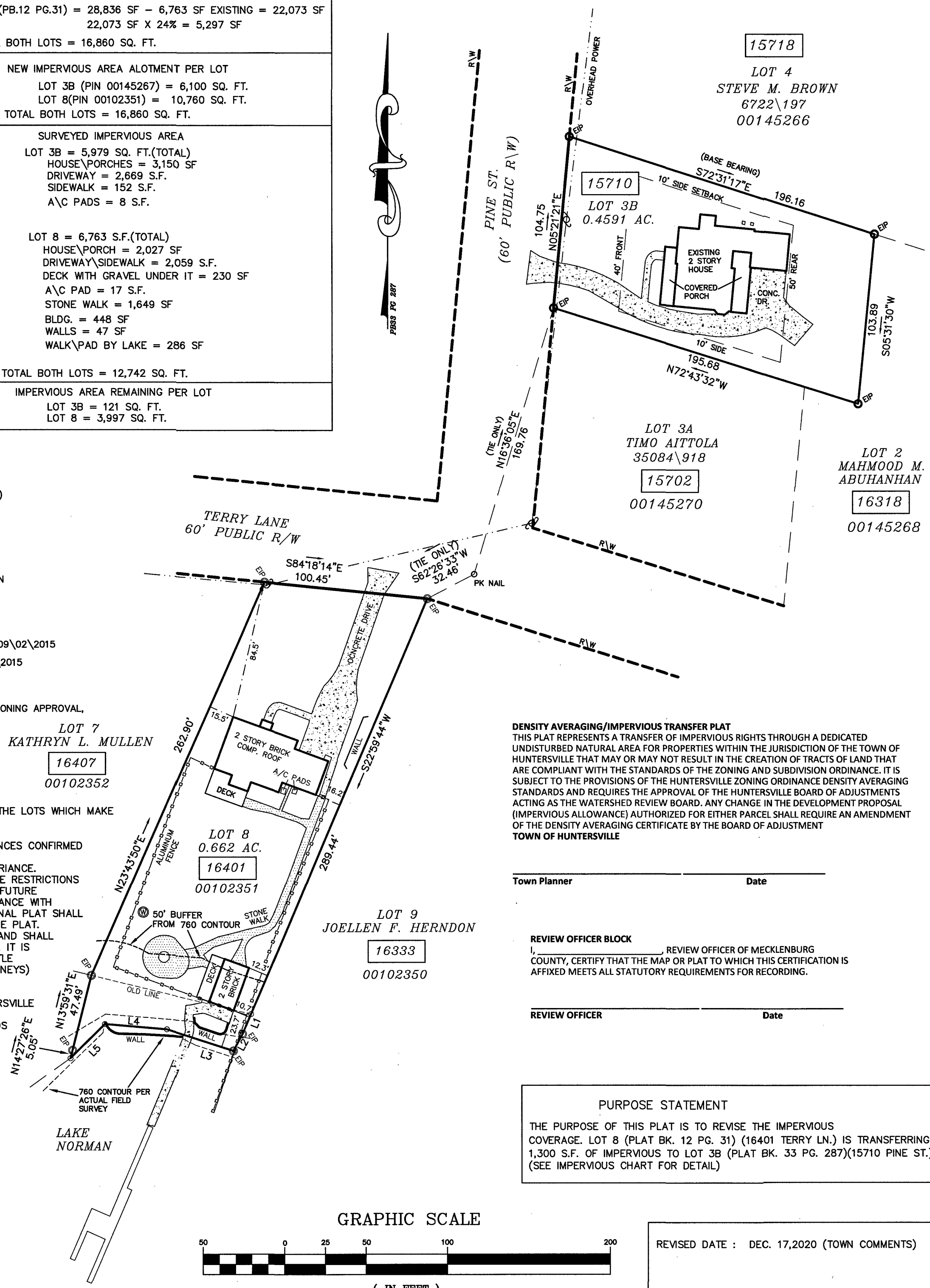


LINE TABLE		
LINE	BEARING	LENGTH
L1	S 22°59'44" W	13.33'
L2	S 28°18'10" W	11.82'
L3	N 72°05'54" W	42.72'
L4	N 85°16'43" W	38.22'
L5	S 44°58'24" W	29.82'

IMPERVIOUS AREA CHART	
PREVIOUS IMPERVIOUS AREA	
LOT 3B (PB.33 PG.287) = 24% X 20,000 SQ. FT.= 4,800 SF	
LOT 8 (PB.12 PG.31) = 28,836 SF - 6,763 SF EXISTING = 22,073 SF	
22,073 SF X 24% = 5,297 SF	
TOTAL BOTH LOTS = 16,860 SQ. FT.	
NEW IMPERVIOUS AREA ALLOTMENT PER LOT	
LOT 3B (PIN 00145267) = 6,100 SQ. FT.	
LOT 8 (PIN 00102351) = 10,760 SQ. FT.	
TOTAL BOTH LOTS = 16,860 SQ. FT.	
SURVEYED IMPERVIOUS AREA	
LOT 3B = 5,979 SQ. FT.(TOTAL)	
HOUSE\PORCHES = 3,150 SF	
DRIVEWAY = 2,669 S.F.	
SIDEWALK = 152 S.F.	
A\C PADS = 8 S.F.	
LOT 8 = 6,763 S.F.(TOTAL)	
HOUSE\PORCH = 2,027 SF	
DRIVEWAY\SIDEWALK = 2,059 S.F.	
DECK WITH GRAVEL UNDER IT = 230 SF	
A\C PAD = 17 S.F.	
STONE WALK = 1,649 SF	
BLDG. = 448 SF	
WALLS = 47 SF	
WALK\PAD BY LAKE = 286 SF	
TOTAL BOTH LOTS = 12,742 SQ. FT.	
IMPERVIOUS AREA REMAINING PER LOT	
LOT 3B = 121 SQ. FT.	
LOT 8 = 3,997 SQ. FT.	

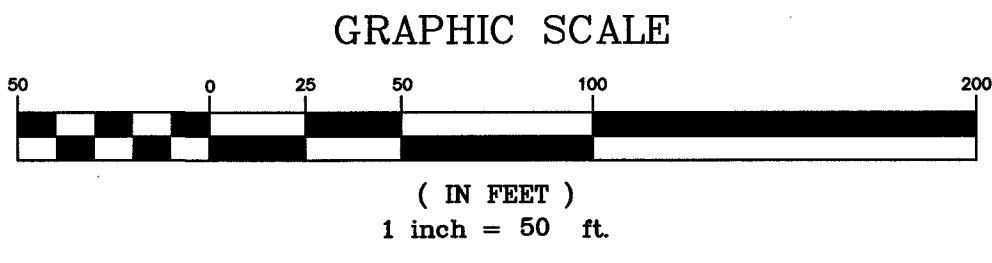
- NOTES:
- This property may be subject to any easements and/or Rights-of-way of record.
 - Tax Parcel No.'s (00145267) LOT 3B- DB. 35333 PG.389 (PB 33 PG 287) (00102351) LOT 8- DB. 31536 PG.362 (PB 12 PG 31)
 - Both lots are zoned : GR (and all surrounding property)
 - Minimum Building Setback Per GR Zoning: 40' FRONT, 10' SIDEYARD, 50' REAR YARD. *SETBACKS SHOWN ON LOT 3B ARE FROM PB. 33 PG. 287 & GR ZONING 10' MIN. BLDG. SEPARATION
 - Both lots are located in Lake Norman Watershed CA.
 - No geodetic monument found within 2000' of said property.
 - Lot 8 is located in zone "AE & X" per flood map 3710462100K dated 09\02\2015. Lot 3B is located in zone "X" per flood map 3710462100K dated 09\02\2015
 - AREAS COMPUTED BY COORDINATE METHOD. THE ACREAGE OF THIS PLAT = 1.1211 AC. TOTAL. ANY ADDITIONAL IMPERVIOUS ADDED TO EITHER PROPERTY, SUBJECT TO ZONING APPROVAL, MAY REQUIRE SURVEY AT THE COMPLETION OF THE PROJECT.
 - ACCESSORY STRUCTURES MUST BE A MINIMUM OF 5 FT. FROM SIDE AND REAR YARD PROPERTY LINE
 - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED
 - NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN THE LOTS WHICH MAKE UP THIS MAP
 - NO STOR. WATER MITIGATION PLAN REQUIRED. VEGETATIVE CONVEYANCES CONFIRMED 11/24/2020 FOR LOW DENSITY OPTION.
 - NEITHER PARCELS NEED OR HAVE BEEN GRANTED A WATERSHED VARIANCE.
 - THE PURPOSE OF THE FINAL PLAT IS TO INDICATE THE ENFORCEABLE RESTRICTIONS ON PROPERTY USAGE THAT RUN WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT MAINTAINS THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. THE RESTRICTIONS ON THIS RECORDED FINAL PLAT SHALL BE SHOWN ON ANY SURVEY OF ANY OF THE PROPERTIES WITHIN THE PLAT. PROPERTY OWNERSHAVE RECORD NOTICE OF THESE RESTRICTOONS AND SHALL MAINTAIN THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. IT IS RECOMMENDED THAT REAL ESTATE PROFESSIONALS (SURVEYORS, TITLE COMPANY REPRESENTATIVES, REAL ESTATE AGENTS, CLOSING ATTORNEYS) MAKE PROPERTY OWNERS OR PURCHASERS AWARE OF THESE RESTRICTIONS AT OR PRIOR TO CLOSING.
 - DEVELOPMENT OF PROPERTIES IS SUBJECT TO THE TOWN OF HUNTERSVILLE SEDIMENT AND EROSION CONTROL ORDINANCE. CONTACT THE TOWN OF HUNTERSVILLE TO DETERMINE IF DEVELOPMENT THRESHOLDS REQUIRE ADDITIONAL PLAN APPROVAL.
 - BUFFERS MEET THE MINIMUM HUNTERSVILLE ZONING ORDINANCE WATER SUPPLY WATERSHED REQUIREMENTS.
 - DENSITY AVERAGING CERTIFICATE, DA20-01, APPROVED (ENTER DATE HERE BEFORE SUBMITTING TO EPM)



DENSITY AVERAGING/IMPERVIOUS TRANSFER PLAT
 THIS PLAT REPRESENTS A TRANSFER OF IMPERVIOUS RIGHTS THROUGH A DEDICATED UNDISTURBED NATURAL AREA FOR PROPERTIES WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE ZONING AND SUBDIVISION ORDINANCE. IT IS SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE ZONING ORDINANCE DENSITY AVERAGING STANDARDS AND REQUIRES THE APPROVAL OF THE HUNTERSVILLE BOARD OF ADJUSTMENTS ACTING AS THE WATERSHED REVIEW BOARD. ANY CHANGE IN THE DEVELOPMENT PROPOSAL (IMPERVIOUS ALLOWANCE) AUTHORIZED FOR EITHER PARCEL SHALL REQUIRE AN AMENDMENT OF THE DENSITY AVERAGING CERTIFICATE BY THE BOARD OF ADJUSTMENT TOWN OF HUNTERSVILLE

Town Planner _____ Date _____
 REVIEW OFFICER BLOCK
 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 _____

PURPOSE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO REVISE THE IMPERVIOUS COVERAGE. LOT 8 (PLAT BK. 12 PG. 31) (16401 TERRY LN.) IS TRANSFERRING 1,300 S.F. OF IMPERVIOUS TO LOT 3B (PLAT BK. 33 PG. 287)(15710 PINE ST.) (SEE IMPERVIOUS CHART FOR DETAIL)



OWNER CERTIFICATION
 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 USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

Owner : MITCHELL W. SPAHN Date _____
 OWNER : SHERYL M. SPAHN DATE _____
 OWNER : THOMAS M. ALMOND DATE _____
 OWNER : JACKIE G. ALMOND DATE _____

SURVEYORS CERTIFICATION
 I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK 2619, PAGE 2209; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000, (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 2583, PAGE 2036); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

WITNESS MY HAND AND SEAL THIS 17 DAY OF Dec. A.D. 2020.
 [Signature]
 OFFICIAL SEAL
 PROFESSIONAL LAND SURVEYOR
 L-3499
 REGISTRATION NUMBER
 SEAL L-3499
 WILLIAM M. ALLEN
 LAND SURVEYOR

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF

[Signature]
 PROFESSIONAL LAND SURVEYOR

LOT 3B - REVISED
 BROWN'S ADDITION
 PLAT BOOK 33 PAGE 287

TITLE: **LOT 8 - REVISED**
 BROWNS COVE
 PLAT BOOK 12 PAGE 31

OWNERS:
 LOT 3B
 MICHELL W. & SHERYL M. SPAHN
 15710 PINE ST.
 HUNTERSVILLE, NC 28078
 DEED BK 35333 PG 389

LOT 8
 THOMAS M. & JACKIE G. ALMOND
 16401 TERRY LN.
 HUNTERSVILLE, NC 28078
 DEED BK 31536 PG 362

LOCATION: TOWN OF HUNTERSVILLE
 HUNTERSVILLE TWSP., MECKLENBURG COUNTY, N.C.

DATE SURVEYED: 12\03\2020
 DATE DRAWN: 12\14\2020
 DRAWN BY: WMA
 JOB NO.
 FILE: BROWNS ADDITION 3B.DWG

REVISED DATE : DEC. 17, 2020 (TOWN COMMENTS)

DAS
 DON ALLEN & ASSOCIATES P.A.
 "Since 1971"
 Commercial * Residential * Mortgage Surveys * Multi-Family
 Construction Staking * Subdivision Design * Topographical
 131 Crosslake Park Drive (suite 102) * Mooresville, N.C. 28117
 (704) 664-7029 (704) 664-8041 Fax
 DONALLEN.SURVEY@GMAIL.COM