

OWNERS:  
HENRY V. DICKENS & LUCY M. DICKENS  
5114 LINCREST PLACE  
CHARLOTTE, NC 28211

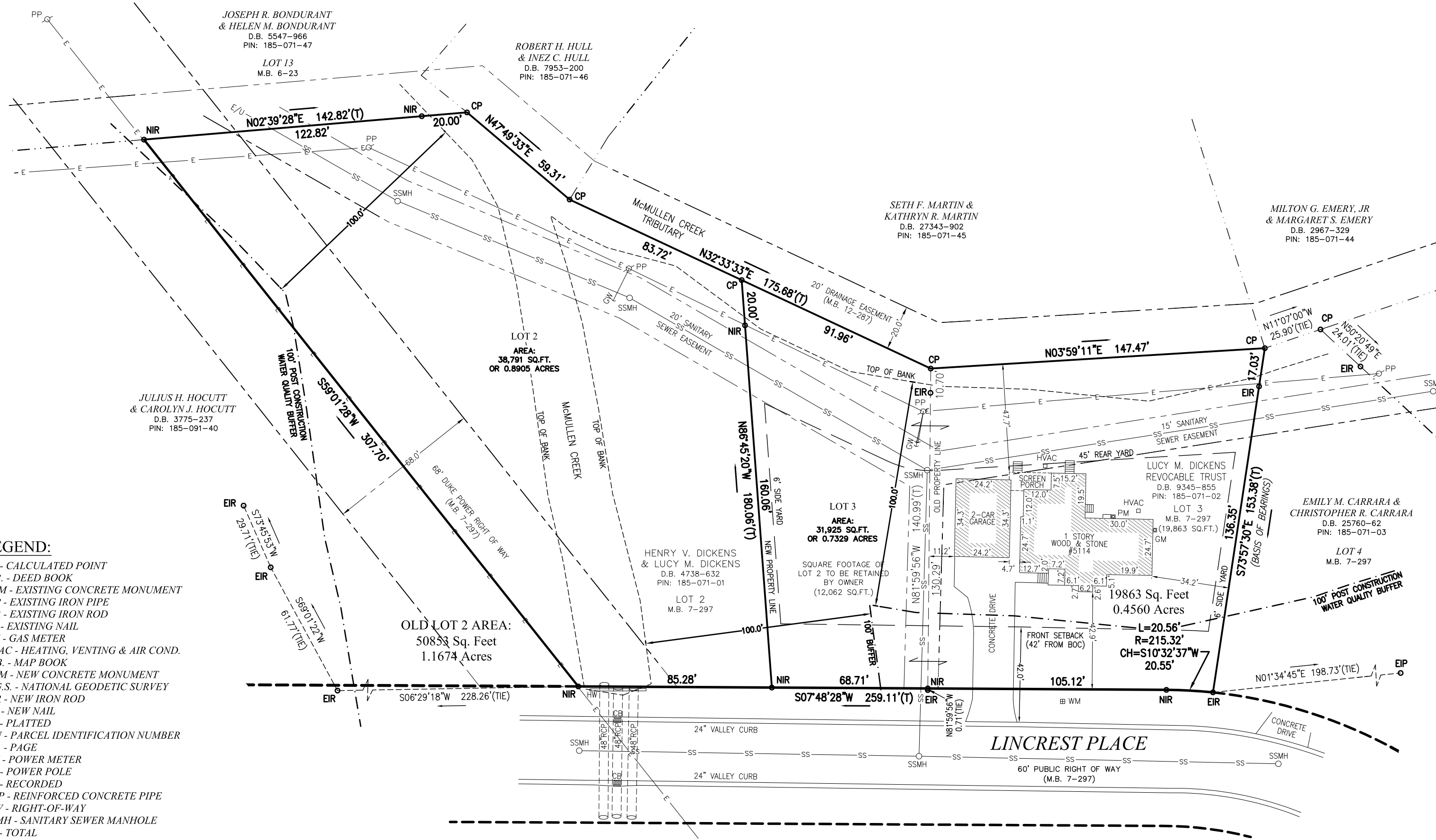
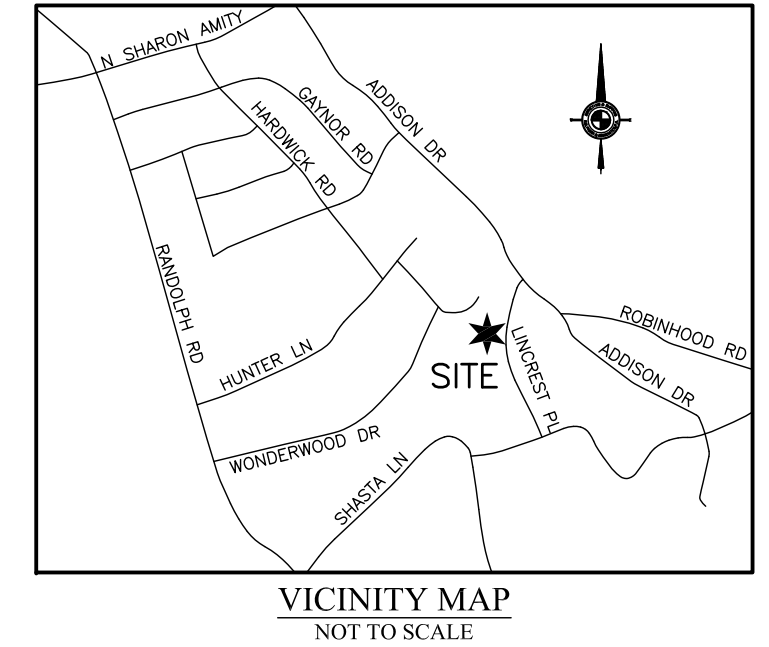
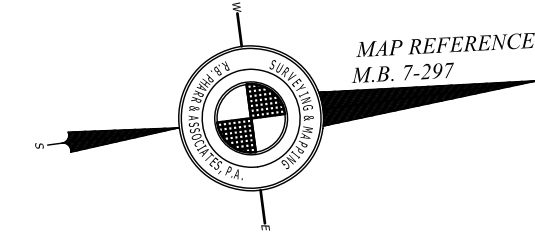
LUCY M. DICKENS REVOCABLE TRUST  
AGREEMENT DATED DECEMBER 6, 1989  
5114 LINCREST PLACE  
CHARLOTTE, NC 28211

# RECOMBINATION PLAT OF: LOTS 2 & 3, BLOCK A, SHERWOOD FOREST NO. 2

HENRY V. DICKENS & LUCY M. DICKENS (OWNER) &  
LUCY M. DICKENS REVOCABLE TRUST AGREEMENT DATED DECEMBER 6, 1989 (OWNER)  
5114 & 5122 LINCREST PLACE  
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
DEED REFERENCE: DEED BOOK 4738, PAGE 632 & DEED BOOK 9345, PAGE 855  
MAP REFERENCE: MAP BOOK 7, PAGE 297  
TAX PARCEL #: 185-071-01 & 185-071-02

LOT 2 AREA: 38,791 SQ.FT. OR 0.8905 ACRE  
LOT 3 AREA: 31,925 SQ.FT. OR 0.7329 ACRE  
TOTAL AREA: 70,716 SQ.FT. OR 1.6234 ACRES

**PRELIMINARY PLAT**  
NOT FOR RECORDATION  
CONVEYANCE OR SALES



- NOTES:**
- ALL CORNERS MONUMENTED AS SHOWN.
  - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
  - BROKEN LINES, NOT DESCRIBED, INDICATE PROPERTY LINES NOT SURVEYED.
  - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
  - THE PURPOSE OF THIS PLAT IS TO RECOMBINE PARCELS AS SHOWN HEREON.
  - ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.
  - THE SUBJECT PROPERTY LIES WITHIN THE MCMULLEN WATERSHED DISTRICT.
  - A MARITAL SETTLEMENT AGREEMENT BETWEEN LUCY M. DICKENS AND HENRY V. DICKENS WAS FILED IN THE BURKE COUNTY, NC OFFICE OF C.S.C. ON MARCH 14, 2011, WHEREAS HENRY V. DICKENS HAS TRANSFERRED TO LUCY M. DICKENS ALL MARITAL RIGHTS TO THE HOUSE AND LOT AT 5114 LINCREST PLACE, AND THE UNIMPROVED LOT AT 5122 LINCREST PLACE, CHARLOTTE, NC.

**REVIEW OFFICER:**  
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 \_\_\_\_\_

**NOT SUBJECT TO**  
THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.  
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG  
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: BOOK 4738, PAGE 632 AND BOOK 9345, PAGE 855); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 27th DAY OF AUGUST, A.D., 2013.

THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

ANDREW B. BAKER, PLS L-4542 \_\_\_\_\_ DATE \_\_\_\_\_

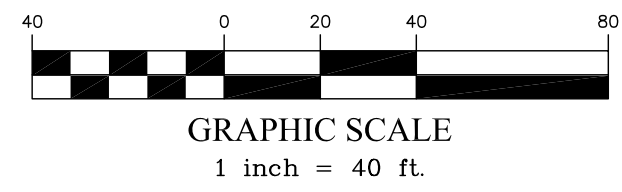
- LEGEND:**
- CP - CALCULATED POINT
  - D.B. - DEED BOOK
  - ECM - EXISTING CONCRETE MONUMENT
  - EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - EN - EXISTING NAIL
  - GM - GAS METER
  - HVAC - HEATING, VENTING & AIR COND.
  - M.B. - MAP BOOK
  - NCM - NEW CONCRETE MONUMENT
  - N.G.S. - NATIONAL GEODETIC SURVEY
  - NIR - NEW IRON ROD
  - NN - NEW NAIL
  - (P) - PLATTED
  - PIN - PARCEL IDENTIFICATION NUMBER
  - PG - PAGE
  - PM - POWER METER
  - PP - POWER POLE
  - (R) - RECORDED
  - RCP - REINFORCED CONCRETE PIPE
  - R/W - RIGHT-OF-WAY
  - SSMH - SANITARY SEWER MANHOLE
  - (T) - TOTAL
  - V/C - VALLEY CURB
  - PROPERTY LINE
  - PROPERTY LINE (NOT SURVEYED)
  - RIGHT-OF-WAY
  - RIGHT-OF-WAY (NOT SURVEYED)
  - EASEMENT
  - SETBACK
  - SANITARY SEWER
  - POWER LINE

**OWNERS CERTIFICATE:**  
THE UNDERSIGNED PROPERTY OWNER HEREBY CERTIFIES TO HOLDING LEGAL OWNERSHIP OF THE PROPERTY SHOWN ON THIS PLAT AND TO THE AUTHORITY TO MAKE DECISIONS CONCERNING THE SUBJECT PROPERTY. THE UNDERSIGNED FURTHERMORE CERTIFIES TO REVIEWING THIS PLAT AND TO AGREEING WITH THE PLACEMENT OF BOUNDARY LINES AS SHOWN HEREON.

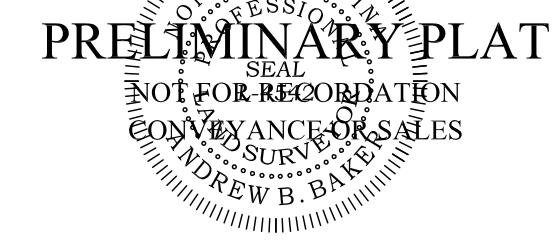
OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

**AREA COMPARISON TABLE**

LOT 2 PRIOR TO RECOMBINATION:	19,863 SQ.FT. OR 0.4560 ACRES
LOT 2 AFTER RECOMBINATION:	31,925 SQ.FT. OR 0.7329 ACRES
LOT 3 PRIOR TO RECOMBINATION:	50,853 SQ.FT. OR 1.1674 ACRES
LOT 3 AFTER RECOMBINATION:	38,791 SQ.FT. OR 0.8905 ACRES



**ZONING:**  
SUBJECT PROPERTY ZONED: R-3  
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
MINIMUM SETBACK: 42' FROM BACK OF CURB  
MINIMUM SIDE YARD: 6'  
MINIMUM REAR YARD: 45'  
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.



**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009  
COMMUNITY PANEL NO: 370159 4562 J (ZONE AE)

CREW:	DRAWN:	REVISED:
SM	ND	
<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b> SURVEYING & MAPPING LICENSURE NO: C-1471 420 HAWTHORNE LANE CHARLOTTE, NC. 28204 TEL. (704) 376-2186		
SCALE: 1" = 40'	DATE: AUGUST 27, 2013	FILE NO. XX-3837 JOB NO. 80055