

Easement Conveyance - Village at Commonwealth

AFM 08/08/2018



REGISTER OF DEEDS:
CERTIFIED TO BE A TRUE AND CORRECT COPY OF
THE ORIGINAL MAP RECORDED IN:

BOOK _____ PAGE _____

DATE: JUDITH A. GIBSON, REGISTER OF DEEDS

FILED FOR REGISTRATION
NOV 14 2008
12:42 PM

CITY OF CHARLOTTE:
APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20C (SUBDIVISION)
ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STATE:
DATE: 11/11/08

REVIEW OFFICER:
JOSHUA F. WHEAT, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT
THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

- LEGEND:**
- DB - DEED BOOK
 - MB - MAP BOOK
 - R/W - RIGHT-OF-WAY
 - EX - EXISTING
 - SDE - STORM DRAINAGE EASEMENT
 - SE - SANITARY SEWER EASEMENT
 - PA - EXISTING PAVEMENT
 - EIP - EXISTING IRON PIPE
 - CD - COMMON OPEN SPACE
 - SWP - SURFACE WATER IMPROVEMENT & MANAGEMENT
 - SWPE - STORMWATER PROTECTION ELEVATION
 - TYP - TYPICAL
 - CCM - EXISTING CONCRETE MOVEMENT
 - R/W - RIGHT-OF-WAY

ZONING:
SUBJECT PROPERTY ZONED: MUDD-6 PER REZONING RESOLUTION 2006-026
(SEE SECTION 9.5.5 IN CITY OF CHARLOTTE ZONING ORDINANCE)
FRONT SETBACK - 10' FROM BACK OF CURB
SIDE SETBACK - NONE
REAR SETBACK - THE REAR YARD SETBACKS ALONG THE EXISTING 15' PUBLIC ALLEY BETWEEN MCCLINTOCK AND COMMONWEALTH AVENUE WILL BE A MINIMUM 7' FOR BLOCKS 1-4, THE REAR YARD SETBACKS ALONG THE EXISTING 50' R/W BUTTER BE A MINIMUM 5' FOR BLOCKS 5-10.
MAXIMUM BUILDING HEIGHT - 120'

- NOTES:**
- ALL CORNERS ARE MARKED WITH IRON PINS.
 - PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 - THE PURPOSE OF THIS PLAN IS TO DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON, AND TO SUBMIT THE PROPERTY AS SHOWN HEREON.
 - THE PURPOSE OF THE STORM DRAINAGE EASEMENT SHOWN IS TO PROVIDE STORM WATER COLLECTION. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER USES WHICH IMPED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 - THIS PLAN COVERS LOTS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON FIRM COMMUNITY PANEL 3711C028B.
 - ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
 - THE BLOCKS SHOWN WITHIN THE STORMWATER ELEVATION LINE ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL, AND THE CONSTRUCTION OF BUILDING OR STRUCTURES BELOW THE STORMWATER PROTECTION ELEVATION, AS SHOWN, IS PROHIBITED, AS FURTHER DESCRIBED BY SECTION 2.206 OF THE CHARLOTTE-MECKLENBURG SUBDIVISION ORDINANCE.
 - STORMWATER ELEVATION LINE (SWEL) IS BASED ON DATA GENERATED BY FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY RB PHARR & ASSOCIATES.
 - ELEVATIONS BASED ON NGVD 1989 MEAN "M" DATUM. ELEVATION 124.74 (PAV) IS USED FOR MORNINGSIDE VILLAGE, LLC IN RECORDING THIS PLAN AS MORNINGSIDE VILLAGE, LLC HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACE" FOR USE BY THE HOMEOWNERS OR TENANTS OF MORNINGSIDE VILLAGE, LLC. NOT FOR USE BY THE GENERAL PUBLIC, BUT FOR PARKING, RECREATION, AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO MORNINGSIDE VILLAGE WHICH DECLARATIONS WILL BE RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS BEFORE ANY BLOCKS ARE SOLD, AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAN AND INCORPORATED HEREIN.
 - 11' - 12' WIDE PORTION OF THE GREENWAY PARCELS 1004 ACRES OF GREENWAY 41 AND 06178 ACRES OF GREENWAY 42, SHOWN HEREON, IS INCLUDED IN THE 80' DEDICATED AREAS 13.329 ACRES GREENWAY 41 & GREENWAY 42, DEDICATED AND CONVEYED TO MECKLENBURG COUNTY PARKS AND RECREATION.

SURVEYOR'S CERTIFICATE:
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SUPPORTED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAN; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 42-15 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10TH DAY OF JANUARY, 2008.

THIS PLAN CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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'S FEDERAL INUNDATION ADMINISTRATION, DATED FEBRUARY 1, 2006, COMMUNITY PANEL 3711C028B, FIRM 3711C028B, IE ZONE 1 (FLOOD ZONE 1).

MORNINGSIDE VILLAGE, MAP 1

MORNINGSIDE VILLAGE, LLC (OWNER)
MCCLINTOCK ROAD & IRIS DRIVE
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCES: DB 20997-361, DB 20997-350, DB 20997-295,
TAX NUMBERS: 129-037-04, 129-031-23, 129-036-01, 129-037-01, 129-037-02,
129-021-02 PART, 129-021-03, 129-021-04, 129-021-05, 129-022-04 THRU 15.
NET AREA (EXCLUDING ALLEYWAY, RIGHT-OF-WAY AND GREENWAY)
1,001,765 SQ. FT. OR 22.9974 ACRES
TOTAL AREA: 1,488,788 SQ. FT. OR 34.1779 ACRES

BLOCKS		
BLOCK	SQUARE FEET	ACRES
1	89,108	2.0338
2	105,646	2.4253
3	105,646	2.4253
4	96,821	2.2227
5	38,783	0.8903
6	88,590	2.0338
7	134,682	3.0919
8	48,328	1.1324
9	89,669	2.0585
10	101,450	2.3290
TOTAL	878,620	20.1894

COMMON OPEN SPACE		
CO'S	SQUARE FEET	ACRES
1	28,196	0.6473
2	32,301	0.7415
3	47,122	1.0818
TOTAL	107,619	2.4706

ALLEYWAY DEDICATION		
ALLEYWAY	SQUARE FEET	ACRES
1	1,824	0.0419
2	2,892	0.0664
3	2,870	0.0659
4	2,724	0.0625
TOTAL	10,310	0.2367

GREENWAY DEDICATION		
GREENWAY	SQUARE FEET	ACRES
1	107,018	2.4568
TOTAL	144,434	3.3197

SEE NOTES FOR CLARIFICATION OF GREENWAY AREA
DEDICATED PUBLIC R/W
R/W SQUARE FEET ACRES
TOTAL 332,279 7.6281
SEE NOTES FOR CLARIFICATION OF R/W AREA

DETAIL "A" 1"=30'

- Maintenance Easement
- Storm Drainage Easement
- Temporary Construction Easement

