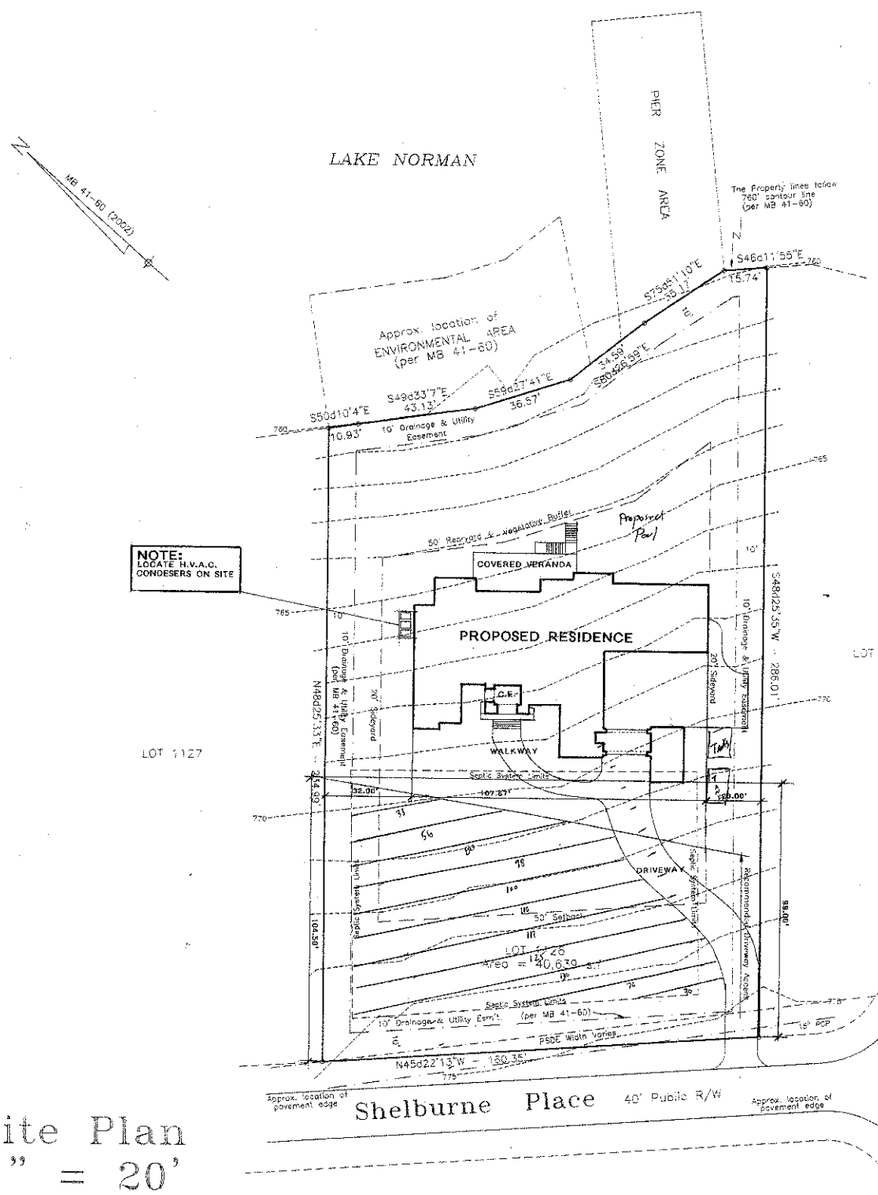


LOT 1125

LOT 1127

Site Plan
1" = 20'

4 0 10 20 50 100

FSDE – Public Storm Drainage Easement.
RCP – Reinforced Concrete Drainage Pipe

General Notes:

1. This property is known as Lot 1126 of THE POINT Subdivision – Phase II, Map 1, as recorded in Map Book 41 Page 60.
2. This site plan does not reflect a complete title examination, which may reveal additional easements and restrictions. See Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 1095 Page 1206, and Deed Book 1349 Pages 1293-1294. Setbacks, R/W's, and Easements, plotted hereon are taken from Map Book 41 Page 60, Deed Book 1095 Page 1206, and Site Plan by ESP ASSOCIATES, P.A. dated 09-01-2002.
   Zoning of this lot is R-2C, having setbacks of 35' (front), 15' (side), 35' (rear), and 50' (rear) for Lakefront lots.
3. This site plan does not reflect a field survey by A.G. Zoutewelle Surveyors.
4. This site plan does not reflect utility locations.
5. This lot is subject to an Architectural Review Committee per restrictions.
6. This property subject to a 10' Flood Easement to elevation 770' per Duke Power. Flood Protection Elevation for all Lakefront lots is 761.0'

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SHEET SITE 18

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Suite 200
Charlotte, NC 28203

PROJECT:

THE TRESCOTT

LOT 1126
SHELBURNE PLACE
THE POINT

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

SIMONINI BUILDERS

REVISIONS: NOVEMBER 12, 2024

DRAWN BY:

APPROVED BY: DAVE BLOCK

DATE: OCTOBER 16, 2024

SIMONINI BUILDERS, P.O.
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