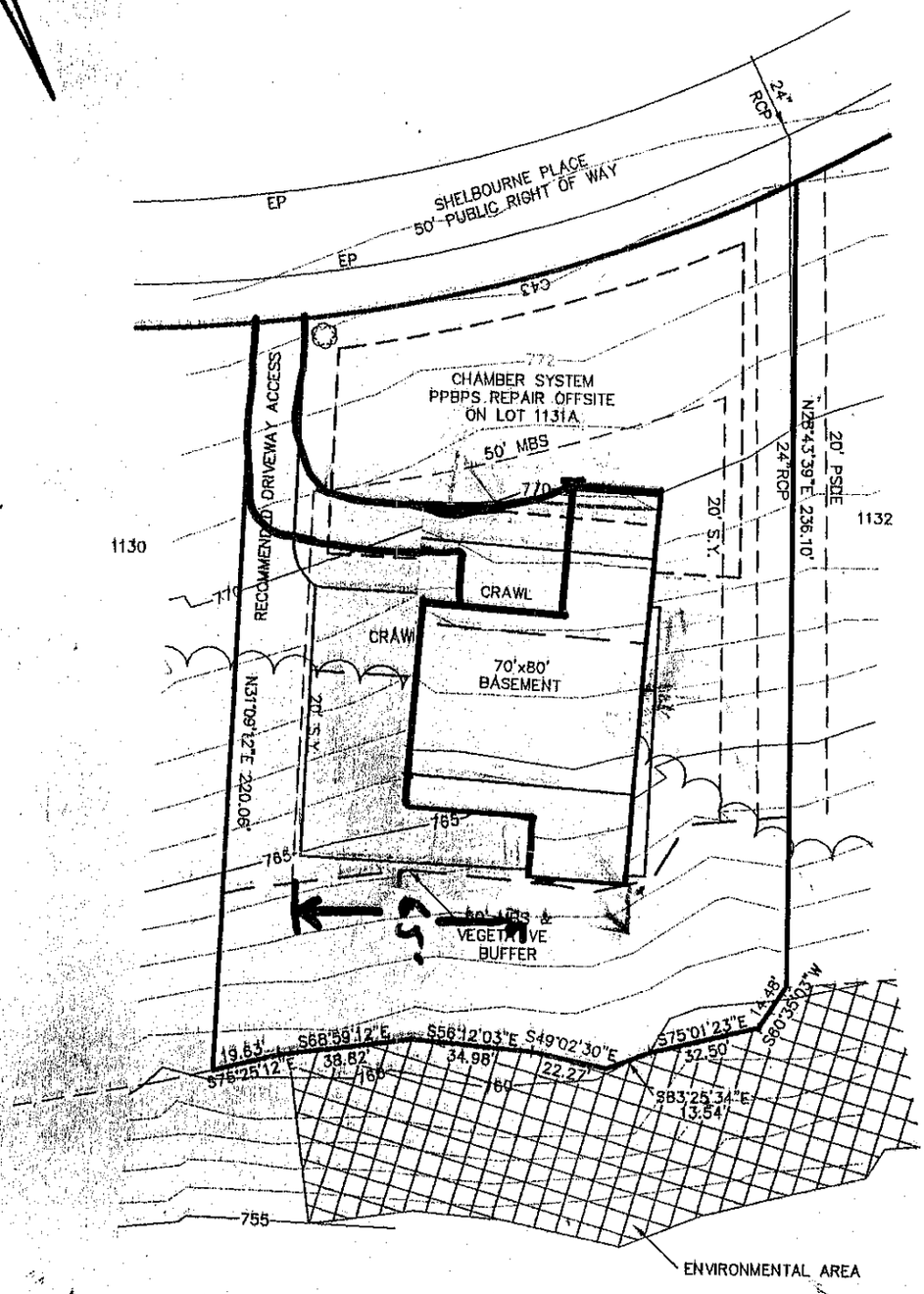
THE POINT

PRELIMINARY PLAT NOT FOR CONSTRUCTION
RECORDATION, SALES OR CONVEYANCES

NORTH ORIENTED TO GRID (NAD 83)

CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C43	475.00	163.31	N76°49'26"W	162.51	19°41'58"



PRELIMINARY

THIS PROPERTY SUBJECT TO A 10' FLOOD EASEMENT TO ELEVATION 770' PER DUKE POWER.

STREET TREES TO BE PLANTED OUTSIDE OF R/W

"Prior to constructing any pier, structure or other improvement within any pier zone shown on this plat, a permit must be obtained by the applicable lot owner from Duke Energy Corporation in accordance with the terms of the applicable Lot Purchase and Sale agreement and the Declaration of Covenants, Conditions and Restrictions for The Point."

Piers may extend from the shore for a distance of 80 feet regardless of the water depth and may extend to a maximum length of 120 feet to achieve a water depth of 10 feet, measured at full pond. In no event may a pier extend more than 1/3 of the width of the cove in which it is located. The top decking of all piers must be at least 1 foot above the water surface at full pond.

LEGEND
R/W=RIGHT-OF-WAY
SSRW = SEWER R/W
MBS = MINIMUM BUILDING SETBACK
S.Y. = SIDE YARD
R.Y. = REAR YARD
PDE = PUBLIC DRAINAGE EASEMENT
FPE = FLOOD PROTECTION ELEVATION
PSDE = PERMANENT STORM DRAINAGE EASEMENT
= RED MAPLE "AUTUMN FLAME"

PHASE 11 LOT # 1131

SHELBOURNE PLACE

0.845 ACRE 36,798 (SF)

WOODED

1"=50'

09/01/02

PH11NR1131.DWG

ESP ASSOCIATES, P.A.
engineering surveying planning
10816 Southern Loop Boulevard
Pineville, N.C. (704) 588-4849

BAR SCALE 1"=50'

0 25 50 100