I, A.Frank Chandler,Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book 1448, Page 647); that the boundaries not surveyed are clearly indicated as drawn from the deeds shown ; that the ratio of precision as calculated is 1:10,000+.

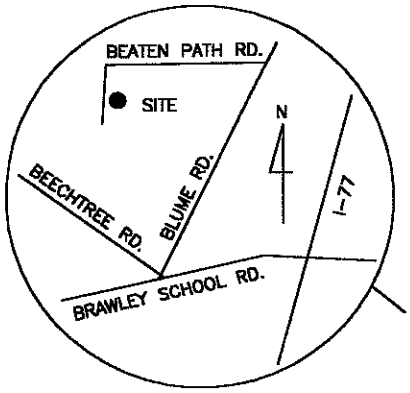
Witness my original signature, license number and seal, this 18th day of AUGUST, A.D., 2003.

NORTH CAROLINA PROFESSIONAL SEAL L-4151 LAND SURVEYOR A. FRANK CHANDLER, JR.

A. Frank Chandler

Professional Land Surveyor L– 4151

4131 JOYCETON ST.
CHARLOTTE, N.C. 28208
(704) 399–6553



VICINITY MAP–NTS

LOT 331
MB.41 PG.18
SHAVENDER'S BLUFF
PHASE 3 SECTION A

LOT 88
MB.36 PG.10
SHAVENDER'S BLUFF
PHASE TWO SECTION C

LOT 332
MB.41 PG.18
SHAVENDER'S BLUFF
PHASE 3 SECTION A

MB.41 PG.18
9/23/02

LOT 335
MB.41 PG.18
SHAVENDER'S BLUFF
PHASE 3 SECTION A
30464.3 SQ.FT.
0.70 AC.

LOT 333
MB.41 PG.18
SHAVENDER'S BLUFF
PHASE 3 SECTION A

LOT 336
MB.41 PG.18
SHAVENDER'S BLUFF
PHASE 3 SECTION A

LOT 334
MB.41 PG.18
SHAVENDER'S BLUFF
PHASE 3 SECTION A

S81°03'01"E 41.38'
S03°58'22"W 153.47'
N45°46'12"E 292.75'
S63°19'17"W 224.04'–TOTAL
106.44'
117.60'
173.0'
15'SB
35'SB
58'
51'
16.8'
25.6'
96.6'
C1
20' DRAINAGE EASEMENT
TRANSFORMER
R/W

LEGEND:
EIP ● =EXISTING IRON PIN
NIP ○ =NEW IRON PIN
R/W =RIGHT OF WAY
=POWER POLE
DB. =DEED BOOK
PG. =PAGE
MB. =MAP BOOK
NTS =NOT TO SCALE
SB =SETBACK

NOTES:
1. ALL DISTANCES ARE HORIZONTAL.
2. IRON PINS AT ALL CORNERS.
3. AREA BY COORDINATES.
4. SURVEY IS OF EXISTING PARCEL PIN# 4627907667.
5. PROPERTY SUBJECT TO A 20' DRAINAGE EASEMENT.
6. THERE IS A 10' GENERAL SERVICE, UTILITY, AND ACCESS EASEMENT RESERVED ALONG THE FRONT, SIDES, AND REAR OF EACH LOT FOR USE AS DEFINED BY SHAVENDER DEVELOPMENT GROUP, LLC.

PALMER MARSH PLACE

EXISTING 50' PUBLIC R/W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	225.00'	68.92'	68.65'	N35°27'16"W

SITE PLAN