

OWNER:
EASTHAVEN DEVELOPMENT CO
P.O. BOX 9222
CHARLOTTE, NC 28299

WINTERFIELD PLACE SUBDIVISION PLAT

3939 & 3953 WINTERFIELD PLACE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
DEED REFERENCE: 3775-888
MAP REFERENCE: 759-567
TAX PARCEL #: 131-042-37

LEGEND

C&G - CURB & GUTTER
D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EOP - EDGE OF PAVEMENT
M.B. - MAP BOOK
NGS - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
PG. - PAGE
PIN - PARCEL IDENTIFICATION NUMBER
P/L - PROPERTY LINE
R/W - RIGHT-OF-WAY

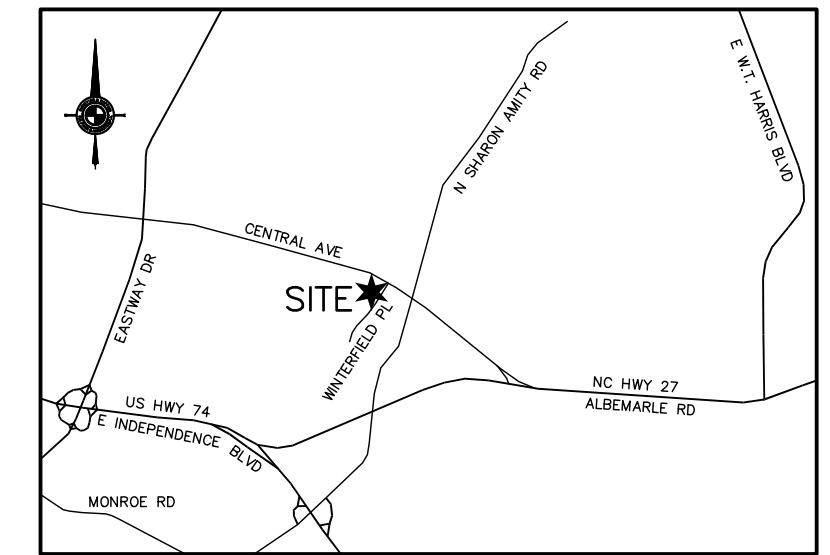
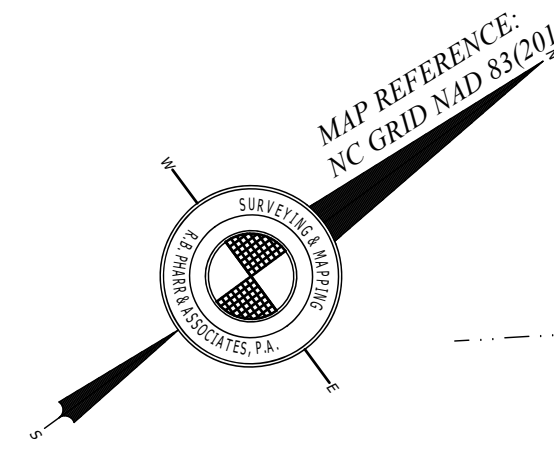
LINE LEGEND

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK

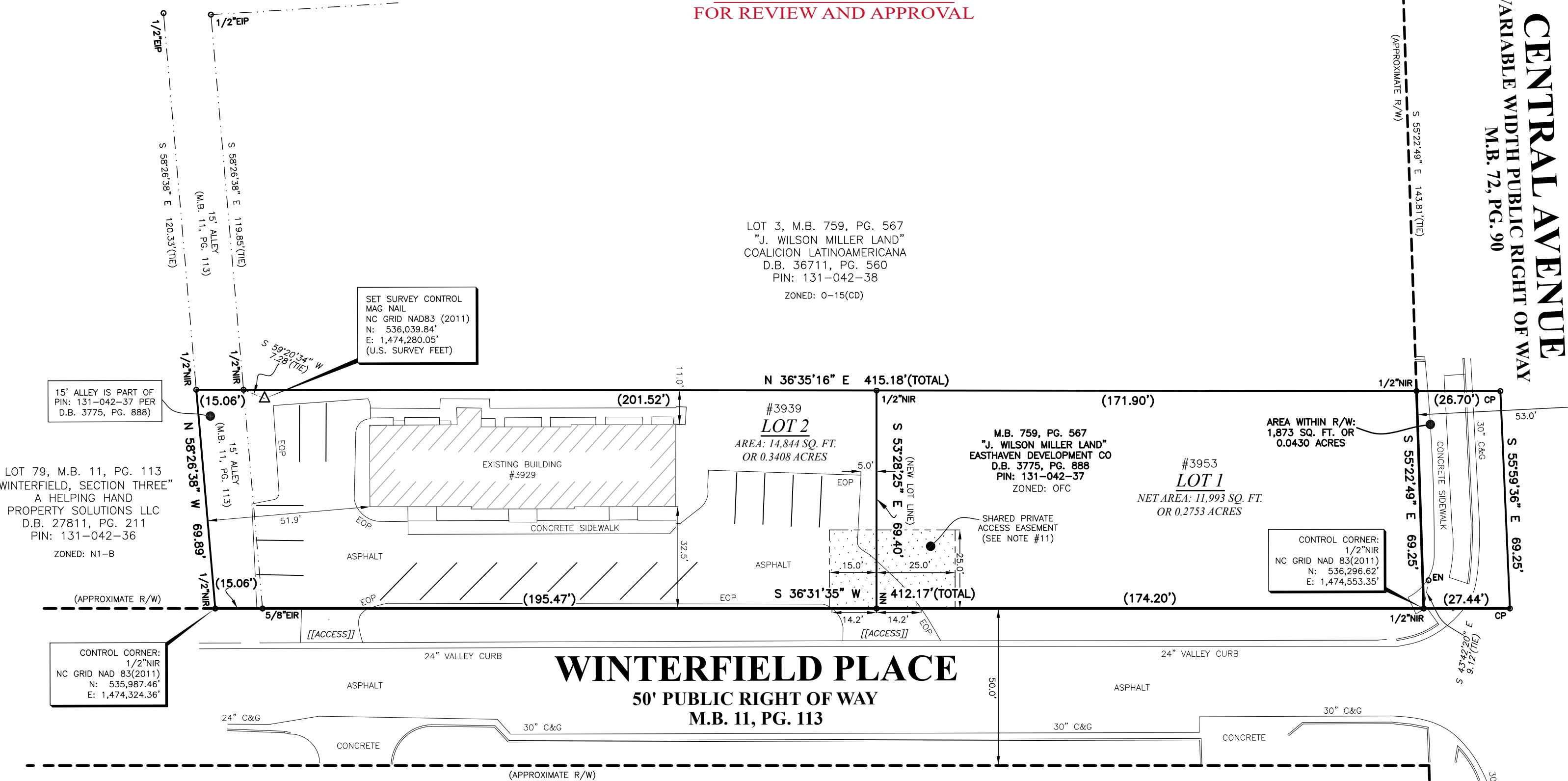
AREA TABLE

LOT 1 NET AREA: 11,993 SQ. FT. OR 0.2753 ACRES
LOT 1 (AREA WITHIN R/W): 1,873 SQ. FT. OR 0.0430 ACRES
LOT 2 AREA: 14,844 SQ. FT. OR 0.3408 ACRES
TOTAL AREA: 28,710 SQ. FT. OR 0.6591 ACRES

PRELIMINARY PLAT FOR REVIEW AND APPROVAL



VICINITY MAP
NOT TO SCALE



LOT 79, M.B. 11, PG. 113
"WINTERFIELD, SECTION THREE"
A HELPING HAND
PROPERTY SOLUTIONS LLC
D.B. 27811, PG. 211
PIN: 131-042-36
ZONED: N1-B

LOT 3, M.B. 759, PG. 567
"J. WILSON MILLER LAND"
COALITION LATINOAMERICANA
D.B. 36711, PG. 560
PIN: 131-042-38
ZONED: 0-15(CD)

ZONING INFORMATION

NO ZONING REPORT WAS PROVIDED AT TIME OF SURVEY. PURCHASER/DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.
SUBJECT PROPERTY ZONED: OFC
ZONING RESTRICTIONS AS PER ZONING ORDINANCE
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

NOT SUBJECT TO STAMP

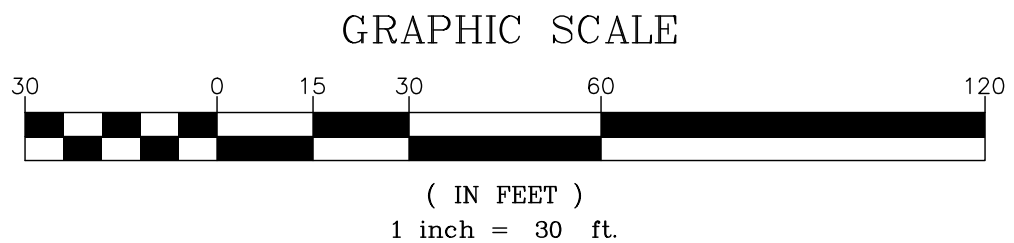
THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE'S PART X OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
PLANNING COMMISSION STAFF DATE

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

GPS STATEMENT

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. GPS CONTROL SHOWN HEREON WAS SET BY USE OF THE NORTH CAROLINA REAL TIME NETWORK UTILIZING NAD83(2011) HORIZONTAL DATUM AND NAVD88 VERTICAL DATUM;
INSTRUMENT USED: CARLSON BRX-7
METHOD USED: REAL TIME KINEMATIC
COMBINED SCALE FACTOR: 1.0000000000
FIELD WORK WAS COMPLETED ON 11/10/2025



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 INDICATE PROPERTY LINES NOT SURVEYED.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
- CENTRAL AVENUE IS SHOWN AS A "4+ AVENUE (BUFFERED/ SEPARATED BIKE LANES)" ON THE CHARLOTTE STREETS MAP (ADOPTED 8/22/22, AMENDED JUNE 2023) AND MAY BE SUBJECT TO A DISTANCE OF 38' FROM CENTERLINE TO FUTURE BACK OF CURB, A 8' PLANTING STRIP, AND A 8' SIDEWALK/SHARED USE PATH WIDTH, AS DETERMINED BY THE CDOT. NOTE: PER CHARLOTTE UDO, PART X, TABLE 33-1, IF BUILDING IS 2'+ BEHIND THE REQUIRED SHARED-USE PATH, THE R/W SHALL BE INCREASED BY 2' OR SHALL BE PUT IN A SIDEWALK UTILITY EASEMENT.
- 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.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- SUBJECT PROPERTY HAS DIRECT, VEHICULAR ACCESS TO WINTERFIELD PLACE, A PUBLIC RIGHT-OF-WAY.
- THE PURPOSE OF THIS PLAT IS TO (i.) SUBDIVIDE THE SUBJECT PROPERTY INTO LOTS #1 AND #2; AND (ii.) CREATE A SHARED PRIVATE ACCESS EASEMENT, ALL AS SHOWN HEREON.
- THE SHARED PRIVATE ACCESS EASEMENT SHOWN HEREON SHALL GRANT ACCESS, EGRESS, INGRESS AND REGRESS FOR LOT 1 AND LOT 2, AS SHOWN HEREON.

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 BOOK 3775, PG. 888); 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 15TH DAY OF DECEMBER, A.D., 2025.

THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PRELIMINARY PLAT FOR REVIEW AND APPROVAL

C. CLARK NEILSON DATE
PLS, L-3212
cneilson@rbpharr.com

CREW:	DRAWN:	REVISED:
RBP	BJR	

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

SCALE: 1" = 30' DATE: DECEMBER 15, 2025 JOB NO. 97026PLAT

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014
MAP NUMBER: 3710457300K; ZONE X

