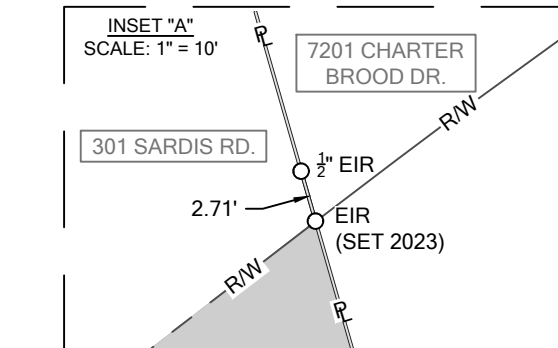


CLASS OF SURVEY: **A**  
 POSITIONAL ACCURACY: **0.07'**  
 TYPE OF GPS FIELD PROCEDURE: **NC REALTIME NETWORK**  
 DATES OF SURVEY: **10/6/2025**  
 DATUM/EPOCH: **NAD83/NSRS2011/NAVD88/SPC**  
 GEOID MODEL: **18**  
 COMBINED GRID FACTOR(S): **0.99977888233**  
 UNITS: **US SURVEY FEET**

THIS MAP IS OF AN EXISTING PARCEL OF LAND AND IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

**BUILDING SETBACKS AND MAX BUILDING COVERAGE:**  
 (ZONED N1-A PER CITY OF CHARLOTTE)  
 FRONT: 27'  
 SIDE: 5'  
 REAR: 40'  
 MAXIMUM BUILDING COVERAGE PER UDO:  
 LOTS 10,000 SQUARE FEET AND GREATER: 40%  
 LOTS LESS THAN 10,000 SQUARE FEET: 50%



**LEGEND**

- RBS - REBAR SET (#5 UNLESS NOTED OTHERWISE)
- EIP/EIR
- PROPERTY LINE
- COMPUTED POINT
- AIR CONDITIONING UNIT
- UTILITY MANHOLE
- WATER METER
- CLEANOUT
- MAIL BOX
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- ADJOINING PROPERTY
- OVERHEAD UTILITY LINE
- CONTROL TIE
- BUILDING SETBACKS
- RIGHT OF WAY
- EDGE OF PAVEMENT
- BACK OF CURB
- WOODEN PRIVACY FENCE

EIR - EXISTING IRON ROD  
 EIP - EXISTING IRON PIPE  
 DB - DEED BOOK  
 PB - PLAT BOOK  
 PG - PAGE  
 (T) - TOTAL  
 SF - SQUARE FEET  
 AC - ACRE  
 N/F - NOW OR FORMERLY

R/W - RIGHT OF WAY  
 EP - EDGE OF PAVEMENT  
 BC - BACK OF CURB  
 DW - CONCRETE DRIVEWAY  
 SW - CONCRETE SIDEWALK  
 P - CONCRETE PATIO  
 CPO - COVERED PORCH  
 TBR - TO BE REMOVED  
 WD - WOOD DECK

- NOTES**
1. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP # 3710457000K DATED 2/19/2014.
  2. ALL DISTANCES ARE HORIZONTAL BASED ON GPS OBSERVATIONS. NAD 83/NSRS 2011/NAVD88, STATE PLANE COORDINATES, UNLESS OTHERWISE SHOWN.
  3. SITE ZONED "N1-A" PER MECKLENBURG COUNTY GIS.
  4. SETBACKS SHOWN HEREON ARE PER MECKLENBURG COUNTY GIS. THE SURVEYOR OFFERS NO WARRANTY OR OPINION AS TO THE ACCURACY OF SETBACKS SHOWN HEREON.
  5. AREAS COMPUTED BY COORDINATE METHOD.
  6. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF MICHAEL A. SCHMIDT, PLS.
  7. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  8. NO GRID MONUMENTS FOUND WITHIN 2000'.
  9. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.
  10. THERE HAS BEEN NO INVESTIGATION, DESIGNATION OR LOCATION OF SUBSURFACE UTILITIES FOR THIS SURVEY.
  11. THE PURPOSE OF THIS PLAT IS TO RECOMBINE THE PARCELS IDENTIFIED AS PID #21310536 & 21341101 AS SHOWN HERE ON.

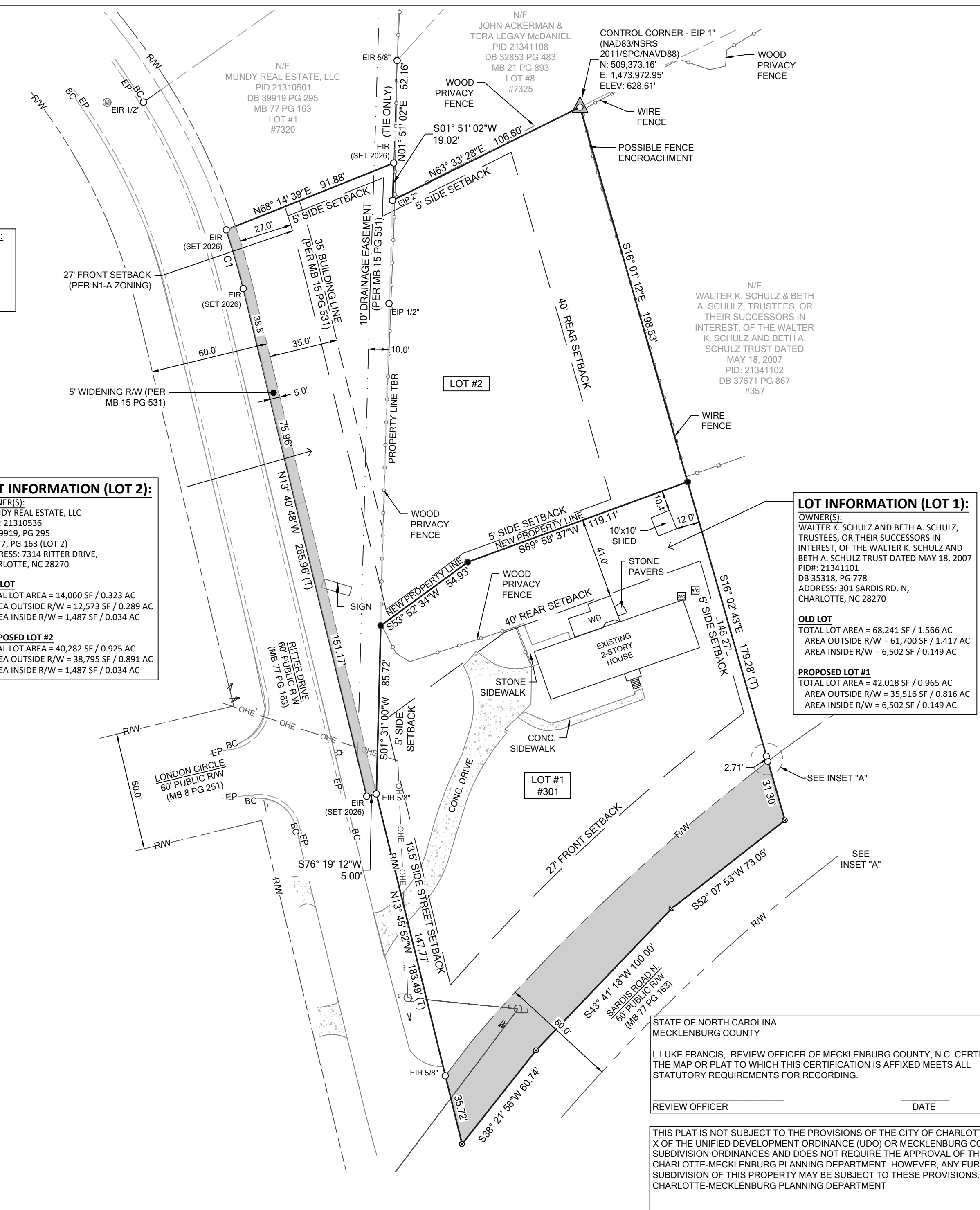
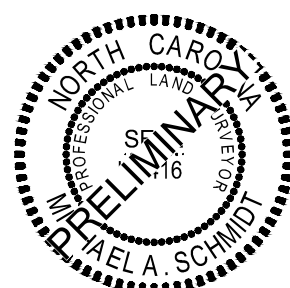
CURVE TABLE				
CURVE #	LENGTH	RADIUS	BEARING	CHORD
C1	31.17'	351.34'	N 16° 07' 18" W	31.16'

THIS MAP IS CONSIDERED PRELIMINARY. NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

I, MICHAEL A. SCHMIDT, PLS. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 39919 PAGE 295); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000 + ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27th DAY OF JANUARY, A.D., 2026.

I, FURTHER CERTIFY THAT IN ACCORDANCE WITH G.S. 47-30(f)(11)c. 1; THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

**PRELIMINARY**  
 MICHAEL A. SCHMIDT, PLS  
 NC LICENSE NO. 5416



**LOT INFORMATION (LOT 2):**  
 OWNER(S):  
 MUNDIR REAL ESTATE, LLC  
 PID#: 21310536  
 DB 39919, PG 295  
 MB 77, PG 163 (LOT 2)  
 ADDRESS: 7314 RITTER DRIVE,  
 CHARLOTTE, NC 28270

**OLD LOT**  
 TOTAL LOT AREA = 14,060 SF / 0.323 AC  
 AREA OUTSIDE R/W = 12,573 SF / 0.289 AC  
 AREA INSIDE R/W = 1,487 SF / 0.034 AC

**PROPOSED LOT #2**  
 TOTAL LOT AREA = 40,282 SF / 0.925 AC  
 AREA OUTSIDE R/W = 38,795 SF / 0.891 AC  
 AREA INSIDE R/W = 1,487 SF / 0.034 AC

**LOT INFORMATION (LOT 1):**  
 OWNER(S):  
 WALTER K. SCHULZ AND BETH A. SCHULZ,  
 TRUSTEES, OR THEIR SUCCESSORS IN  
 INTEREST, OF THE WALTER K. SCHULZ AND  
 BETH A. SCHULZ TRUST DATED MAY 18, 2007  
 PID#: 21341101  
 DB 35318, PG 778  
 ADDRESS: 301 SARDIS RD. N,  
 CHARLOTTE, NC 28270

**OLD LOT**  
 TOTAL LOT AREA = 68,241 SF / 1.566 AC  
 AREA OUTSIDE R/W = 61,700 SF / 1.417 AC  
 AREA INSIDE R/W = 6,502 SF / 0.149 AC

**PROPOSED LOT #1**  
 TOTAL LOT AREA = 42,018 SF / 0.965 AC  
 AREA OUTSIDE R/W = 35,516 SF / 0.816 AC  
 AREA INSIDE R/W = 6,502 SF / 0.149 AC

STATE OF NORTH CAROLINA  
 MECKLENBURG COUNTY

I, LUKE FRANCIS, REVIEW OFFICER OF MECKLENBURG COUNTY, N.C. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

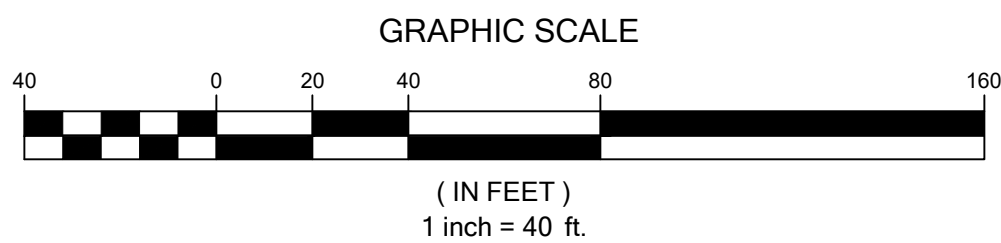
REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

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

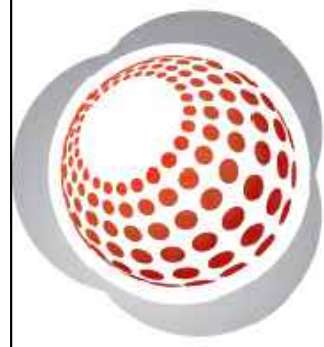
PLANNING DEPARTMENT STAFF \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATION:**  
 KNOW ALL MEN BY THESE PRESENTS, THAT I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, AND THAT I HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY FREE ACT AND DEED AS DATED THIS 27th DAY OF JANUARY, 2026.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_



**BATEMAN CIVIL SURVEY COMPANY**  
 ENGINEERS • SURVEYORS • PLANNERS  
 10430 - L HARRIS OAKS BLVD, CHARLOTTE, NC 28269  
 PHONE: (980) 556-7979 FAX: (980) 585-0211  
 INFO@BATEMANCIVILSURVEY.COM  
 NCBELS FIRM# C-2378 • SCCOA# C03006



**EXEMPT PLAT**  
 EXCLUSIVELY FOR: TYLER MUNDIR  
 OWNER(S): MUNDIR REAL ESTATE, LLC  
 7320 RITTER DRIVE, CHARLOTTE, NC 28270  
 DB 39919 PG 295, MB 77 PG 163, LOT 77  
 CITY OF CHARLOTTE - MECKLENBURG COUNTY - NC

REVISIONS	
1.	
2.	
3.	
4.	
5.	

DESIGNED BY: BCSC  
 DRAWN BY: CJC  
 CHECKED BY: MAS  
 SCALE: 1" = 40'  
 DATE: 3/5/2026  
 DRAWING #: 251020  
 SHEET 1 OF 1