

- General Notes:
- Deed Reference(s) - DB 32152-282, DB 32809-788, DB 12545-548, 6158-594, DB 32576-481, DB 16406-852, DB 17296-905, DB 22746-82, DB 33080-358, DB 22746-78
 - Tax Parcel ID(s) - 11328143, 11320101, 14114209, 14114206, 14114307, 14114303, 14114302, 14114315, 14113118, 14113119, 14114301, 11328148
 - All bearings are NC Grid bearings.
 - All distances are shown horizontal.
 - Area of Annexation - ±167.37 Acres
 - Areas have been determined by coordinate computation.
 - Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
 - Zoning - MUDD-O
 - This property is located in a special Flood Hazard Area as determined by FEMA and the State of North Carolina. Reference Community Panel Number: 3710450300L. Dated: 11/04/2009

- Point Legend:
- | Symbol | Abbr | Description |
|-----------------|------|-------------------------|
| ● | EIP | Existing Iron Pin |
| ○ | IPS | Iron Pin Set (#5 Rebar) |
| ■ | CM | Concrete Monument |
| ○ | PT | Calculated Point |
| -Miscellaneous- | | |
| ○ | N/F | Now or Formerly |

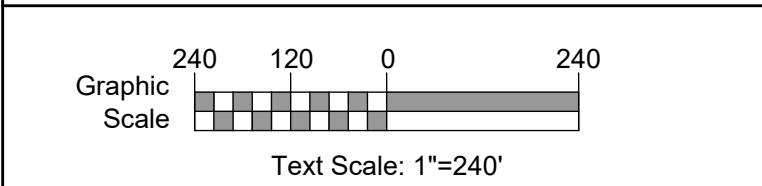
- Line Legend:
- | Symbol | Description |
|--------|------------------------|
| — | Property Line |
| - - - | Adjacent Property Line |

**ANNEXATION SURVEY OF
River District
Phase 1**
Located In:
Steele Creek & Berryhill Townships
Mecklenburg County
North Carolina

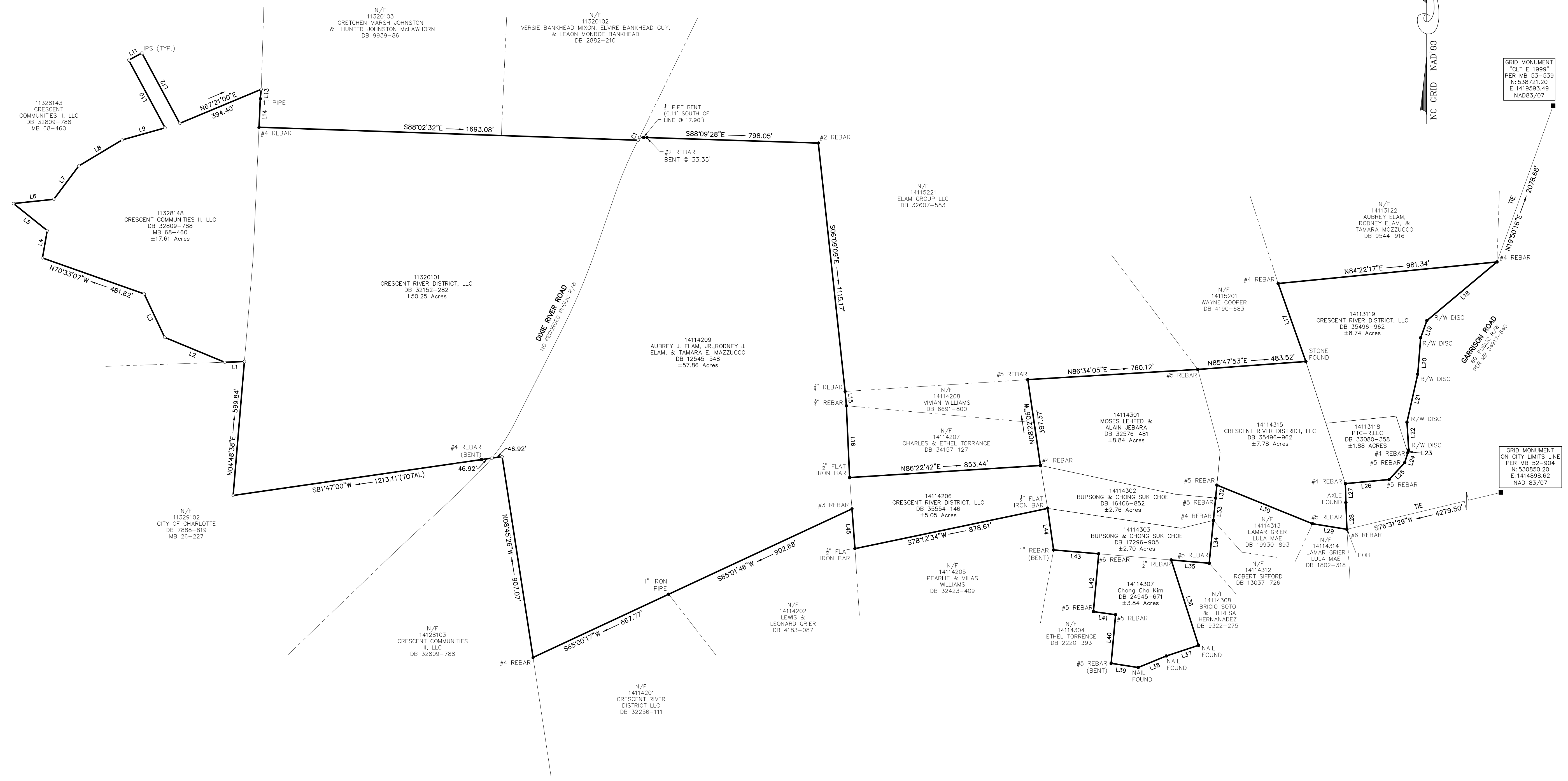
prepared for:
Crescent Communities

No.	Revision	By	Date
1	Update Map Book and page	JMC	02/15/21
2	Update new ownership	JMC	02/18/21
3	Update new ownership, parcel ID	JMC	03/04/21
4	Change Monument ties, P.O.B., per client request	JMC	03/23/21

201 West 29th Street
Charlotte, NC 28206
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Fax: (704) 308-3153
License No.: C-1925
www.ldsi-inc.com



Date: 12/23/2020	Plot Date: 02/18/2021
Project Number: 4117006	
Drawn By: JMC	
Reviewed By: SFM	
Sealed By: SFM	Sheet 1 of 1



LINE	BEARING	DISTANCE
L1	S88°01'07"W	87.97'
L2	N67°29'50"W	289.95'
L3	N25°13'43"W	214.47'
L4	N09°52'53"E	124.20'
L5	N51°19'14"W	193.06'
L6	N84°00'47"E	180.99'
L7	N36°48'36"E	186.09'
L8	N59°03'17"E	225.78'
L9	N74°17'55"E	198.98'
L10	N28°14'41"W	343.06'
L11	N61°45'22"E	67.00'
L12	S28°14'41"E	356.27'
L13	S05°42'30"W	42.42'
L14	S02°33'49"W	127.22'
L15	S05°04'34"E	64.15'
L16	S02°35'47"E	320.82'
L17	N19°32'21"W	369.35'
L18	S50°05'02"W	407.94'
L19	S19°52'16"W	81.59'
L20	S04°34'03"W	162.89'
L21	S12°38'57"W	219.52'
L22	S03°34'53"E	124.22'
L23	S16°59'49"W	13.13'
L24	S17°33'14"W	46.85'
L25	S42°52'57"W	102.25'

L26	S84°38'00"W	196.03'
L27	S01°52'06"E	84.33'
L28	S02°15'05"E	119.64'
L29	N80°48'54"W	155.74'
L30	N67°58'39"W	460.38'
L31	S05°37'43"W	58.25'
L32	S05°37'43"W	100.31'
L33	S05°37'29"W	192.05'
L34	S05°37'29"W	192.05'
L35	N85°07'06"W	169.97'
L36	S17°44'22"E	399.96'
L37	S71°42'13"W	151.38'
L38	S67°43'14"W	135.85'
L39	N81°12'28"W	122.08'
L40	N05°14'26"E	217.72'
L41	N81°55'17"W	99.97'
L42	N05°13'29"E	259.14'
L43	N85°07'06"W	202.04'
L44	N08°10'00"W	187.28'
L45	N04°16'04"W	177.97'

CURVE	CHORD LENGTH	CHORD BEARING	ARC LENGTH	RADIUS
C1	14.61	N27°17'08"E	14.61	1909.69'

I CERTIFY THAT THIS MAP OF THE ANNEXATION LIMITS AND MUNICIPAL BOUNDARY OF THE CITY OF CHARLOTTE WERE DERIVED FROM INSTRUMENTS RECORDED AT THE MECKLENBURG COUNTY REGISTRY OF DEEDS. THE BEARINGS AND DISTANCES ARE FOR INFORMATIONAL PURPOSES ONLY. THIS PLAT IS NOT SUBJECT TO REVIEW BY THE CITY PLANNING DEPARTMENT.

12/23/2020
Seth F. Martin L-4719

