

CAC - CURB AND GUTTER  
 CAL - CALCULATED POINT  
 D.R. - DRAIN RIVER  
 ECM - EXISTING CONCRETE MONUMENT  
 EX - EXISTING IRON PIPE  
 EX - EXISTING IRON ROD  
 EXM - EXISTING METAL MEASUREMENT  
 EX - EXISTING SNAPE  
 FPD - FENCE OF FARMMENT  
 M.O. - MEASURED  
 M.B. - MAP BOOK  
 NCOT - NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
 N.C.S. - NATIONAL GEOGRAPHIC SURVEY  
 NR - NEW GROUND  
 NN - NEW WALK  
 P - PLASTER  
 PIN - PARTIAL IDENTIFICATION NUMBER  
 PG - PAGE  
 RE - RECORDED  
 RW - RIGHT-OF-WAY  
 T - TIE  
 TC - TEMPORARY CONSTRUCTION EASEMENT  
 PROPERTY LINE (NOT SURVEYED)  
 RIGHT-OF-WAY  
 RIGHT-OF-WAY (NOT SURVEYED)  
 SETBACK

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

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 NETWORK UTILIZING NAD83(2011) HORIZONTAL DATUM AND NAVD88 VERTICAL DATUM. INSTRUMENT USED: CARLOS BRX-7

METHOD USED: REAL TIME KINEMATIC

COMBINED SCALE FACTOR: 1.000000000000

FIELD WORK WAS COMPLETED ON 01/26/2024

ERROR IN PRECISION TO GGS MONUMENT "RUSSEL" HORIZONTAL: 0.037'

NO ZONING REPORT WAS PROVIDED AT TIME OF SURVEY. PURCHASER DEVELOPER TO VERIFY ZONING REQUIREMENT PRIOR TO FURTHER DEVELOPMENT OF SITE.

SUBJECT PROPERTY'S ZONED: NS

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

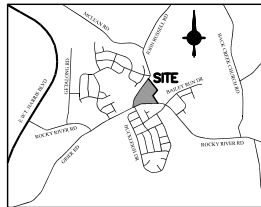
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3369.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	193.70	134.27	N06°19'18"W	131.60	39°42'57"
C2	350.00	98.49	N21°31'48"E	98.16	16°07'21"
C3	1025.00	105.31	N8°55'45"W	105.27	5°53'12"
C4	555.53	250.68	S76°20'38"W	248.56	25°51'16"

LINE	BEARING	DISTANCE
L1	N06°32'15"E	10.01'
L2	N63°50'00"E	97.54'
L3	N26°10'00"W	43.66'
L4	N60°03'13"W	17.55'
L5	N80°03'13"W	2.52'
L6	N29°00'45"E	22.91'
L7	S39°58'35"E	25.24'
L8	S33°24'41"W	30.99'
L9	S00°52'24"E	24.61'

MAP REFERENCE:  
NC GRID NAD 83 (2011)

SURVEYING & MAPPING  
J.E. PHIPPS & ASSOCIATES, P.A.

[illegible]

PIN:105-052-03  
398.043 SQ. FT. OR 9.1378 ACRES

PIN:105-052-01  
147.506 SQ. FT. OR 3.3863 ACRES

UNKNOWN OWNERSHIP IN CENTERLINE OF ROCKY RIVER ROAD  
28 SQ. FT. OR 0.0007 ACRES

WITHIN ROCKY RIVER ROAD R/W  
6.363 SQ. FT. OR 0.1575 ACRES

TOTAL ANNEXATION AREA  
552.440 SQ. FT. OR 12.6823 ACRES

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  
**NOVEMBER 16, 2018**  
**MAP NUMBER: 3710458600L; ZONE X**

THIS IS TO CERTIFY THAT ON THE 26TH DAY OF JANUARY 2024 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE, AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

11-4-24: TO UPDAT  
OWNER INFORMATION

3301 ROCKY RIVER RD & 9916 JOHN RUSSELL RD  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DEED REFERENCE: 39121-037  
TAX PARCEL NO: 105-052-03 & -01

CREW:		DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
GLH		MSF		1" = 60'	JANUARY 26, 2024	95608