

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 13°37'15" E	21.78'
L2	S 77°11'06" W	26.00'

THE PURPOSE OF THIS PLAT IS TO ANNEX PARCEL 21909103 INTO THE CITY OF CHARLOTTE

REFERENCES:
 1) DB 38732 PG 491
 MECKLENBURG COUNTY REGISTER OF DEEDS.

- SURVEY NOTES:**
- NORTH IS REFERENCED TO NAD 83 (2011) BASED ON NCGS MONUMENT "ONCLW 8" VIA THE NC RTK NETWORK.
 - SUBJECT PARCEL IS ZONED: "N2-A"
 - IRONS AT ALL CORNERS UNLESS SHOWN OR LABELED OTHER WISE.
 - NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THIS SURVEY.
 - FOR PERFORMANCE OF THE SURVEY, ALL IMPROVEMENTS ARE NOT SHOWN.
 - AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
 - THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

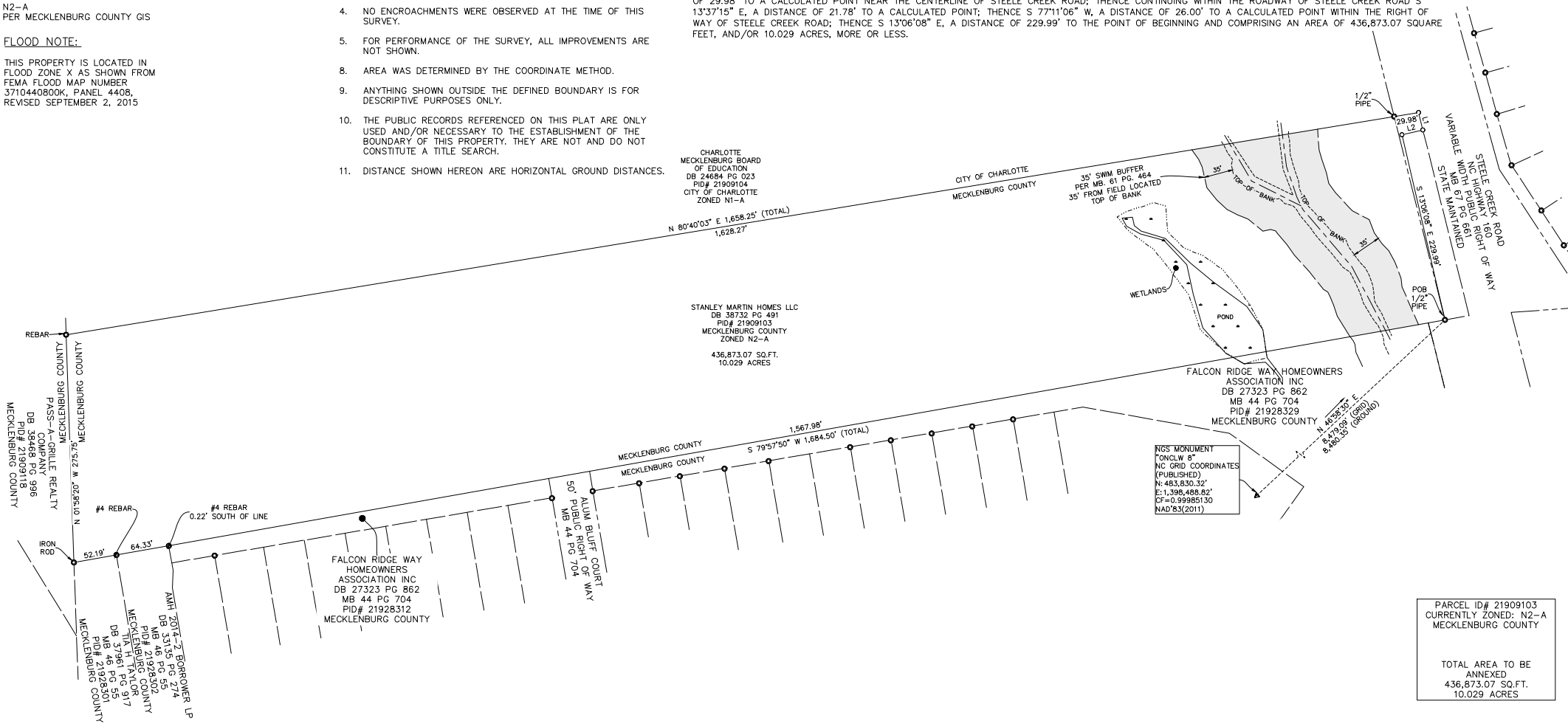
METES AND BOUNDS DESCRIPTION

BEING ALL OF TAX PARCEL #21909103, SAID PARCEL CURRENTLY BEING IN MECKLENBURG COUNTY'S JURISDICTION AND IS TO BE VOLUNTARILY ANNEXED INTO THE CORPORATE CITY LIMITS OF CHARLOTTE, NORTH CAROLINA, PARCEL BOUNDARY BEING FURTHER DESCRIBED TO WIT:

COMMENCING FROM NGS MONUMENT ONCLW 8, SAID MONUMENT HAVING THE FOLLOWING NORTH CAROLINA NAD '83 (2011) GRID COORDINATES: N=483,830.32, E=1,398,488.82, HAVING A COMBINED FACTOR OF CF= 0.99985130, AND RUNS THENCE FROM POINT OF COMMENCEMENT N 46°58'30" E, A GROUND DISTANCE OF 8,480.35' TO THE TRUE POINT OF BEGINNING; SAID POB BEING A 1/2" OPEN TOP PIPE ON THE WESTERN RIGHT OF WAY OF STEELE CREEK ROAD/NC HWY 160 (A VARIABLE WIDTH RIGHT-OF-WAY), AND SAID POB ALSO BEING THE MOST NORTHEASTERN SHARED CORNER WITH FALCON RIDGE WAY HOMEOWNERS ASSOCIATION (DB 27323, PG 862) AND RUNS THENCE WITH FALCON RIDGE WAY HOA'S NORTHERN LINE S 79°57'50" W, A DISTANCE OF 1567.98' TO A POINT, SAID POINT BEING ALONG THE REAR PROPERTY LINE OF AMH 2014-2 BORROWER LP (DB 33135, PG 274, AND ALSO BEING WITNESSED BY A #4 REBAR, 0.22" SOUTH OF THE LINE, THENCE CONTINUING WITH AMH 2014-2'S NORTHERN LINE S 79°57'50" W, A DISTANCE OF 64.33' TO A #4 REBAR, TIA H. TAYLOR'S (DB 37961, PG 917) MOST NORTHEASTERN CORNER, THENCE WITH TAYLOR'S NORTHERN LINE S 79°57'50" W, A DISTANCE OF 52.19' TO A FOUND IRON ROD ON THE MOST EASTERN LINE OF PASS-A-GRILLE REALTY COMPANY'S PARCEL (DB 38468, PG 996); THENCE WITH PASS-A-GRILLE REALTY COMPANY'S EASTERN LINE N 01°58'20" W, A DISTANCE OF 275.75' TO A FOUND REBAR, SAID REBAR BEING THE MOST SOUTHWESTERN CORNER FOR CHARLOTTE MECKLENBURG BOARD OF EDUCATION (DB 24684, PG 023); THENCE WITH THE BOARD OF EDUCATION'S SOUTHERN LINE N 80°40'03" E, A DISTANCE OF 1628.27' TO A 1/2" OPEN TOP PIPE ON THE WESTERN MARGIN OF STEELE CREEK ROAD; THENCE LEAVING SAID MARGIN N 80°40'03" E, A DISTANCE OF 29.98' TO A CALCULATED POINT NEAR THE CENTERLINE OF STEELE CREEK ROAD; THENCE CONTINUING WITHIN THE ROADWAY OF STEELE CREEK ROAD S 13°37'15" E, A DISTANCE OF 21.78' TO A CALCULATED POINT; THENCE S 77°11'06" W, A DISTANCE OF 26.00' TO A CALCULATED POINT WITHIN THE RIGHT OF WAY OF STEELE CREEK ROAD; THENCE S 13°06'08" E, A DISTANCE OF 229.99' TO THE POINT OF BEGINNING AND COMPRISING AN AREA OF 436,873.07 SQUARE FEET, AND/OR 10.029 ACRES, MORE OR LESS.

ZONING FOR SUBJECT TRACT:
 N2-A
 PER MECKLENBURG COUNTY GIS

FLOOD NOTE:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN FROM FEMA FLOOD MAP NUMBER 3710440800K, PANEL 4408, REVISED SEPTEMBER 2, 2015



SCALE
1" = 60'

JOB NO.
230090

DATE
7/1/2024

DRAWN BY
C.P.

CHECKED BY
CGD

BLUEMONT ON STEELE CREEK ANNEXATION AREA
 SHOWING PARCEL ID# 21909103
 STANLEY MARTIN HOMES LLC
 MECKLENBURG COUNTY
 NORTH CAROLINA

PARCEL ID# 21909103
 CURRENTLY ZONED: N2-A
 MECKLENBURG COUNTY

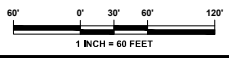
TOTAL AREA TO BE ANNEXED
 436,873.07 SQ.FT.
 10.029 ACRES

SURVEYOR CERTIFICATE:
 I, CHRISTOPHER G. DELLA MEA, PLS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION PER DEED DESCRIPTIONS THAT ARE REFERENCED ON THIS PLAT; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS BROKEN LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+. THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION, NUMBER AND SEAL THIS 1ST DAY OF JULY, 2024.

I FURTHER CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS OF LAND, A COURT ORDERED SURVEY, OR THE OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Christopher G. Della Mea
 SEAL L-4157
 DATE 07/01/2024

CHRISTOPHER G. DELLA MEA, PLS L-4157
 DATE 07/01/2024



- LEGEND**
- IRON FOUND (AS DESCRIBED)
 - IRON SET (5/8" REBAR)
 - CALCULATED POINT
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - RIGHT-OF-WAY
 - - - SETBACK LINE
 - ▭ S.W.I.M. BUFFER
 - ▭ WETLANDS

DATE	REVISION	BY

PREPARED FOR:
STANLEY MARTIN HOMES LLC
CHARLOTTE, NC 28228

REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF NORTH CAROLINA
 G.P.A. INC.
 No. C-1476

SHRPT 1 OP 1

ANNEXATION PLAT

