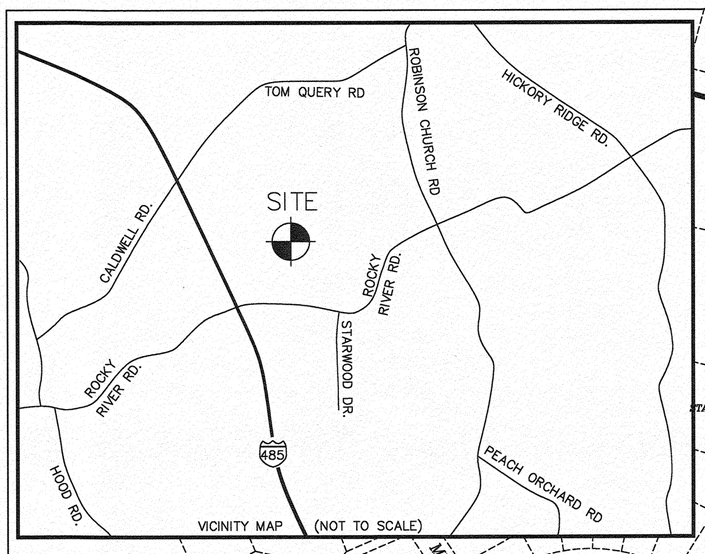

SUNBURST LANE

FARMINGTON RIDGE PARKWAY

TOWN OF HARRISBURG
CABARRUS COUNTY

CABARRUS COUNTY
MECKLENBURG COUNTY

NOW OR FORMERLY
ROBERT CALDWELL
DB:1321-230
PIN:5506073152

NOW OR FORMERLY
STAFFORD CALDWELL LLC
PID # 105-172-99
DB: 18756-690

NOW OR FORMERLY
STAFFORD CALDWELL LLC
PID # 105-171-72
DB: 18756-690

MERRIE ROSE AVE

BRANDON TRAIL DR

NOW OR FORMERLY
STAFFORD CALDWELL LLC
DB: 18756-690
MB:46-944
PID #'S: 105-172-73
THRU 105-172-78

NOW OR FORMERLY
STAFFORD CALDWELL LLC
PID # 105-171-02
DB: 18756-690

OLIVIA CATHERINE WAY

HAWKINS MEADOW CT

CHARLOTTE CITY LIMITS

1"PIPE FOUND

TIE N80°10'16"E 413.76'

228.18' TIE

FENCE

CONCRETE MONUMENT FOUND

FEDA CREEK

N51°18'25"E 929.41' TOTAL

701.23'

IRON SET

FENCE N80°11'36"E 743.62'

R/W DISK FOUND

N58°20'42"E 313.80'

NOW OR FORMERLY
STAFFORD CALDWELL
HOMEOWNERS ASSOCIATION
DB: 26443-602
MB:48-479
PIN 105-382-77

NCDOT CONTROLLED ACCESS
ACCESS LIMITED TO INTERCHANGES
PER NCDOT PROJECT 8.U671610 R-2123CC SHEET 1
NCDOT HWY BOOK 3-169

AREA TO BE ANNEXED TO CITY OF CHARLOTTE

1046.60' S24°37'32"E

1051.13' S25°38'22"E

CHARLOTTE CITY LIMITS

MECKLENBURG COUNTY
10.248 ACRES
NOW OR FORMERLY
NCDOT
PROJECT 8.U671610
R-21233CC
NCDOT HWY BOOK 3-169

CITY OF CHARLOTTE

NOW OR FORMERLY
APS INVESTMENTS LLC
DB: 12566-289
PIN 105-381-02

I-485
PROJECT #8.U671610

R/W DISK FOUND

S36°42'52"E 103.08'

S24°37'17"E 210.27'

270.86' S24°28'51"E

365.07' N65°22'43"E

NCDOT TEMP
DRAINAGE EASEMENT #3
DEED:12566-289

MECKLENBURG COUNTY
75.394 ACRES
NOW OR FORMERLY
ROCKY RIVER ROAD
ASSOCIATES LLC
DB: 24792-354
PIN 105-361-01

77.307 ACRES TOTAL

TOWN OF HARRISBURG
MECKLENBURG COUNTY

S14°33'06"E 3769.23'TOTAL

3538.05' TIE

611.65'TOTAL
401.58' FENCE

NOW OR FORMERLY
REBECCA MOORE
DB:3903-19
PIN:5506066856

NOW OR FORMERLY
JEFFREY ADAIR
DB:855-300
PIN:5506067438

S32°01'14"E 371.65' TIE

NOW OR FORMERLY
FRANK REVELS
DB:2311-118
PIN:5506069432

NOW OR FORMERLY
JOHN OVERCASH
DB:618-702
PIN:5506160582

NOW OR FORMERLY
KARL YETTER
DB:2860-15
PIN:5506164488

PINCHED PIPE FOUND

CONCRETE MONUMENT FOUND

TIE S87°38'07"E 409.18'

FENCE

TIE S87°37'35"E 558.67'

CONCRETE MONUMENT FOUND

PICCADILLY LN

DUKE POWER 150' R/W

MANCHESTER AVE

HUNTWICK SECTION 5
MB:20-63

NOW OR FORMERLY
EUGENE W. COCHRANE JR.
ANNE C YARBOROUGH
DB:1948-133
PIN:5506363420

I STATE THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 24792, PAGE 354; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 8789, PAGE 255; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS IN EXCESS OF 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THIS 16 DAY OF JANUARY, 2017.

PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-3954 LAND SURVEYOR JOSEPH E. WHALEY, JR.

THIS PLAT REPRESENTS ONE AREA ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-58, BY ORDINANCE DULY ADOPTED _____(ANNEXATION ORDINANCE 95-_____,)AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.
THIS_____ DAY OF _____,2016.

_____
MAYOR
TOWN OF HUNTERSVILLE

ATTEST: _____
JANET PIERSON
TOWN CLERK

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN.

_____
DATE OWNER(S) LAURELDALE LLC

CABARRUS COUNTY
108.676 ACRES
NOW OR FORMERLY
ROCKY RIVER ROAD
ASSOCIATES LLC
DB:8789-255
PIN 55061407290

BOUNDARY LINE AGREEMENT DEED: 5439-189

TIE S02°22'58"E 2217.82'

CABARRUS COUNTY
TOWN OF HARRISBURG

NC GRID

NOW OR FORMERLY
DORTHY M STAFFORD
DB:4734-123
PIN:5506248787

GPS STATION #1082
NAD 83 NC GRID
N: 564,314.281
E: 1,502,290.594
NAVD 88: 710.723
COMBINED GRID
FACTOR: 0.99984353

N64°22'55"E 557.76' LANDMARK TIE

BOUNDARY LINE AGREEMENT DEED: 5439-189

280.61' N54°09'52"E TIE

IRON SET

PIPE FOUND

NOW OR FORMERLY
EUGENE W. COCHRANE
MARY T COCHRANE
DB:1948-133
PIN:5506330005

BOUNDARY LINE AGREEMENT DEED: 5439-189 S00°56'33"E

437.85' TIE

PIPE FOUND

FENCE

BOUNDARY LINE AGREEMENT DEED: 5439-189 S12°41'55"E

591.72' TIE

N08°02'30"E 3370.86' LANDMARK TIE

AT&T 16.5' R/W PER DEED:187-590

NOW OR FORMERLY
EUGENE W. COCHRANE
MARY T COCHRANE
DB:813-182
PIN:5506231083

BOUNDARY LINE AGREEMENT DEED: 5439-189 N79°37'04"E

313.98' TIE

1" PIPE FOUND

PIPE FOUND

BOUNDARY LINE AGREEMENT DEED: 5439-189 S14°14'31"E

259.36' TIE

FENCE

#4 REBAR FOUND

CABARRUS COUNTY
TOWN OF HARRISBURG

ROCKY RIVER ROAD (S.R.#1139)
VARIABLE PUBLIC R/W
PER MB:44-94
& MB:44-74(CAB. CO.)

STATION 38+50.18 SURVEY LINE Y
STATION 10+00 SERVICE ROAD 1
ON NCDOT PLANS FOR NCDOT
PROJECT 8.U671610 R-2123CC
AND RESERVED AS ACCESS EASEMENT IN
DEED: 8219-392(MECK. CO.)
DEED: 1452-207 (CAB. CO.)

GPS STATION #1348
NAD 83 NC GRID
N: 560,977.096
E: 1,501,819.102
NAVD 88: 723.578

MECKLENBURG COUNTY
0.762 ACRES
NOW OR FORMERLY
ROCKY RIVER ROAD
ASSOCIATES LLC
DB: 30348-426
PIN 105-361-05

MECKLENBURG COUNTY
1.151 ACRES
NOW OR FORMERLY
ROCKY RIVER ROAD
ASSOCIATES LLC
DB: 30348-426
PIN 105-361-06

NCDOT TEMP DRAINAGE EASEMENT #1
DEED:12566-289
NCDOT CONTROLLED ACCESS BEGINS
CONTROLLED ACCESS NORTH OF THIS LOCATION
ACCESS LIMITED TO INTERCHANGES
PER NCDOT PROJECT 8.U671610 R-2123CC SHEET 1
NCDOT HWY BOOK 3-169

R/W DISK FOUND S24°47'53"E 286.95'

R=1314.39' L=417.29' CHORD=S33°49'21"E Δ=18°11'49"

S40°02'18"E 178.36'

S81°20'45"E 34.05' TIE

70.27' TIE

APPROXIMATE LOCATION
DIRT/GRAVEL DRIVE
DIRT/GRAVEL ROAD CONTINUES
PAST END OF SERVICE ROAD 1 STATION 26+50

STATION 26+50
DESCRIBED AS
END OF SERVICE ROAD 1
ON NCDOT PLANS FOR NCDOT
PROJECT 8.U671610 R-2123CC
AND RESERVED AS ACCESS EASEMENT IN
DEED: 8219-392(MECK. CO.)
DEED: 1452-207 (CAB. CO.)

S43°03'43"E 853.20'

APPROXIMATE LOCATION
DIRT/GRAVEL DRIVE

AT&T 16.5' R/W
PER DEED:1172-112

GRAVEL ACCESS ROAD
DESCRIBED AS
SERVICE ROAD 1
ON NCDOT PLANS FOR NCDOT
PROJECT 8.U671610 R-2123CC
AND RESERVED AS ACCESS EASEMENT IN
DEED: 8219-392(MECK. CO.)
DEED: 1452-207 (CAB. CO.)

I-485
PROJECT #8.U671610

R/W DISK FOUND

TIE R=852.96' L=418.24' CHORD=406.90' S65°11'20"E Δ=44°14'23"

R/W DISK FOUND

TIE R=186.00' L=138.76' CHORD=135.35' S85°14'12"E Δ=44°10'13"

TIE 5.82'

TIE 83.50'

S87°16'34"E 89.32' TOTAL

TIE 131.18'

R/W DISK FOUND

#5 REBAR FOUND 50' OFFSET
STATION 39+50.00 SURVEY LINE Y
ON NCDOT PLANS FOR NCDOT
PROJECT 8.U671610 R-2123CC

S49°01'58"E 124.77' TIE

S85°52'46"E 158.85' TIE

#5 REBAR FOUND

99.88'

S87°20'17"E TIE

#5 REBAR FOUND #5 REBAR FOUND 50' OFFSET
STATION 40+50.00 SURVEY LINE Y
ON NCDOT PLANS FOR NCDOT
PROJECT 8.U671610 R-2123CC

S87°34'17"E 864.65' TIE

100.64' FENCE N87°20'45"E

R=1204.56' L=195.90' CHORD=195.68' S88°17'14"E Δ=09°19'05"

R=1204.56' L=26.82' CHORD=26.82' S82°59'25"E Δ=01°16'33"

NOW OR FORMERLY
BLUE STAR
DEVELOPMENT LLC
DB: 20577-493
PIN # 105-201-36

PLAZA ROAD EXTENSION
SR 2803

NOW OR FORMERLY
HALLE PROPERTIES LLC
DB: 19514-718
PIN # 105-201-32

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.32	S43°51'41"E
L2	51.47	S43°40'03"E
L3	50.34	S43°56'12"E
L4	50.31	S43°27'39"E
L5	48.67	S43°21'03"E
L6	73.69	S42°57'05"E
L7	75.82	S43°18'42"E
L8	95.88	S42°58'02"E
L9	47.78	S42°38'49"E
L10	48.58	S42°53'13"E
L11	51.86	S42°52'43"E
L12	46.88	S42°13'02"E
L13	49.14	S41°27'06"E
L14	64.74	S39°59'08"E
L15	61.71	S37°05'12"E
L16	61.67	S33°45'57"E
L17	58.23	S31°14'31"E
L18	60.49	S27°44'23"E
L19	5.49	S23°49'36"E
L20	21.56	S44°21'47"E
L21	41.95	S44°25'02"E
L22	41.27	S44°01'43"E
L23	27.21	S43°40'46"E
L24	33.37	S44°34'58"E
L25	34.28	S44°15'29"E
L26	36.74	S44°29'00"E

OWNER: ROCKY RIVER ROAD ASSOCIATES LLC DEED:24792-354
DEED:30348-426

OWNER: NCDOT - PROJECT 8.U671610 R-21233CC
NCDOT HWY BOOK 3-169

Satterwythe Ln

Alderwood Ln

CHARLOTTE CITY LIMITS

MECKLENBURG COUNTY
NOW OR FORMERLY
APS INVESTMENTS LLC
DB: 12566-289
PIN 105-381-02

NOTES

THIS PROPERTY IS SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD NOT OBSERVED IN THE FIELD WHICH WOULD BE DISCLOSED BY A FULL TITLE SEARCH.

BOUNDARY AGREEMENT RECORDED IN DEED:5439 AT PAGE 189 BETWEEN (NOW OR FORMERLY) APS INVESTMENT, LLC AND (NOW OR FORMERLY) EUGENE W. COCHRANE ET ALS

THIS MAP IS NOT INTENDED TO MEET GS 47-30 REQUIREMENTS. THIS SURVEY WAS PREPARED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN NORTH CAROLINA WITH AN ERROR OF CLOSURE IN EXCESS OF 1:10,000.

MECKLENBURG COUNTY
THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODWAY PER FIRM MAP #37119C0151E WITH A EFFECTIVE DATE OF FEBRUARY 4, 2004.

CABARRUS COUNTY
A PORTION OF THIS PROPERTY LIES WITHIN A FLOODWAY PER FIRM MAP #3710550600J WITH A PRELIMINARY DATE OF MAY 25, 2007. (CROSS SECTIONS AND ELEVATIONS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT EFFECTIVE ELEVATIONS UNTIL THE MAP HAS BEEN ADOPTED BY CABARRUS COUNTY.)

PORTIONS OF THIS PROPERTY MAY BE SUBJECT TO ARMY CORP. OF ENGINEERS WETLAND REGULATIONS. WETLANDS SHOWN HEREON WERE IDENTIFIED BY OTHERS.

MECKLENBURG COUNTY & CABARRUS COUNTY LINE AS SHOWN PER RESOLUTION 2002-42 BY THE CABARRUS COUNTY BOARD OF COMMISSIONERS RESOLVING THE CABARRUS COUNTY, MECKLENBURG COUNTY LINE LOCATION.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NO.	DATE	REVISION	BY

SHEET TITLE

ANNEXATION PLAT OF MECKLENBURG COUNTY PROPERTY ONLY - 87.555 ACRES TOTAL

PROJECT

PROPERTY ON ROCKY RIVER RD. & I-485

CRAB ORCHARD TWSP., MECK CO. & No.1 TWSP., CABARRUS CO.
OWNER: AS SHOWN ABOVE

PROJECT NO.

SCALE 1"=200'

DATE 01/16/2017

DRAWN BY JEW

CHECKED BY JEW

DRAWING NO.

SHT DF SHTS

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(physical) 730 Windsor Oak Court Charlotte, North Carolina, 28273
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134
704.556.1990 704.556.0505(fax)
NC Corporate Registration #C-0475