

- NOTES:**
- AREAS COMPUTED BY COORDINATE METHOD.
 - PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
 - ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - BASIS OF BEARING SHOWN HEREON IS NC GRID NAD83 (2011).
 - BOUNDARY INFORMATION IS BASED IN PART, ON DEEDS AND MAPS OF RECORD, AND BY AN ACTUAL FIELD SURVEY BY THIS FIRM.

REFERENCES
 DB 5266, PG 718
 DB 8888, PG 702
 MB 27, PG 431

KELLY WOODS AREA OF ANNEXATION
 PIN: 03305140 & 03305119
 BEING THE PROPERTY OF YVONNE WIGGINS FELTS AND SANDRA LEWIS WIGGINS AS RECORDED IN DEED BOOK 8888 PAGE 702 AND DEED BOOK 5266 PAGE 718 OF MECKLENBURG COUNTY PUBLIC REGISTRY.

COMMENCING AT A FOUND IRON ROD ON THE WESTERN RIGHT OF WAY OF KELLY ROAD, AND AT THE CORNER OF THE MERITAGE HOMES OF THE CAROLINAS INC. PROPERTY AS SHOWN ON DEED BOOK 38043 PAGE 389 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY OF DEEDS (P.O.C. N: 574853.56, E: 1428506.16), THENCE WITH SAID RIGHT OF WAY N 37° 18' 31" E FOR A DISTANCE OF 69.79 FEET TO THE POINT OF BEGINNING, A FOUND IRON ROD AT THE NORTHEASTERN CORNER OF THE AFORESAID PROPERTY OF MERITAGE HOMES OF THE CAROLINAS INC. PROPERTY, THENCE WITH THE EXISTING CHARLOTTE CITY LIMITS, SAID PROPERTY AND OTHER MERITAGE HOMES OF THE CAROLINAS INC. PROPERTIES AS RECORDED IN DEED BOOK 36926 PAGE 444 AND DEED BOOK 37781 PAGE 33 OF MECKLENBURG COUNTY PUBLIC REGISTRY SEVEN (7) COURSES; 1.) N 38° 32' 32" W FOR A DISTANCE OF 241.25 FEET TO A FOUND IRON ROD, 2.) S 07° 08' 30" W FOR A DISTANCE OF 145.03 FEET TO A FOUND IRON PIPE, 3.) S 73° 04' 27" W FOR A DISTANCE OF 298.89 FEET TO A FOUND IRON ROD, 4.) N 12° 28' 31" W FOR A DISTANCE OF 349.94 FEET TO A FOUND IRON PIPE, 5.) N 22° 17' 23" W FOR A DISTANCE OF 715.19 FEET TO A FOUND IRON ROD, 6.) N 21° 40' 27" W FOR A DISTANCE OF 592.31 FEET TO A FOUND IRON ROD, 7.) N 25° 00' 58" W PASSING THROUGH A FOUND IRON ROD AT 348.68 FEET, FOR A TOTAL DISTANCE OF 430.28 FEET TO A COMPUTED POINT AT THE CENTERLINE OF GUTTER BRANCH, THENCE WITH THE EXISTING CHARLOTTE CITY LIMITS AND ALONG SAID GUTTER BRANCH THE FOLLOWING TWENTY-THREE (23) COURSES; 1.) N 44° 59' 03" E FOR A DISTANCE OF 28.03 FEET TO A POINT, 2.) N 11° 32' 39" E FOR A DISTANCE OF 47.12 FEET TO A POINT, 3.) N 30° 09' 39" E FOR A DISTANCE OF 66.57 FEET TO A POINT, 4.) N 23° 37' 12" E FOR A DISTANCE OF 65.54 FEET TO A POINT, 5.) N 40° 07' 22" E FOR A DISTANCE OF 22.18 FEET TO A POINT, 6.) N 89° 31' 57" E FOR A DISTANCE OF 64.11 FEET TO A POINT, 7.) N 02° 06' 37" W FOR A DISTANCE OF 37.44 FEET TO A POINT, 8.) N 50° 28' 18" E FOR A DISTANCE OF 39.93 FEET TO A POINT, 9.) N 71° 56' 48" E FOR A DISTANCE OF 35.00 FEET TO A POINT, 10.) N 36° 13' 51" E FOR A DISTANCE OF 58.78 FEET TO A POINT, 11.) N 87° 13' 14" E FOR A DISTANCE OF 67.86 FEET TO A POINT, 12.) S 71° 14' 48" E FOR A DISTANCE OF 72.29 FEET TO A POINT, 13.) S 41° 41' 11" E FOR A DISTANCE OF 37.59 FEET TO A POINT, 14.) S 84° 43' 00" E FOR A DISTANCE OF 66.76 FEET TO A POINT, 15.) S 77° 32' 05" E FOR A DISTANCE OF 78.46 FEET TO A POINT, 16.) S 62° 58' 11" E FOR A DISTANCE OF 68.18 FEET TO A POINT, 17.) S 87° 03' 38" E FOR A DISTANCE OF 60.55 FEET TO A POINT, 18.) S 78° 16' 20" E FOR A DISTANCE OF 82.04 FEET TO A POINT, 19.) S 74° 23' 46" E FOR A DISTANCE OF 136.07 FEET TO A POINT, 20.) S 77° 15' 21" E FOR A DISTANCE OF 124.26 FEET TO A POINT, 21.) S 41° 11' 41" E FOR A DISTANCE OF 62.16 FEET TO A POINT, 22.) S 77° 40' 56" E FOR A DISTANCE OF 113.65 FEET TO A POINT, 23.) N 76° 10' 55" E FOR A DISTANCE OF 28.33 FEET TO A FOUND IRON ROD ON THE WESTERN LINE OF THE BEVERLY ABERNATHY BREWER PROPERTY AS RECORDED IN DEED BOOK 37617 PAGE 0015 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, THENCE LEAVING THE EXISTING CHARLOTTE CITY LIMITS AND WITH THE BEVERLY ABERNATHY BREWER PROPERTY TWO (2) COURSES; 1.) S 01° 16' 19" W FOR A DISTANCE OF 705.55 FEET TO AN EXISTING IRON PIPE, 2.) S 06° 57' 42" W FOR A DISTANCE OF 331.81 FEET TO A FOUND IRON PIPE AT THE NORTHWESTERN CORNER OF THE PROPERTY OF JENNIFER HELMS COLLINS AS RECORDED IN DEED BOOK 13155 PAGE 887 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, THENCE WITH SAID PROPERTY S 06° 56' 04" W FOR A DISTANCE OF 150.80 FEET TO A FOUND IRON ROD AT THE NORTHWESTERN CORNER OF THE H. JEFFREY BOVO PROPERTY AS RECORDED IN DEED BOOK 28926 PAGE 629 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, THENCE WITH SAID PROPERTY AND THE JENNIFER HELMS COLLINS PROPERTY AS RECORDED IN DEED BOOK 23968 PAGE 772, AND THE ABDUL RAHMAN AL RASHID PROPERTY AS RECORDED IN DEED BOOK 33529 PAGE 896 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY S 06° 57' 42" W PASSING THROUGH A FOUND IRON ROD AT 224.12 FEET, AND AT 383.64 FEET FOR A TOTAL DISTANCE OF 365.49 FEET TO A FOUND IRON PIPE THENCE CONTINUING WITH THE ABDUL RAHMAN AL RASHID PROPERTY S 48° 36' 38" E FOR A DISTANCE OF 246.06 FEET TO AN EXISTING IRON ROD ON THE WESTERN RIGHT OF WAY LINE OF KELLY ROAD, THENCE WITH SAID RIGHT OF WAY S 30° 39' 50" W FOR A DISTANCE OF 77.05 TO THE POINT OF BEGINNING, CONTAINING 1,646,678 SQUARE FEET OR 37.803 ACRES OF LAND, MORE OR LESS.

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION DATE

STATE OF NORTH CAROLINA COUNTY OF MECKLENBURG
 I, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

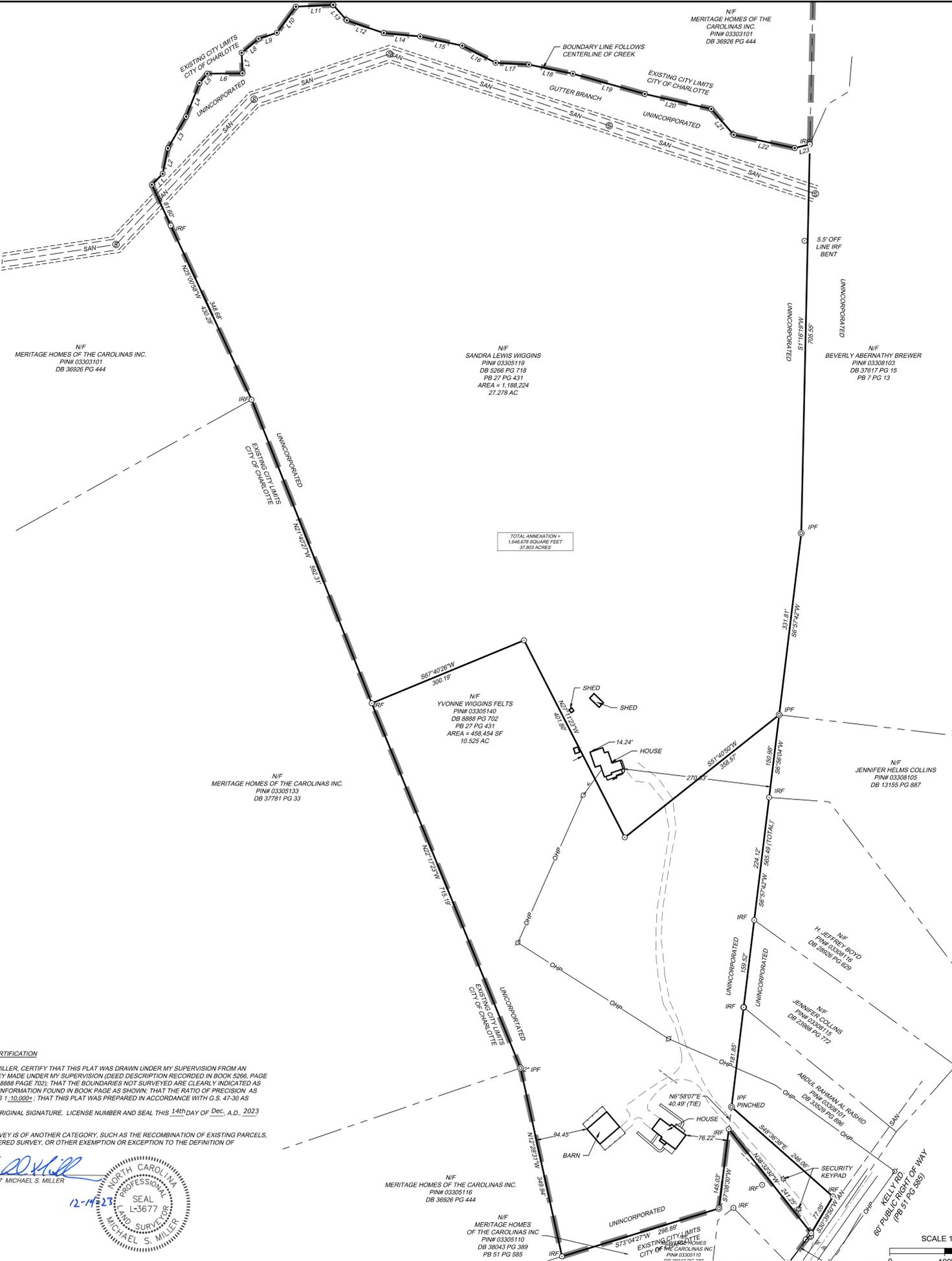
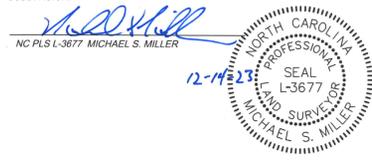
REVIEW OFFICER DATE

LEGEND		
IFP - IRON PIPE FOUND	MH DRAINAGE	SPRINKLER BOX
IFR - IRON ROD FOUND	MH SANITARY	SPRINKLER HEAD
IRS - IRON ROD SET	MH ELECTRIC	SPRINKLER VALVE
CP - COMPUTED EASEMENT POINT	MH TELEPHONE	GAS TEST LOCATION
CMF - CONCRETE MONUMENT	MH WATER	GAS METER
MNF - MAG NAIL FOUND	STORM INLET	GAS VALVE
CP - COMPUTED POINT	ELECTRIC BOX	FLAG POLE
BFP - BACKFLOW PREVENTER	TELEPHONE PEDESTAL	TREE
WV - WATER VAULT	CABLE TV PEDESTAL	BOLLARD
TVT - TELEPHONE VAULT	SIGN	BOREHOLE
TCB - TRAFFIC CONTROL BOX	ELECTRIC METER	AC UNIT
VP - POWER VAULT	WATER METER	MAILBOX
UV - UTILITY VAULT	WATER VALVE	CLEAN OUT
WF - WETLAND FLAG	FIRE HYDRANT	GUY
RCP - REINFORCED CONCRETE PIPE	POWER POLE	HANDICAP PARKING
CMF - CORRUGATED METAL PIPE	VCP - VITRIFIED CLAY PIPE	DIP - DUCTILE IRON PIPE
HDPE - HIGH DENSITY POLYETHYLENE PIPE	FES - FLARED END SECTION	FMK - FIBER OPTIC MARKER
MKG - GAS MARKER	TVP - TELEVISION PEDESTAL	SIGP - SIGNAL POLE
LSA - LANDSCAPED AREA	RVW - RIGHT-OF-WAY	P/L - PROPERTY LINE
C/L - CENTERLINE	NTS - NOT TO SCALE	OV - GAS VALVE
CB - CATCH BASIN	GI - GRATE INLET	YI - YARD INLET
CI - CURB INLET	EP - EDGE OF PAVING	TBC - TOP BACK OF CURB
DB - DEED BOOK	PB - PLAT BOOK	PG - PAGE
SF - SQUARE FEET	SSXXX - SITE ADDRESS	UCATV - PAINTED CABLE TV LINE

SURVEYOR CERTIFICATION

I, MICHAEL S. MILLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5266, PAGE 718 AND BOOK 8888 PAGE 702); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE AS SHOWN; 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, LICENSE NUMBER AND SEAL THIS 14th DAY OF Dec., A.D., 2023

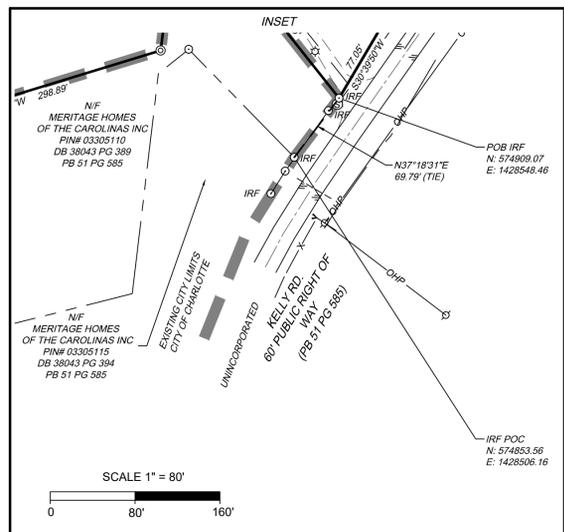
THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.



THE FOLLOWING INFORMATION WAS USED TO PERFORM GPS SURVEY:
 (1) CLASS OF SURVEY: "CLASS A"
 (2) POSITIONAL ACCURACY: 0.04"
 (3) TYPE OF GPS FIELD PROCEDURE: NCVRS
 (4) DATE OF SURVEY: 11-10-2023
 (5) DATUM/EPOCH: NAD83 (2011) - EPOCH 2010.00
 (6) PUBLISHED FIXED-CONTROL USE: NCVRS
 (7) GEOD MODEL: 8012B (CONUS)
 (8) COMBINED GRID FACTOR(S): 0.99994111
 (9) UNITS: US SURVEY FEET

LINE	BEARING	LENGTH
L1	N44°59'03"E	28.03
L2	N11°32'39"E	47.12
L3	N30°09'39"E	66.57
L4	N23°37'12"E	65.54
L5	N40°07'22"E	22.18
L6	N89°31'57"E	64.11
L7	N2°06'37"W	37.44
L8	N50°28'18"E	39.93
L9	N71°56'48"E	35.00
L10	N36°13'51"E	58.78
L11	N87°13'14"E	67.86
L12	S71°14'48"E	72.29
L13	S41°18'38"E	37.59
L14	S84°43'00"E	66.76
L15	S77°32'05"E	78.46
L16	S62°58'11"E	68.18
L17	S87°03'38"E	60.55
L18	S78°16'20"E	82.04
L19	S74°23'46"E	136.07
L20	S77°15'21"E	124.26

LINE	BEARING	LENGTH
L21	S41°11'41"E	62.16
L22	S77°49'56"E	113.65
L23	N76°10'55"E	28.33



KELLY WOODS AREA ANNEXATION SURVEY OF 2747 & 2757 KELLY RD. CHARLOTTE, NORTH CAROLINA SURVEY FOR: SANDRA LEWIS WIGGINS & YVONNE WIGGINS FELTS

CITY OF CHARLOTTE	MECKLENBURG CO., N.C.
Date: 12/08/2023	Scale: 1" = 100'
Sheet 1 of 1	J.N.: 61686
Drawn by: BKL	Checked by: MSM
Revised: 12/14/23 D.W.	