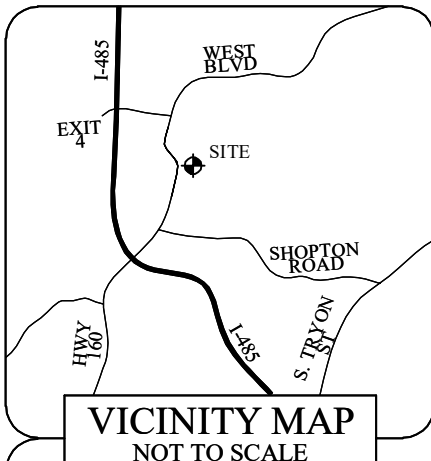


Steele Creek Presbyterian Church and Cemetery **7401 and 7407 Steele Creek Road**



The Steele Creek Presbyterian Church and Cemetery, consisting of the one-story circa 1889 sanctuary building, the associated circa 1763 cemetery, and approximately 37.575 acres of land upon which those structures are situated, was designated as a local historic landmark in 1991. Originally identified as Tax Parcel Number 14104109, the property is now identified cumulatively by Tax Parcel Numbers 14121101A, 14121101B, 14121111, 14121129, and 14121130, as recorded in the Mecklenburg County tax office. Permitting commercial redevelopment of a portion of the total property will facilitate preservation of the historic sanctuary building and cemetery. The Charlotte-Mecklenburg Historic Landmarks Commission (HLC) recommends that Charlotte City Council amend the original designation ordinance for the Steele Creek Presbyterian Church and Cemetery to remove local historic landmark status from the entire property, with the exception of three constituent parcels comprising approximately 14.245 acres and certain associated structures currently located upon those parcels (collectively, the “Surviving Landmark”) that would retain the historic landmark designation accorded by the Mecklenburg County Board of Commissioners in 1991. The Surviving Landmark recommended by HLC consists of: (1) the approximately 10.199-acre parcel containing the entirety of the Steele Creek Presbyterian Church cemetery (currently listed under Tax Parcel Number 14121129), including the structures, improvements, and features located therein; (2) the approximately 0.50-acre parcel containing the Steele Creek Presbyterian Church sanctuary building (currently listed under Tax Parcel Number 14121130), including the interior and exterior of the building; and (3) an approximately 3.546-acre portion of the adjacent parcel currently listed under Tax Parcel Number 14121101A. The Surviving Landmark that would retain historic landmark designation per HLC’s recommendation is indicated on the attached site plan by the shaded areas labeled “141-211-29,” “141-211-30,” and “Tract 1.” The remaining approximately 23.33-acre portion of the property would be de-designated, allowing for the planned redevelopment.





141-041-02
CITY OF CHARLOTTE
DB 3711 PG 464



NOT SUBJECT TO:
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.

DATE _____ PLANNING COMMISSION STAFF _____

REVIEW OFFICER CERTIFICATE:
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 _____

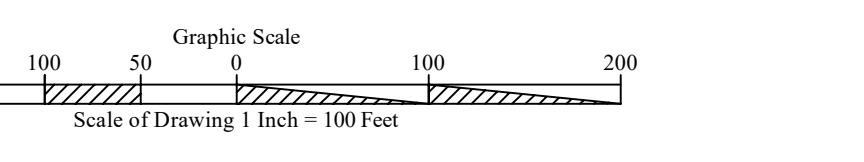
CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	142.80'	713.85'	142.60'	N 01°58'23" E
C2	229.80'	496.30'	227.75'	N 18°06'59" W
C3	37.95'	496.30'	37.90'	N 33°34'17" W
C4	247.65'	776.45'	246.60'	N 45°36'02" W
C5	80.20'	1283.60'	80.20'	N 50°43'02" W
C6	82.60'	1283.60'	82.60'	N 47°07'39" W
C7	363.20'	1081.80'	361.50'	N 37°21'52" W
C8	129.45'	80.00'	115.80'	S 50°09'01" W
C9	125.65'	190.00'	123.40'	S 77°33'54" W

LINE	BEARING	DISTANCE
L1	N 41°02'55" E	9.54'
L2	N 03°22'57" E	17.10'
L3	S 03°47'19" W	66.56'
L4	S 58°37'06" W	24.79'
L5	N 79°06'31" W	53.22'
L6	N 28°56'51" W	10.25'
L7	S 87°05'44" E	59.08'

- LEGEND:**
- ⊙ PROPERTY CORNER FOUND (AS DESCRIBED)
 - ⊠ NC&S MONUMENT FOUND
 - CONCRETE MONUMENT FOUND
 - CALCULATED POINT
 - ▲ PK NAIL FOUND
 - ⊕ AXLE FOUND
 - SET #4 REBAR
 - SUBJECT BOUNDARY LINE (SURVEYED)
 - - - SUBJECT BOUNDARY LINE (NOT SURVEYED)
 - · - ADJONER BOUNDARY LINE (SURVEYED)
 - · - ADJONER BOUNDARY LINE (NOT SURVEYED)
 - SURVEY TIE LINES ONLY
 - · - ROAD RIGHT-OF-WAY LINE (R/W)
 - · - CURRENT CHARLOTTE HISTORIC AREA LINE
 - ▨ NEW CITY OF CHARLOTTE HISTORIC PRESERVATION AREA

- *****NOTES**
- TOTAL AREA OF PID #141-211-29 AND TRACT #1 14.245 ACRES/ 620,517 SQ.FT. TO BE PRESERVED AS HISTORIC AREA.
 - TOTAL AREA OF THE CURRENT CITY OF CHARLOTTE HISTORIC BOUNDARY IS 143.473 ACRES/ 6,189,679 SQ.FT..

THE PURPOSE OF THIS PLAT IS PER THE FOLLOWING:
TO COMBINE PID #141-211-30 AND PID #141-211-01A AND SUBDIVIDE INTO TRACT #1 AND TRACT #2; ALSO TO SHOW CURRENT CITY OF CHARLOTTE HISTORICAL PROPERTY BOUNDARY TO BE CHANGED TO THE NEW CITY OF CHARLOTTE HISTORICAL PROPERTY



STEEL CREEK PRESBYTERIAN CHURCH SURVEY FOR:
FOUNDRY COMMERCIAL ACQUISITIONS, LLC

— OWNERS —
THE CITY OF CHARLOTTE
PARCEL ID: 141-211-30 & 141-211-01A

AS RECORDED IN VARIOUS DEEDS AS REFERENCED HEREIN
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

SURVEY DATE: 10-28-2021 TO 05-04-2022 PLAT DATE: 05-23-2024
SCALE 1" = 100' SHEET 1 OF 1

Professional Property Surveyors Inc.
18335 Old Statesville Rd. Suite A
Cornelius, N.C. 28031
Firm License#C-3666 (704) 765-5134 Phone/Fax

VICINITY MAP
NOT TO SCALE

141-041-26
CITY OF CHARLOTTE
DB 25082 PG 1
MB 51 PG 705

141-041-23
CITY OF CHARLOTTE
DB 5711 PG 464

141-211-11
CITY OF CHARLOTTE
DB 33333 PG 344
MB 60 PG 98
"HISTORIC PROPERTY" PER
MECKLENBURG COUNTY
RECORDS

141-041-08
CITY OF CHARLOTTE
DB 14351 PG 321
MB 52 PG 904

141-041-22
CITY OF CHARLOTTE
DB 25082 PG 1
MB 52 PG 904

141-211-11
CITY OF CHARLOTTE
DB 33333 PG 344
MB 60 PG 98
"HISTORIC PROPERTY" PER
MECKLENBURG COUNTY
RECORDS

141-211-29
STEELE CREEK
PRESBYTERIAN CHURCH
DB 3 PG 869
MB 64 PG 901
(LOT 1)
CEMETERY
**AREA:
444,263± SQ. FT.
10.199± ACRES**

141-261-49
CITY OF CHARLOTTE
DB 29137 PG 452

141-261-85
CITY OF CHARLOTTE
DB 28987 PG 403

141-261-48
CITY OF CHARLOTTE
DB 32270 PG 929

141-211-12
TCA-CHRISTIE LANE, LLC
DB 37025 PG 637
"HISTORIC PROPERTY" PER
MECKLENBURG COUNTY
RECORDS

141-211-11
CITY OF CHARLOTTE
DB 33333 PG 344
MB 60 PG 98
"HISTORIC PROPERTY" PER
MECKLENBURG COUNTY
RECORDS

**TRACT 2
AREA:
312,076± SQ. FT.
7.164± ACRES**

141-211-01A
CITY OF CHARLOTTE
DB 33517 PG 988
MB 72 PG 371
"HISTORIC PROPERTY" PER
MECKLENBURG COUNTY
RECORDS
DB 6516, PG 609

141-261-46
CITY OF CHARLOTTE
DB 33333 PG 344

141-261-47
CITY OF CHARLOTTE
DB 28914 PG 313

141-211-13
JULIO CESAR
ZAMBRANO
RINA YOLANY
DB 28891 PG 829

141-211-14
TAM MINH NGAN
LENN TH NGO
DB 29537 PG 462

141-211-10
ANTONIO ROBINSON
DB 28335 PG 52

141-211-09
BERNARD EUGENE SIMMONS
DB 6154 PG 752

141-211-08
DENNIS J. TOMLINSON
YVONNE M. MORRIS
DB 29884 PG 217

141-211-02
CITY OF
CHARLOTTE
DB 33333 PG 400

141-211-07
MARY MICHAEL WITTEB
DB 22067 PG 487

141-211-06
TYLER H. JONES
BRITANY J. C. JONES
DB 34180 PG 776

141-211-03
CITY OF
CHARLOTTE
DB 33333 PG 362

141-211-04
JACK O. WILCOXON
DB 3404 PG 513

141-211-05
JACK O. WILCOXON
DB 3171 PG 6

141-261-45
BELLSOUTH
TELECOMMUNICATIONS
INC
DB 4496 PG 721

141-261-02
LUU THI TRAN
DB 23335 PG 522

141-261-01
CITY OF CHARLOTTE
DB 31169 PG 702

- NOTES**
- NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NC&S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83/NSRS 2011 DATUM. GEOID MODEL: CONUS12A. TIE TO NC&S MONUMENT SHOWN HEREON.
 - PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.
 - ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.
 - IRON PINS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD.
 - THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - PANEL #3710451200K, EFFECTIVE DATE: 09/02/2015.
 - CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
 - THIS MAP IS INVALID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - STEELE CREEK PRESBYTERIAN CHURCH AND ITS PROPERTIES ARE IDENTIFIED AS "HISTORIC" BY THE MECKLENBURG COUNTY HISTORIC LANDMARKS COMMISSION. PARCEL ID'S: 141-211-01A, 141-211-29 AND 141-211-11.
 - REZONING PETITION 2019-176.

SURVEYORS CERTIFICATE OF SURVEY AND ACCURACY

I, BRIAN K. EVERSOLE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOKS AND PAGES AS NOTED ON THIS MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS AND PAGES AS NOTED ON THIS MAP; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS ____ DAY OF _____, A.D., 2024.

G.S. 47-30 (f)(11)(d)
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.

PRELIMINARY
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER
NOT FOR RECORDATION, SALES OR CONVEYANCE.

