

VICINITY MAP (NTS)

- REFERENCES:**
- 1) DB. 3952 PG. 633
 - 2) DB. 3957 PG. 407
 - 3) DB. 13076 PG. 115
 - 4) DB. 27136 PG. 139
 - 5) DB. 32811 PG. 274
 - 6) MB. 21 PG. 50
 - 7) MB. 21 PG. 575
 - 8) MB. 21 PG. 602
 - 9) MB. 23 PG. 776
 - 10) MB. 34 PG. 920
 - 11) MB. 46 PG. 343
 - 12) MB. 67 PG. 446

MECKLENBURG COUNTY REGISTER OF DEEDS.

FLOOD NOTE:
PORTIONS OF THESE PROPERTIES ARE PARTIALLY LOCATED IN FLOOD ZONE AE AS SHOWN ON FEMA FLOOD MAP NO. 43710459700M, PANEL 4597 DATED 11-16-2018.
FLOOD ZONE LINES NOT SHOW FOR PURPOSE OF CLARITY

SURVEY NOTES:

1. NORTH IS REFERENCED TO NAD 83 (2011) BASED ON NCGS MONUMENT "TREE" VIA THE NC RTK NETWORK.
2. SUBJECT PARCELS ARE ZONED: R-4 - "RESIDENTIAL"
3. IRONS AT ALL CORNERS UNLESS SHOWN OR LABELED OTHERWISE.
4. NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THIS SURVEY.
5. FOR PERFORMANCE OF THE SURVEY, ALL IMPROVEMENTS, EASMENTS, AND FLOOD ZONE LINES ARE NOT SHOWN.
6. NO PHYSICAL EVIDENCE OF TRACTS BEING USED AS A DUMP, SUMP, OR SANITARY LANDFILL WAS FOUND TO EXIST.
7. AS OF THE DATE OF THIS SURVEY THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
8. AREA WAS DETERMINED BY THE COORDINATE METHOD.
9. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
10. 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.
11. DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

ZONING FOR SIX SUBJECT TRACTS:
R-4 RESIDENTIAL(4 UNITS PER ACRE) PER MECKLENBURG COUNTY GIS

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 _____

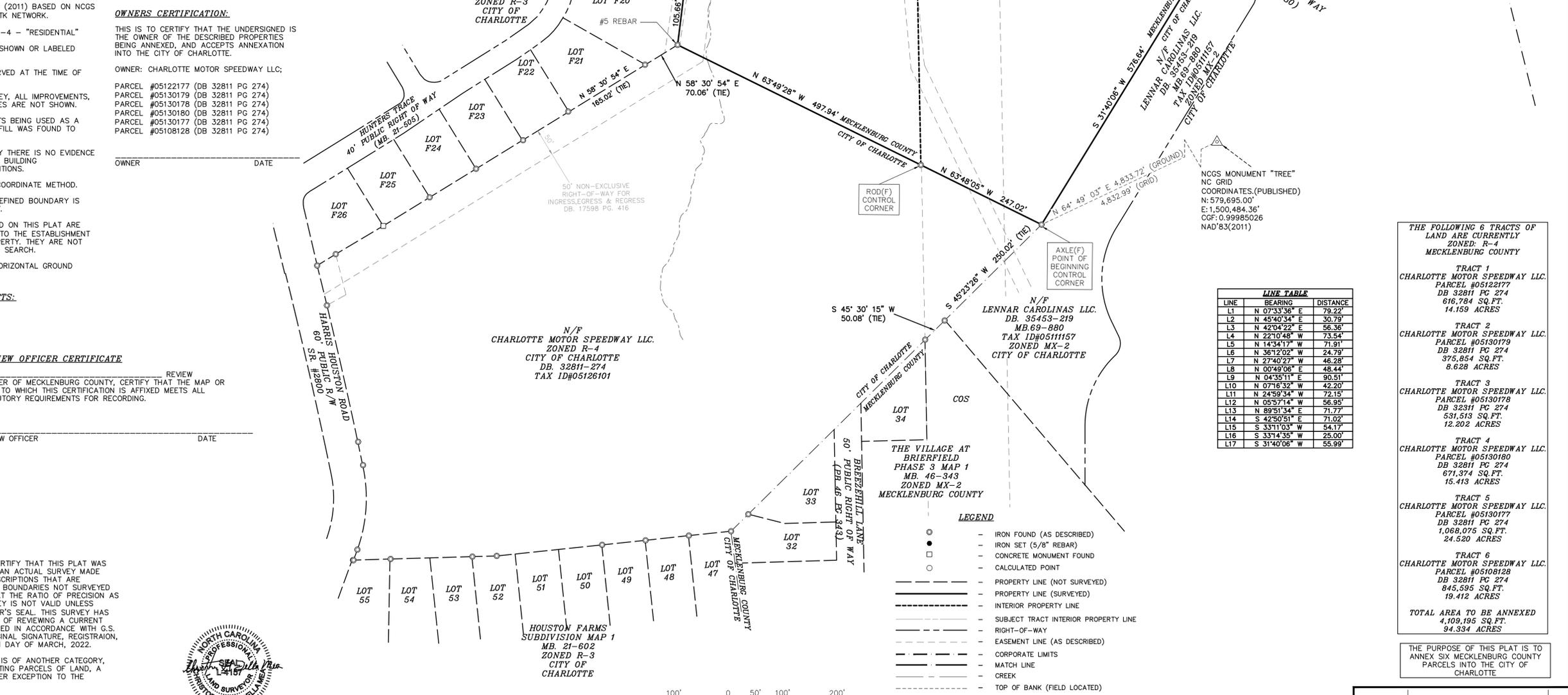
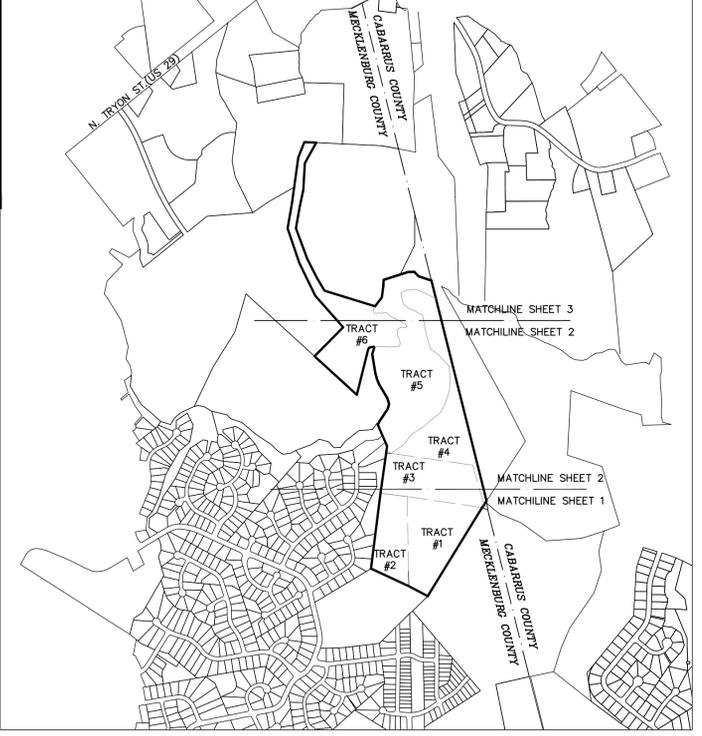
SURVEYOR CERTIFICATE:

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 TWENTY NINTH DAY OF MARCH, 2022.

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, PLS L-4157 3/29/22 DATE

SHEET INDEX KEY NOT TO SCALE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°33'36" E	79.22'
L2	N 45°40'34" E	30.79'
L3	N 42°04'22" E	56.36'
L4	N 22°10'48" W	73.54'
L5	N 14°34'17" W	71.91'
L6	N 36°12'02" W	24.79'
L7	N 27°40'27" W	46.28'
L8	N 00°49'06" E	48.44'
L9	N 04°35'11" E	90.51'
L10	N 07°16'32" W	42.20'
L11	N 24°59'34" W	72.15'
L12	N 05°57'14" W	56.95'
L13	N 89°51'34" E	71.77'
L14	S 42°50'51" E	71.02'
L15	S 33°11'03" W	54.17'
L16	S 33°14'35" W	25.00'
L17	S 31°40'06" W	55.99'

- LEGEND**
- - IRON FOUND (AS DESCRIBED)
 - - IRON SET (5/8" REBAR)
 - - CONCRETE MONUMENT FOUND
 - - CALCULATED POINT
 - - PROPERTY LINE (NOT SURVEYED)
 - — — - PROPERTY LINE (SURVEYED)
 - — — - INTERIOR PROPERTY LINE
 - — — - SUBJECT TRACT INTERIOR PROPERTY LINE
 - — — - RIGHT-OF-WAY
 - — — - EASEMENT LINE (AS DESCRIBED)
 - — — - CORPORATE LIMITS
 - — — - MATCH LINE
 - — — - CREEK
 - — — - TOP OF BANK (FIELD LOCATED)

THE FOLLOWING 6 TRACTS OF LAND ARE CURRENTLY ZONED: R-4 MECKLENBURG COUNTY

TRACT 1
CHARLOTTE MOTOR SPEEDWAY LLC.
PARCEL #05122177
DB 32811 PG 274
616,784 SQ.FT.
14.159 ACRES

TRACT 2
CHARLOTTE MOTOR SPEEDWAY LLC.
PARCEL #05130179
DB 32811 PG 274
375,854 SQ.FT.
8.628 ACRES

TRACT 3
CHARLOTTE MOTOR SPEEDWAY LLC.
PARCEL #05130178
DB 32811 PG 274
531,513 SQ.FT.
12.202 ACRES

TRACT 4
CHARLOTTE MOTOR SPEEDWAY LLC.
PARCEL #05130180
DB 32811 PG 274
671,374 SQ.FT.
15.413 ACRES

TRACT 5
CHARLOTTE MOTOR SPEEDWAY LLC.
PARCEL #05130177
DB 32811 PG 274
1,068,075 SQ.FT.
24.520 ACRES

TRACT 6
CHARLOTTE MOTOR SPEEDWAY LLC.
PARCEL #05108128
DB 32811 PG 274
845,595 SQ.FT.
19.412 ACRES

TOTAL AREA TO BE ANNEXED
4,109,195 SQ.FT.
94.334 ACRES

THE PURPOSE OF THIS PLAT IS TO ANNEX SIX MECKLENBURG COUNTY PARCELS INTO THE CITY OF CHARLOTTE

GPA
PROFESSIONAL LAND SURVEYORS
EST. 1987

GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON, SC CORP. OFF.
281 TREELAND DR. STE B
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CHARLOTTE, NC BRANCH
605 PHILLIP DAVIS DR. STE 3
CHARLOTTE, NC 28217
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GREENVILLE, SC BRANCH
1200 WOODRUFF RD. STE G-17
GREENVILLE, SC 29607
OFFICE (864) 274-0454

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www.gpaand.com

SCALE
1"=100'

FLD. BK. PG.

JOB NO.
210059

DATE
03/29/2022

DRAWN BY
CJP

CHECKED BY
CGD

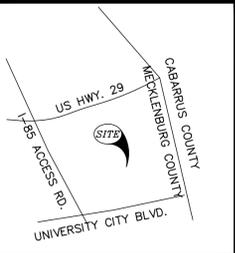
SHOWING MECKLENBURG COUNTY TAX PARCELS
05122177, 05130179, 05130178, 05130180, 05130177, 05108128
OWNED BY
CHARLOTTE MOTOR SPEEDWAY LLC
LOCATED IN MECKLENBURG COUNTY
NORTH CAROLINA

PREPARED FOR:
LENNAR CAROLINAS LLC
CHARLOTTE, NC 28228

THE GREAT SEAL OF THE STATE OF NORTH CAROLINA
GPA, INC.
No. C-4472

THE RETREAT AT CAMERON COMMONS AREA ANNEXATION

DATE	REVISION	BY	SHEET	OF
			1	3



VICINITY MAP (NTS)

N/F
CITY OF CHARLOTTE
DB. 3952-633
TAX ID#05108124
ZONED R-3
CITY OF CHARLOTTE

TRACT #6
N/F
CHARLOTTE MOTOR SPEEDWAY LLC.
DB. 32811-274
TAX ID#05108128
ZONED R-4
MECKLENBURG COUNTY

TRACT #5
N/F
CHARLOTTE MOTOR SPEEDWAY LLC.
DB. 32811-274
TAX ID#05130177
ZONED R-4
MECKLENBURG COUNTY

TRACT #4
N/F
CHARLOTTE MOTOR SPEEDWAY LLC.
DB. 32811-274
TAX ID#05130180
ZONED R-4
MECKLENBURG COUNTY

N/F
CHARLOTTE MOTOR
SPEEDWAY LLC.
DB. 13076-115
TAX ID#45976987580000
(CABARRUS COUNTY)

CITY OF CHARLOTTE
DB. 3957-407
TAX ID#05130176

MALLARD CREEK
MECKLENBURG COUNTY
DB. 26288-313
MB.34-920
TAX ID#05130176
ZONED R-3
CITY OF CHARLOTTE

LYDIA R. MAYFIELD
DB. 31894-651
MB.34-920
TAX ID#05122181
ZONED R-3
CITY OF CHARLOTTE

ABITOL HOLDINGS, LLC.
DB. 32540-971
MB.34-920
TAX ID#05122180
ZONED R-3
CITY OF CHARLOTTE

N/F
KEITH KOLDSBACK
DB. 23232-393
MB.34-920
TAX ID#05122159
ZONED R-3
CITY OF CHARLOTTE

TRACT #3
N/F
CHARLOTTE MOTOR SPEEDWAY LLC.
DB. 32811-274
TAX ID#05130178
ZONED R-4
MECKLENBURG COUNTY

MATCHLINE SHEET 3
MATCHLINE SHEET 2

MATCHLINE SHEET 2
MATCHLINE SHEET 1

SPEEDWAY LLC.
DB. 32811-274
TAX ID#05108128

150'
DUKE ENERGY
RIGHT OF WAY
(DB. 4230 PG. 701)

25'
SAN.
SEWER R/W
DB. 8108
PG. 391-394

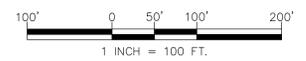
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SCALE
1"=100'

FLD. BK. PG.

JOB NO.
210059

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DRAWN BY
CJP

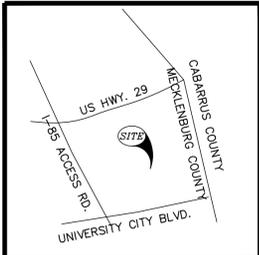
CHECKED BY
CGD

SHOWING MECKLENBURG COUNTY TAX PARCELS
OWNED BY
05122177, 05130179, 05130178, 05130180, 05130177, 05108128
CHARLOTTE MOTOR SPEEDWAY LLC
LOCATED IN MECKLENBURG COUNTY
NORTH CAROLINA

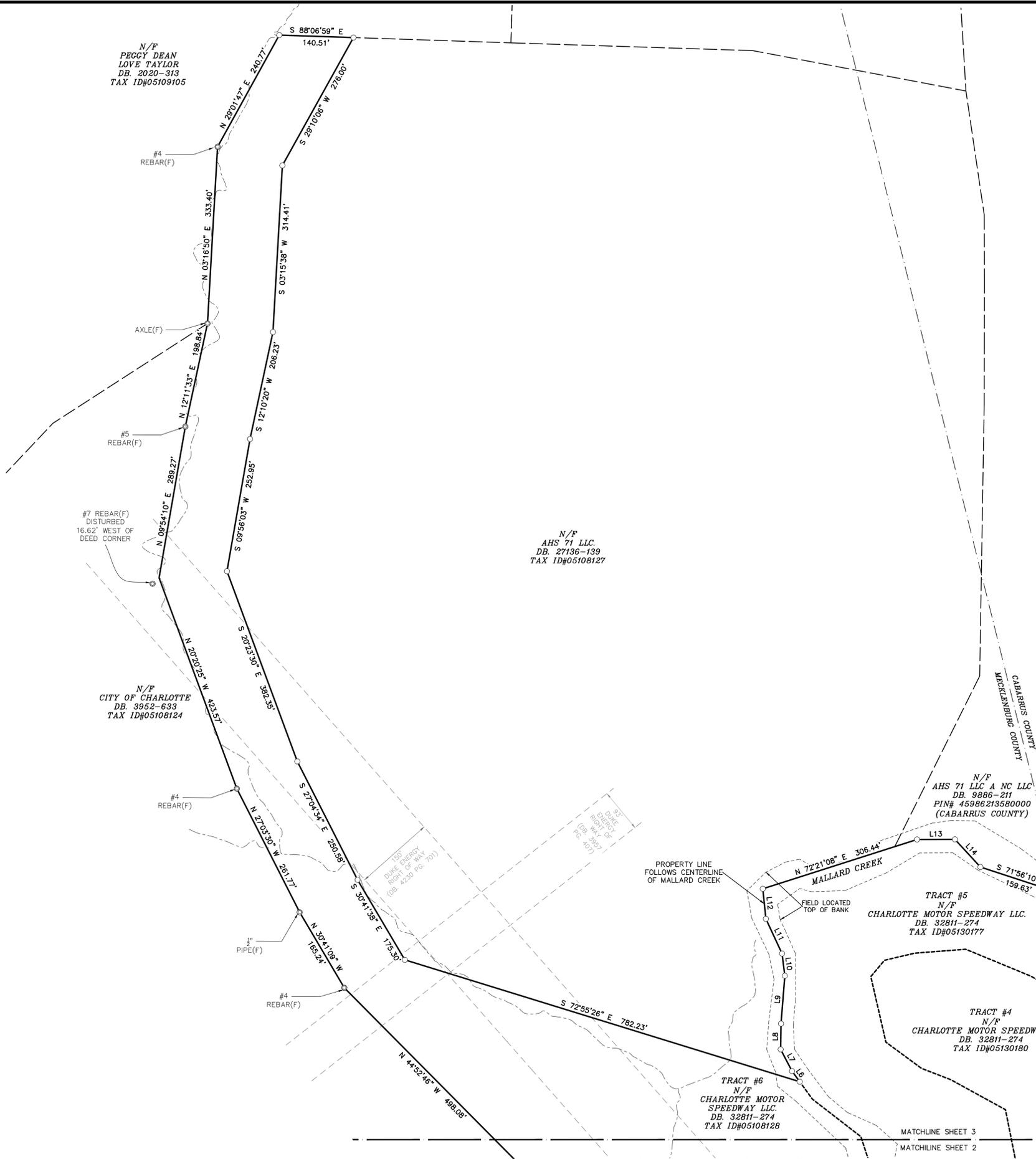
PREPARED FOR:
LENNAR CAROLINA'S
CHARLOTTE, NC 28228



DATE	REVISION	BY	SHEET	OF
			2	3



VICINITY MAP (NTS)



LEGAL DESCRIPTION FOR OVERALL BOUNDARY OF SIX, CONTIGUOUS MECKLENBURG COUNTY TAX PARCELS TO BE VOLUNTARILY ANNEXED FROM MECKLENBURG COUNTY INTO THE CORPORATE CITY LIMITS OF THE CITY OF CHARLOTTE, NORTH CAROLINA.

BEING ALL OF MECKLENBURG COUNTY TAX PARCEL IDENTIFICATION NUMBERS: 05122177 (TRACT 1), 05130179 (TRACT 2), 05130178 (TRACT 3), 05130180 (TRACT 4), 05130177 (TRACT 5), AND 05108128 (TRACT 6).

THESE SIX (6) TRACTS WHICH LIE IN MECKLENBURG COUNTIES JURISDICTION AND BEING SHOWN ON A PLAT ENTITLED "CITY OF CHARLOTTE ANNEXATION PLAT" PREPARED BY GPA, INC. AND SIGNED AND SEALED BY CHRISTOPHER GREGORY DELLA MEA, PLS ON FEBRUARY 16, 2022. THE OVERALL METES AND BOUNDS OF SAID BOUNDARY OF LAND TO BE ANNEXED BEING MORE PARTICULARLY DESCRIBED TO WIT:

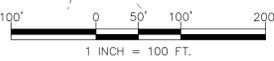
ALL THOSE CERTAIN PIECES, PARCELS, OR LOT OF LAND, LYING AND BEING IN MECKLENBURG COUNTY, NORTH CAROLINA, SAID POINT OF BEGINNING BEING AN AXLE LOCATED S 64°49'03" W, A GROUND DISTANCE OF 4,833.72' FROM NORTH CAROLINA GRID MONUMENT "TREE" (TREE HAVING THE FOLLOWING NC NAD 83 (2011) COORDINATES: NORTHING=579,695.00', EASTING=1,500,484.36' AND A COMBINED FACTOR OF: 0.99985026), SAID AXLE ALSO BEING THE MOST SOUTHEASTERN CORNER OF TRACT 1 AND LOCATED ON THE CURRENT CITY OF CHARLOTTE CORPORATE LIMITS AND RUNS THENCE WITH THE CITY OF CHARLOTTE'S CORPORATE LIMITS N 63°48'05" W, A DISTANCE OF 247.02' TO A FOUND ROD, THE MOST SOUTHWESTERN CORNER OF TRACT 1 AND THE MOST SOUTHEASTERN CORNER OF TRACT 2, THENCE CONTINUING ALONG THE SOUTHERN LINE OF TRACT 2 AND WITH THE CURRENT CORPORATE LIMITS OF THE CITY OF CHARLOTTE N 63°49'28" W, A DISTANCE OF 497.94' TO A #5 REBAR, SAID REBAR BEING ON THE EASTERN LINE OF MALLARD CROSSING SUBDIVISION, THENCE CONTINUING ALONG THE CITY OF CHARLOTTE CORPORATE LIMITS AND WITH THE EASTERN REAR OF LOTS F18-F20 OF MALLARD CROSSING SUBDIVISION, N 07°05'16" E, PASSING OVER #5 REBAR AT 105.66' AND CONTINUING FOR A TOTAL DISTANCE OF 402.90' TO A #4 REBAR, THENCE WITH THE CITY OF CHARLOTTE'S CORPORATE LIMITS AND ALONG THE EASTERN BOUNDARY LINES OF KOLDSBACK, ABITOL HOLDINGS LLC, MAYFIELD, AND A MECKLENBURG COUNTY GREENWAY PARCEL THE FOLLOWING FOUR (4) CALLS: 1) N 07°28'41" E, A DISTANCE OF 488.15', TO A #5 REBAR; 2) THENCE N 07°17'26" E, A DISTANCE OF 470.58' TO A #5 REBAR; 3) THENCE N 07°33'36" E, A DISTANCE OF 79.22' TO A #5 REBAR; 4) THENCE N 23°43'04" W, PASSING OVER #5 REBARS AT 51.22', 137.51', AND A REBAR NEAR THE TOP OF BANK OF AT 241.68' AND CONTINUING FOR A TOTAL DISTANCE OF 271.73' TO A POINT IN THE CENTER OF MALLARD CREEK, THENCE WITH THE CENTERLINE OF MALLARD CREEK THE FOLLOWING EIGHT (8) CALLS: #5 1) N 45°40'34" E, A DISTANCE OF 30.79'; 2) N 18°47'59" E, A DISTANCE OF 145.76'; 3) N 42°04'22" E, A DISTANCE OF 56.36'; 4) N 05°09'50" E, A DISTANCE OF 112.18'; 5) N 30°52'38" W, A DISTANCE OF 189.05'; 6) N 22°10'48" W, A DISTANCE OF 73.54'; 7) N 14°34'17" W, A DISTANCE OF 71.91'; 8) N 12°32'08" W, A DISTANCE OF 190.99'; THENCE LEAVING SAID CREEK AND CONTINUING WITH THE CORPORATE LINE FOR THE CITY OF CHARLOTTE AND ALONG THE CITY OF CHARLOTTE'S EASTERN PROPERTY LINES FOR TAX PARCELS: 05130176 AND 05108124 THE FOLLOWING NINE (9) CALLS: 1) S 17°37'02" W, A DISTANCE OF 450.57' TO A #7 REBAR; 2) THENCE N 48°03'00" W, A DISTANCE OF 675.61' TO A #7 REBAR; 3) THENCE N 44°46'50" E, A DISTANCE OF 479.75' TO A #4 REBAR; 4) N 44°52'46" W, A DISTANCE OF 498.08' TO A #4 REBAR; 5) THENCE N 30°41'09" W, A DISTANCE OF 165.24' TO A 1/2" PIPE; 6) THENCE N 27°03'30" W, A DISTANCE OF 261.77' TO A #4 REBAR; 7) THENCE N 20°20'25" W, A DISTANCE OF 423.57' TO A POINT; 8) THENCE N 09°54'10" E, A DISTANCE OF 289.27' TO A #5 REBAR; 9) THENCE N 12°11'33" E, A DISTANCE OF 198.84' TO AN AXLE; SAID AXLE BEING A SHARED CORNER WITH PEGGY DEAN LOVE TAYLOR; THENCE CONTINUING WITH THE PEGGY DEAN LOVE TAYLOR'S EASTERN LINE, SAID LINE BEING THE MECKLENBURG COUNTY CORPORATE LIMITS LINE THE FOLLOWING THREE (3) CALLS: 1) N 03°16'50" E, A DISTANCE OF 333.40' TO A #4 REBAR; 2) THENCE N 29°01'47" E, A DISTANCE OF 240.77' TO A CALCULATED POINT; 3) THENCE S 88°06'59" E, A DISTANCE OF 140.51' TO A CALCULATED POINT; THENCE WITH THE WESTERN LINE OF AHS 71 LLC (TAX PARCEL 05108127) THE FOLLOWING EIGHT (8) CALLS: 1) S 29°10'06" W, A DISTANCE OF 276.00' TO A CALCULATED POINT; 2) THENCE S 03°15'38" W, A DISTANCE OF 314.41' TO A CALCULATED POINT; 3) THENCE S 12°10'20" W, A DISTANCE OF 206.23' TO A CALCULATED POINT; 4) THENCE S 09°56'03" W, A DISTANCE OF 252.95' TO A CALCULATED POINT; 5) THENCE S 20°23'30" E, A DISTANCE OF 382.35' TO A CALCULATED POINT; 6) THENCE S 27°04'34" E, A DISTANCE OF 250.58' TO A CALCULATED POINT; 7) THENCE S 30°41'38" E, A DISTANCE OF 175.30' TO A CALCULATED POINT; 8) THENCE S 72°55'26" E, A DISTANCE OF 782.23' TO A CALCULATED POINT IN THE CENTER OF MALLARD CREEK, THENCE WITH THE CENTERLINE OF MALLARD CREEK, ALSO BEING THE SOUTHERN AND EASTERN LINES OF AHS 71 LLC THE FOLLOWING ELEVEN (11) CALLS: 1) N 35°12'02" W, A DISTANCE OF 24.79' TO A CALCULATED POINT; 2) THENCE N 27°40'27" W, A DISTANCE OF 46.28' TO A CALCULATED POINT; 3) THENCE N 00°49'06" E, A DISTANCE OF 48.44' TO A CALCULATED POINT; 4) THENCE N 04°35'11" E, A DISTANCE OF 90.51' TO A CALCULATED POINT; 5) THENCE N 07°16'32" W, A DISTANCE OF 42.20' TO A CALCULATED POINT; 6) THENCE N 24°59'34" W, A DISTANCE OF 72.15' TO A CALCULATED POINT; 7) THENCE N 05°57'14" W, A DISTANCE OF 56.95' TO A CALCULATED POINT; 8) THENCE N 72°21'08" E, A DISTANCE OF 306.44' TO A CALCULATED POINT; 9) THENCE N 89°51'34" E, A DISTANCE OF 71.77' TO A CALCULATED POINT; 10) THENCE S 42°50'51" E, A DISTANCE OF 71.02' TO A CALCULATED POINT; 11) THENCE S 71°56'10" E, A DISTANCE OF 159.63' TO A CALCULATED POINT ON THE MECKLENBURG AND CABARRUS COUNTY LINE; THENCE CONTINUING WITH THE EXISTING COUNTY LINE, ALSO BEING THE EASTERN LINE OF TRACT 5, S 14°13'34" E, A DISTANCE OF 224.54' TO A FOUND REBAR, SAID REBAR BEING THE MOST NORTHEASTERN CORNER OF TRACT 4, THENCE CONTINUING WITH THE COUNTY LINE AND ALSO THE EASTERN LINE OF TRACT 4, S 14°00'18" E, A DISTANCE OF 2,449.55' TO A #5 REBAR; THENCE LEAVING THE COUNTY LINE AND RUNNING WITH THE CITY OF CHARLOTTE CORPORATE LIMITS AND ALSO BEING NORTHWESTERN LINE OF LANDS OWNED BY LENNAR OF THE CAROLINAS LLC THE FOLLOWING THREE (3) CALLS: S 33°11'03" W, A DISTANCE OF 54.17' TO A #4 REBAR; 2) THENCE S 33°14'35" W, A DISTANCE OF 25.00' TO A #4 REBAR WITNESSED WITH AN I-BEAM; 3) THENCE S 31°40'06" W, A DISTANCE OF 1,222.60' TO THE POINT OF BEGINNING AND COMPRISING AN AREA OF 4,109,194.81 SQUARE FEET AND/OR 94.334 ACRES, MORE OR LESS.

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 - IRON SET (5/8" REBAR)
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PREPARED FOR:
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THE RETREAT AT CAMERON COMMONS AREA ANNEXATION

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