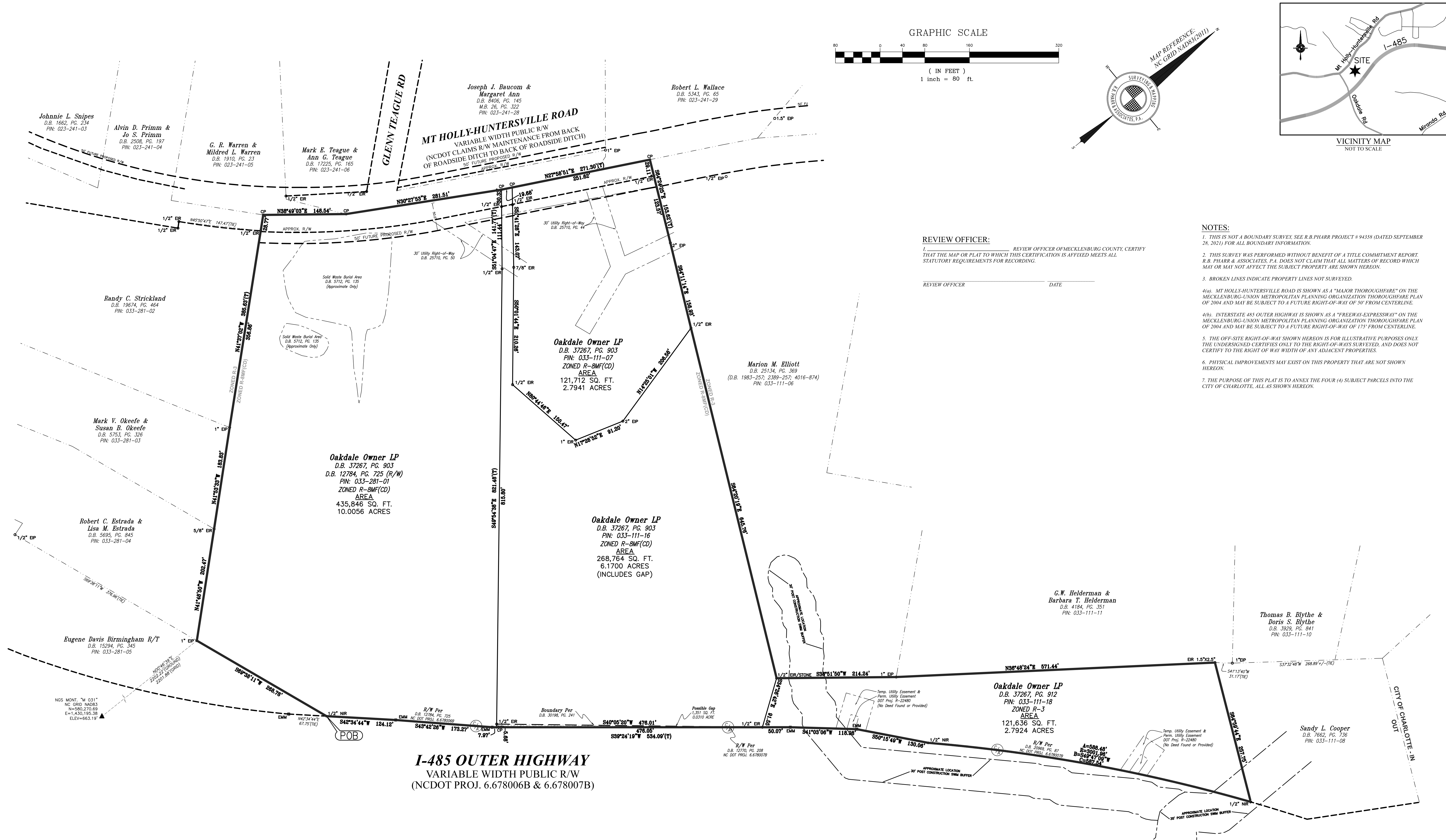




LEGEND:
CP - CALCULATED POINT
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
(M) - MEASURED
M.B. - MAP BOOK
NCM - NEW CONCRETE MONUMENT
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
(P) - PLATTED
PIN - PARCEL IDENTIFICATION NUMBER
PG - PAGE
(R) - RECORDED
R/W - RIGHT-OF-WAY
(T) - TOTAL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-BMF(CD) (PER
ZONING PETITION 2021-027) & R-3

R-3 REQUIREMENTS
MINIMUM SETBACK: 30'
MINIMUM SIDE YARD: 6' (RESIDENTIAL)
20' (NON-RESIDENTIAL)
MINIMUM REAR YARD: 45'
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3569.

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3569.

GPS CERTIFICATION:
I, C. CLARK NEILSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION (DEED
REFERENCE: BOOK 37267, PAGE 903 & 912). THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF
THIS PLAT. THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR
FEET, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18TH DAY OF
JANUARY, A.D., 2023.

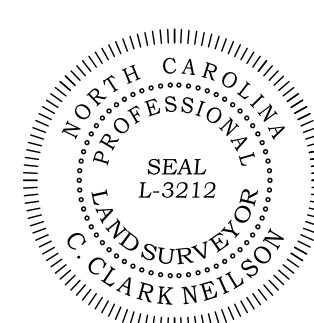
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A
NEW STREET OR CHANGE AN EXISTING STREET.

C. Clark Neilson
C. CLARK NEILSON, PLS L-3212

SURVEYOR'S CERTIFICATE:
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
REFERENCE: BOOK 37267, PAGE 903 & 912). THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF
THIS PLAT. THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR
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WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18TH DAY OF
JANUARY, A.D., 2023.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A
NEW STREET OR CHANGE AN EXISTING STREET.

C. Clark Neilson
C. CLARK NEILSON, PLS L-3212



OAK LAKE AREA ANNEXATION
TOTAL ANNEXATION AREA
947,958 SQ. FT. 21.7621 ACRES

REVISIONS		ANNEXATION PLAT FOR OAKDALE OWNER LP	
2.24.2023 - ADDRESS CITY COMMENTS.		MT. HOLLY-HUNTERSVILLE ROAD MECKLENBURG COUNTY, N.C. DEED REFERENCE: BOOK 37267, PAGE 903; BOOK 37267, PAGE 912 TAX PARCEL NO.: 033-281-01; 033-111-07; 033-111-16; 033-111-18	
		R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO.: C-1471 969 E. 7TH STREET, SUITE 100, CHARLOTTE, N.C. 28204 ~ TEL. (704) 376-2186	
CREW: N/A	DRAWN: NM	REVISER: NM	DATE: JAN 18, 2023
SCALE: 1" = 80'		JOB NO. 94806	