

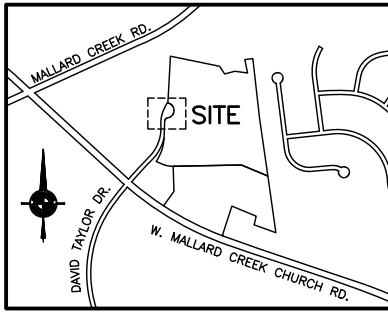
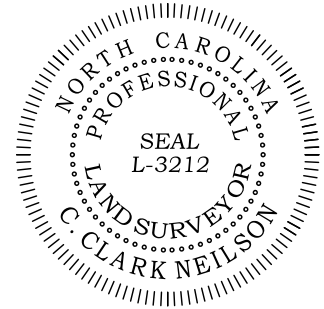
EXHIBIT A

THIS IS TO CERTIFY THAT ON THE 29TH DAY OF SEPTEMBER, 2022 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

C. Clark Neilson

C. CLARK NEILSON
NCPLS, L-3212
cneilson@rbpharr.com

09/29/22
DATE



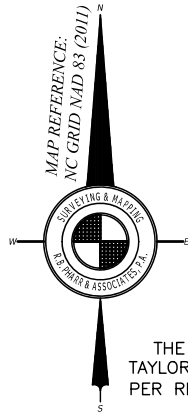
VICINITY MAP - NTS

NOTES:

1. THE PURPOSE OF THIS MAP IS TO ABANDON THE HATCHED AREA OF DAVID TAYLOR DRIVE AS SHOWN HEREON.
2. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
4. BROKEN LINES, UNLESS DESCRIBED WITH A COURSE AND DISTANCE, INDICATE PROPERTY LINES NOT SURVEYED.
5. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. PHYSICAL IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
8. BOUNDARY INFORMATION SHOWN HEREON PROVIDED FROM A SURVEY BY R.B. PHARR & ASSOCIATES, P.A. DATED DECEMBER 14, 2021 (JOB NO. 93698)

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 16, 2018
COMMUNITY PANEL NO: 371045 7800K (ZONE: X UNSHADED)



Columbia Cochran Commons LLC
D.B. 23192, PG. 297
Lot 1, 3, 4, Cochran
Commons Map 1
M.B. 34, PG. 849
PIN: 029-011-06

PROPOSED RIGHT-OF-WAY
THE RIGHT-OF-WAY FOR DAVID
TAYLOR DRIVE WILL BE DEDICATED
PER REZONING PET. # 2017-185

RIGHT-OF-WAY AREA
TO BE ABANDONED
2,398 SQ. FT.
OR 0.0551 ACRES

PROPOSED RIGHT-OF-WAY
THE RIGHT-OF-WAY FOR DAVID
TAYLOR DRIVE WILL BE DEDICATED
PER REZONING PET. # 2017-185

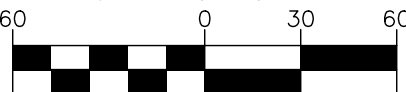
LINE	BEARING	DISTANCE
L1	N29°53'52"E	52.92'
L2	N30°37'10"E	13.04'
L3	N33°52'46"E	26.22'
L4	N23°25'15"W	11.37'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	160.00'	44.40'	N21°56'54"E	44.26'
C2	55.00'	114.67'	N22°25'36"E	95.00'
C3	25.00'	9.60'	N71°09'31"E	9.54'
C4	25.00'	24.67'	N31°53'17"E	23.68'
C5	220.00'	3.71'	N03°07'53"E	3.71'
C6	160.00'	32.31'	N08°12'49"E	32.26'
C7	25.00'	34.27'	N42°53'06"E	31.65'
C8	160.00'	76.71'	N16°09'47"E	75.98'
C9	55.00'	40.00'	N58°08'05"W	39.12'
C10	55.00'	154.67'	N01°35'39"E	108.51'
C11	487.31'	27.73'	N32°14'58"E	27.72'
C12	60.00'	15.27'	N26°35'22"E	15.23'
C13	185.50'	33.18'	N14°10'33"E	33.13'

LEGEND:

- CP - CALCULATED POINT
- D.B. - DEED BOOK
- EIR - EXISTING IRON ROD
- M.B. - MAP BOOK
- NIR - NEW IRON ROD
- PG. - PAGE
- PIN - PARCEL IDENTIFICATION NUMBER
- R/W - RIGHT-OF-WAY
- SDE - STORM DRAINAGE EASEMENT
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

PLOTTED: 9/29/2002
G:\94\5\94546\DWG\94546.DWG

CREW: RBP
DRAWN: BS
REVISED:

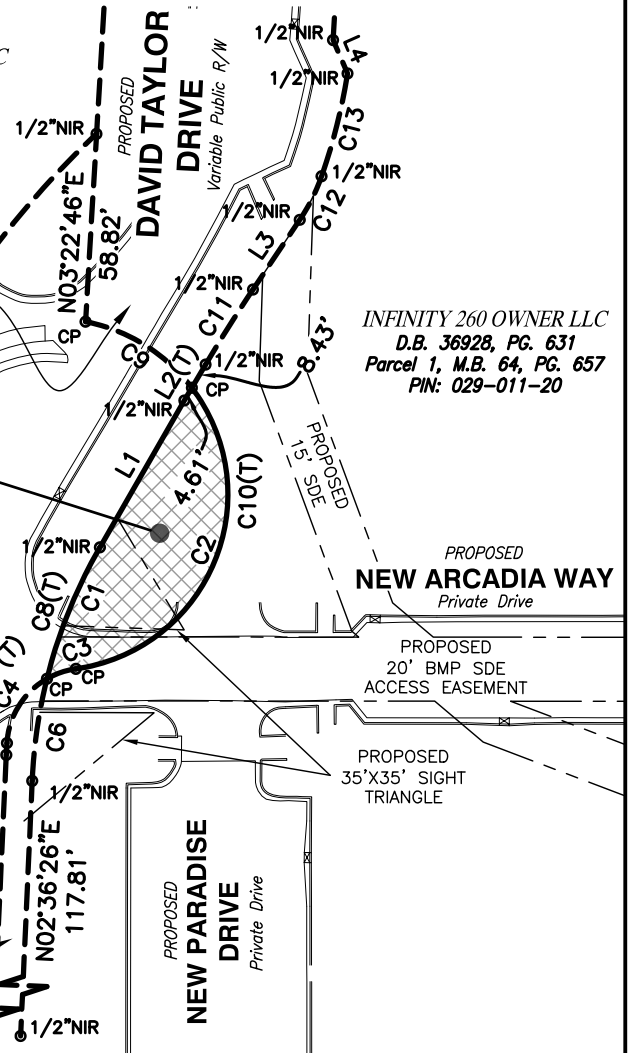


EXHIBIT A:
DAVID TAYLOR DRIVE ABANDONMENT
11120 DAVID TAYLOR DRIVE
CITY OF CHARLOTTE, MALLARD CREEK TOWNSHIP,
MECKLENBURG COUNTY, NC
DEED REFERENCE: 36928-631
MAP REFERENCE: 46-953 & 64-657
TAX PARCEL #: 029-011-20

R.B. PHARR AND ASSOCIATES, P.A.
SURVEYING AND MAPPING
LICENSURE NO: C-1471
969 E. 7TH STREET SUITE 100 CHARLOTTE, NC 28204 TEL. (704) 376-2186

SCALE: 1" = 60'	DATE: SEPT. 29, 2022	JOB NO. 94546
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