" I, JOSEPH E. WHALEY, JR. STATE THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 38301, PAGE 993, BOOK 38301, PAGE 988 AND IN BOOK 38302, PAGE 001; BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION IN BOOK,PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS IN EXCESS OF 1:10,000; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF JANUARY, 2025.

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.

NC PLS L-3954 JOSEPH E. WHALEY, JR.

1-24-25

NORTH CAROLINA PROFESSIONAL SEAL L-3954 LAND SURVEYOR JOSEPH E. WHALEY JR.

REVIEW OFFICER

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

AA - ANNEXATION AREA
MB - MAP BOOK
R/W - RIGHT OF WAY

ZONING INFORMATION

SETBACKS PER CHARLOTTE (BP) ZONING

MIN. FRONT SETBACK	40'
MIN. SIDEYARD	20'
MIN. REARYARD	20'

*REFER TO ZONING ORDINANCE FOR POSSIBLE ADJUSTMENTS TO THESE MINIMUM DIMENSIONS.

NOTES

THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW PARCEL OR STREET, NOR DOES IT CHANGE AN EXISTING STREET OR LOT LINES.

THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN PER FEMA FIRM 3710455900K, DATED 09/02/2015.

THE BEARINGS ON THIS PLAT ARE REFERENCED TO NAD 83(2011) DATUM AND THE DISTANCES ARE GROUND DISTANCES (NOT GRID).

THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS, OR RESTRICTIONS EITHER RECORDED OR IMPLIED.

AREAS WERE CALCULATED BY COORDINATE METHOD.

EXISTING UNDERGROUND UTILITIES WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

THIS PROPERTY MAY BE SUBJECT TO WETLANDS REGULATIONS. INDIVIDUAL PROPERTY OWNERS NEED TO REVIEW CURRENT GOVERNMENTAL REGULATIONS PRIOR TO CONSTRUCTION.

REFERENCE PLATS

REFERENCE PLAT OF TWIN LAKES BUSINESS PARK PH. 1, LOT 4 SURVEYED FOR TWIN LAKES LIMITED PARTNERSHIP BY F. DONALD LAWRENCE & ASSOCIATES, P.A., DATED 09/06/2001, IS RECORDED IN PLAT BOOK 41 AT PAGE 917.

REFERENCE PLAT OF TWIN LAKES BUSINESS PARK PH. 1, LOT 4 SURVEYED FOR TWIN LAKES LIMITED PARTNERSHIP BY F. DONALD LAWRENCE & ASSOCIATES, P.A., DATED 02/03/1997, IS RECORDED IN PLAT BOOK 28, PAGE 269.

PROPERTY MAY BE SUBJECT TO MECKLENBURG COUNTY ZONING 50' PROJECT EDGE SETBACK.

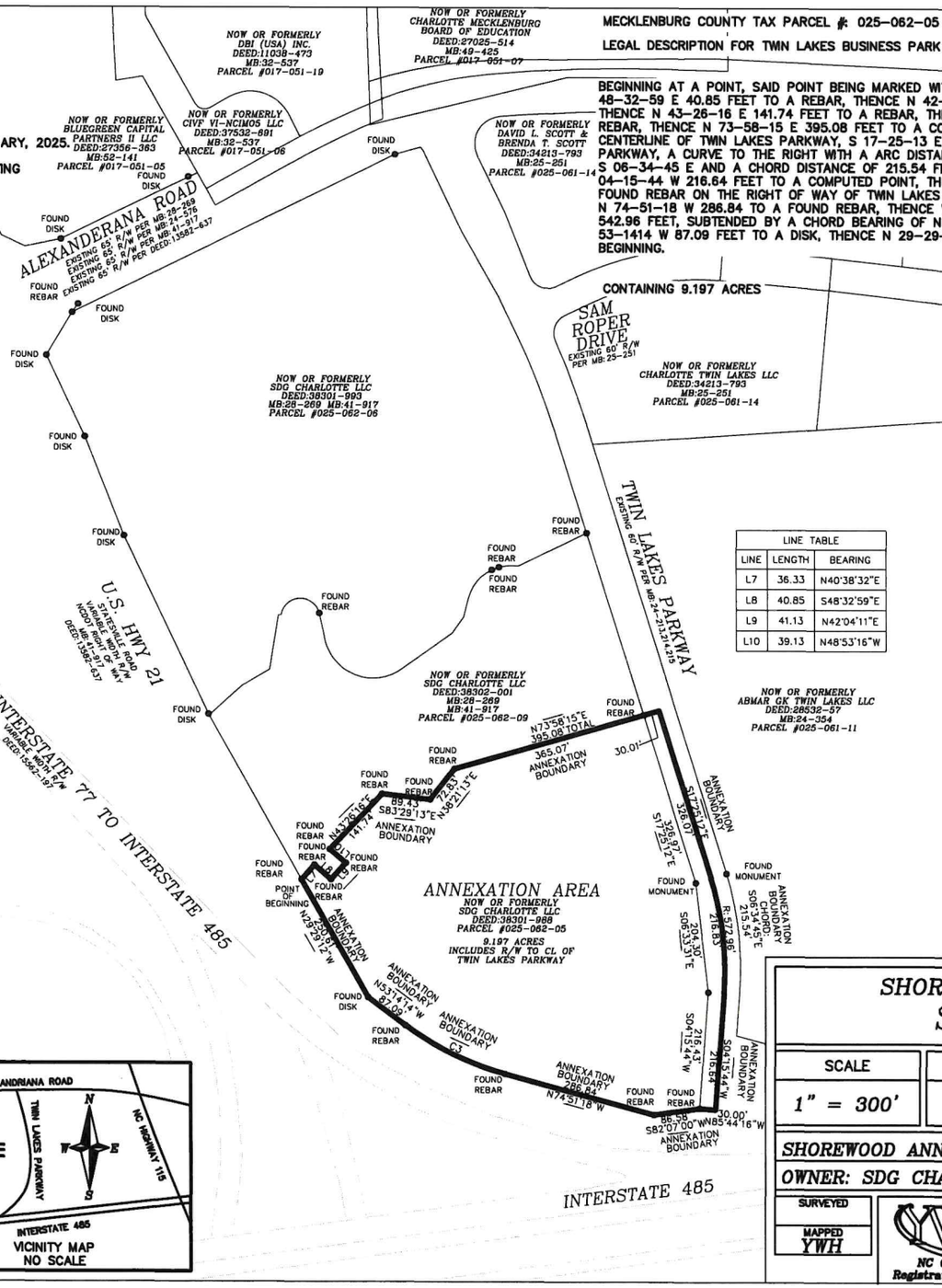
PARKING SPACE QUANTITIES TAKEN FROM SURVEY COMPLETED BY WILLIAM M. ALLEN, DATED 08/05/2020. CURRENT PARKING STRIPING FADED AS TO MAKE PROPER COUNT UNATTAINABLE.

MECKLENBURG COUNTY TAX PARCEL #: 025-062-05

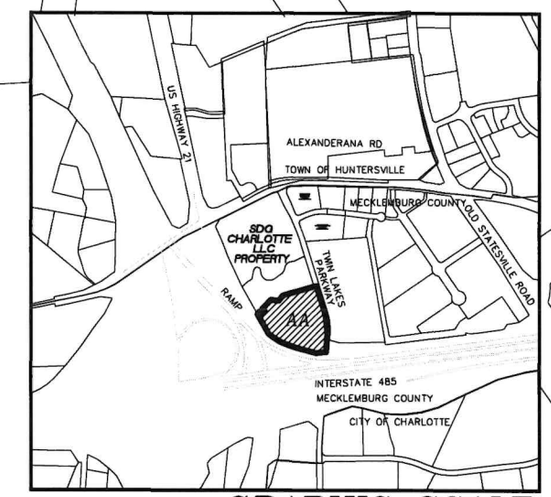
LEGAL DESCRIPTION FOR TWIN LAKES BUSINESS PARK TRACT 3 (9.197 AC)

BEGINNING AT A POINT, SAID POINT BEING MARKED WITH A REBAR, THENCE RUNNING N 40-38-32 E 36.33 FEET TO A REBAR, THENCE S 48-32-59 E 40.85 FEET TO A REBAR, THENCE N 42-04-11 E 41.13 FEET TO A REBAR, THENCE N 48-53-16 W 39.13 FEET TO A REBAR, THENCE N 43-26-16 E 141.74 FEET TO A REBAR, THENCE S 83-29-13 E 89.43 FEET TO A REBAR, THENCE N 38-21-13 E 72.83 FEET TO A REBAR, THENCE N 73-58-15 E 395.08 FEET TO A COMPUTED POINT IN THE CENTERLINE OF TWIN LAKES PARKWAY, THENCE WITH THE CENTERLINE OF TWIN LAKES PARKWAY, S 17-25-13 E 326.07 FEET TO A COMPUTED POINT, THENCE WITH THE CENTERLINE OF TWIN LAKES PARKWAY, A CURVE TO THE RIGHT WITH A ARC DISTANCE OF 216.83 FEET AND A RADIUS OF 576.96 FEET, SUBTENDED BY A CHORD BEARING OF S 06-34-45 E AND A CHORD DISTANCE OF 215.54 FEET TO A COMPUTED POINT, THENCE WITH THE CENTERLINE OF TWIN LAKES PARKWAY, S 04-15-44 W 216.64 FEET TO A COMPUTED POINT, THENCE LEAVING THE CENTERLINE OF TWIN LAKES PARKWAY, N 85-44-13 W 30.00 FEET TO A FOUND REBAR ON THE RIGHT OF WAY OF TWIN LAKES PARKWAY & INTERSTATE 485, THENCE S 82-07-00 W 86.58 TO A FOUND REBAR, THENCE N 74-51-18 W 286.84 TO A FOUND REBAR, THENCE WITH A CURVE TO THE LEFT WITH AN ARC DISTANCE OF 206.14 FEET AND A RADIUS OF 542.96 FEET, SUBTENDED BY A CHORD BEARING OF N 63-57-43 W AND A CHORD DISTANCE OF 204.91 FEET TO A FOUND REBAR, THENCE N 53-1414 W 87.09 FEET TO A DISK, THENCE N 29-29-12 W 250.61 FEET TO A FOUND REBAR, SAID REBAR BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 9.197 ACRES



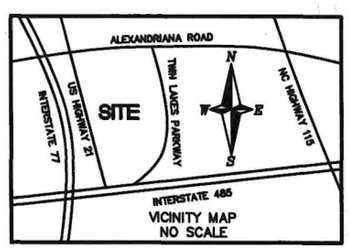
LINE TABLE		
LINE	LENGTH	BEARING
L7	36.33	N40°38'32"E
L8	40.85	S48°32'59"E
L9	41.13	N42°04'11"E
L10	39.13	N48°53'16"W



GRAPHIC SCALE

300 0 150 300 600

(IN FEET)
1 inch = 300 ft.



VICINITY MAP
NO SCALE

SHOREWOOD ANNEXATION AREA MAP FOR
SDG CHARLOTTE LLC

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 300'	LONG CREEK	MECK.	N.C.	01/24/2025

SHOREWOOD ANNEXATION AREA

OWNER: SDG CHARLOTTE LLC

SURVEYED

MAPPED YWH

YWH NC Corporate Registration #C-0475

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(mailing) 730 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134 704.556.0505(fax)

MAP RECORDED

DEED RECORDED