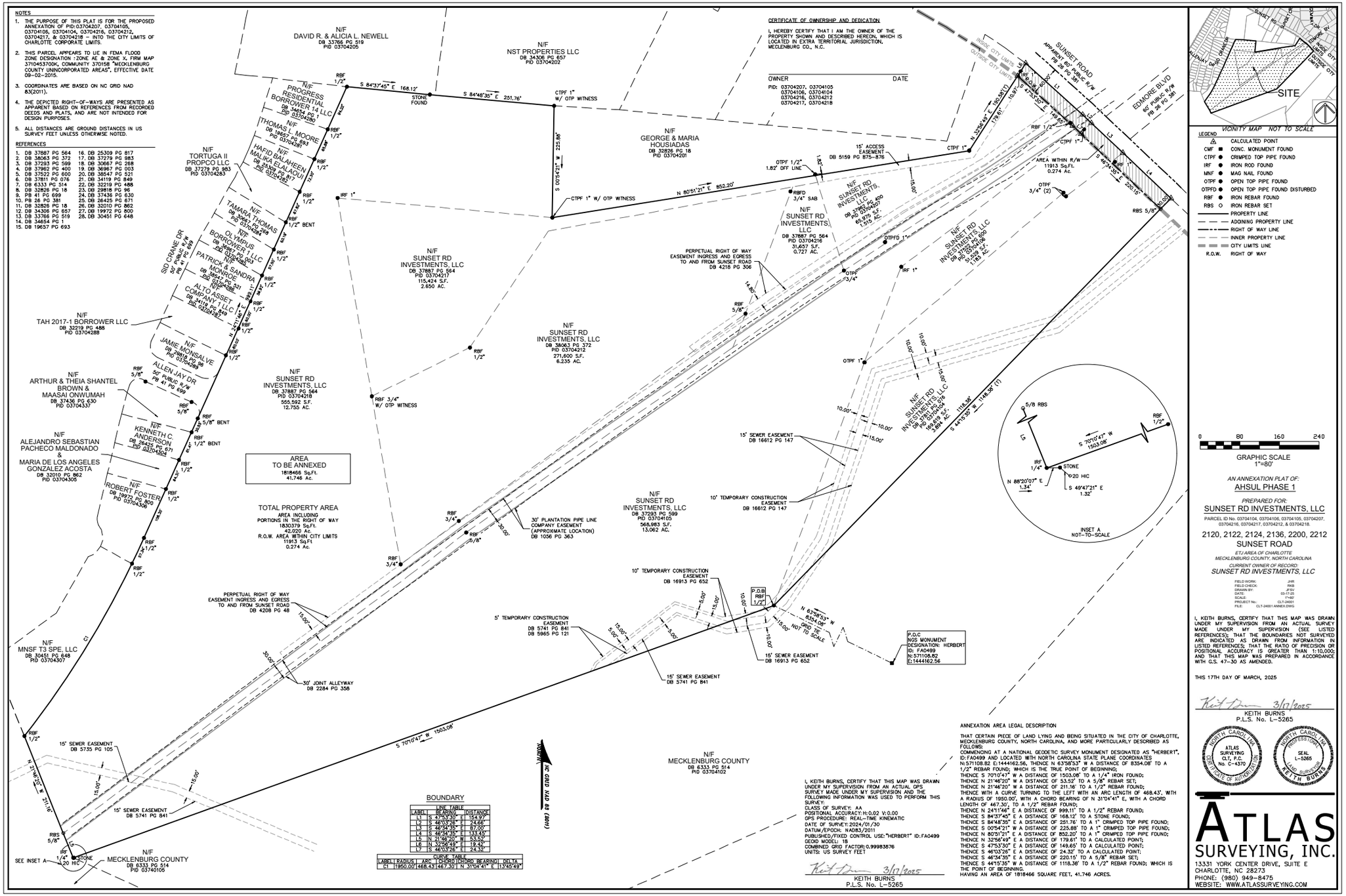
NOTES
1. THE PURPOSE OF THIS PLAT IS FOR THE PROPOSED ANNEXATION OF PID:03704207, 03704105, 03704106, 03704104, 03704216, 03704212, 03704217, & 03704218 – INTO THE CITY LIMITS OF CHARLOTTE CORPORATE LIMITS.
2. THIS PARCEL APPEARS TO LIE IN FEMA FLOOD ZONE DESIGNATION -ZONE AE & ZONE X, FIRM MAP 3710453700K, COMMUNITY 370158 "MECKLENBURG COUNTY UNINCORPORATED AREAS", EFFECTIVE DATE 08-02-2015.
3. COORDINATES ARE BASED ON NC GRID NAD 83(2011).
4. THE DEPICTED RIGHT-OF-WAYS ARE PRESENTED AS APPARENT BASED ON REFERENCES FROM RECORDED DEEDS AND PLATS, AND ARE NOT INTENDED FOR DESIGN PURPOSES.
5. ALL DISTANCES ARE GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED.
REFERENCES
1. DB 37887 PG 564
2. DB 38063 PG 372
3. DB 37293 PG 599
4. DB 37962 PG 400
5. DB 37522 PG 600
6. DB 37811 PG 076
7. DB 6333 PG 514
8. DB 32826 PG 18
9. PB 41 PG 699
10. PB 26 PG 381
11. DB 32826 PG 18
12. DB 34306 PG 657
13. DB 33766 PG 519
14. DB 34654 PG 1
15. DB 19657 PG 693
16. DB 25309 PG 817
17. DB 37279 PG 983
18. DB 30667 PG 268
19. DB 36987 PG 003
20. DB 38547 PG 521
21. DB 34119 PG 849
22. DB 32219 PG 488
23. DB 29818 PG 96
24. DB 37436 PG 630
25. DB 26425 PG 671
26. DB 32010 PG 862
27. DB 19972 PG 800
28. DB 30451 PG 648
CERTIFICATE OF OWNERSHIP AND DEDICATION
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN EXTRA TERRITORIAL JURISDICTION, MECKLENBURG CO., N.C.
OWNER
DATE
PID: 03704207, 03704105, 03704106, 03704104, 03704216, 03704212, 03704217, 03704218
N/F DAVID R. & ALICIA L. NEWELL DB 33766 PG 519 PID 03704205
N/F NST PROPERTIES LLC DB 34306 PG 657 PID 03704202
N/F PROGRESS RESIDENTIAL BORROWER 14 LLC DB 34654 PG 1 PID 03704280
N/F THOMAS L. MOORE DB 19657 PG 693 PID 03704281
N/F HAFID ALAHEEN MALIKA ELALAOUI DB 29309 PG 817 PID 03704282
N/F TORTUGA II PROPCO LLC DB 37279 PG 983 PID 03704283
N/F TAMARA THOMAS DB 38063 PG 268 PID 03704284
N/F OLYMPUS BORROWER 1 LLC DB 37962 PG 400 PID 03704285
N/F PATRICK & SANDRA MONROE DB 38547 PG 521 PID 03704286
N/F ALTO ASSET COMPANY 1 LLC DB 34119 PG 849 PID 03704287
N/F TAH 2017-1 BORROWER LLC DB 32219 PG 488 PID 03704288
N/F JAMIE MONSALVE DB 29818 PG 96 PID 03704289
N/F ARTHUR & THEIA SHANTEL BROWN & MAASAI ONWUMAH DB 37436 PG 630 PID 03704337
N/F KENNETH C. ANDERSON DB 26425 PG 671 PID 03704304
N/F ALEJANDRO SEBASTIAN PACHECO MALDONADO & MARIA DE LOS ANGELES GONZALEZ ACOSTA DB 32010 PG 862 PID 03704305
N/F ROBERT FOSTER DB 19972 PG 800 PID 03704306
N/F MNSF T3 SPE, LLC DB 30451 PG 648 PID 03704307
N/F MECKLENBURG COUNTY DB 6333 PG 514 PID 03740105
N/F GEORGE & MARIA HOUSIADAS DB 32826 PG 18 PID 03704201
N/F SUNSET RD INVESTMENTS, LLC DB 37887 PG 564 PID 03704217 115,424 S.F. 2.650 AC.
N/F SUNSET RD INVESTMENTS, LLC DB 37887 PG 564 PID 03704218 555,592 S.F. 12.755 AC.
N/F SUNSET RD INVESTMENTS, LLC DB 38063 PG 372 PID 03704212 271,600 S.F. 6.235 AC.
N/F SUNSET RD INVESTMENTS, LLC DB 37293 PG 599 PID 03704105 568,983 S.F. 13.062 AC.
N/F SUNSET RD INVESTMENTS, LLC DB 37887 PG 564 PID 03704216 31,657 S.F. 0.727 AC.
N/F SUNSET RD INVESTMENTS, LLC DB 37887 PG 400 PID 03704104 65,975 S.F. 1.515 AC.
N/F SUNSET RD INVESTMENTS, LLC DB 37887 PG 564 PID 03704106 5,529 S.F. 0.127 AC.
N/F SUNSET RD INVESTMENTS, LLC DB 37887 PG 564 PID 03704104 169,619 S.F. 3.893 AC.
AREA TO BE ANNEXED
1818466 Sq.Ft.
41.748 Ac.
TOTAL PROPERTY AREA
AREA INCLUDING PORTIONS IN THE RIGHT OF WAY
1830379 Sq.Ft.
42.020 Ac.
R.O.W. AREA WITHIN CITY LIMITS
11913 Sq.Ft
0.274 Ac.
SUNSET ROAD
APPARENT 60' PUBLIC R/W
PB 26 PG 381
EDMORE BLVD
60' PUBLIC R/W
PB 26 PG 381
SID CRANE DR
50' PUBLIC R/W
PB 41 PG 699
ALLEN JAY DR
50' PUBLIC R/W
PB 41 PG 699
ALLEYWAY DR
INSIDE CITY LIMITS
OUTSIDE CITY LIMITS
SITE
VICINITY MAP NOT TO SCALE
LEGEND
CALCULATED POINT
CMF CONC. MONUMENT FOUND
CTPF CRIMPED TOP PIPE FOUND
IRF IRON ROD FOUND
MNF MAG NAIL FOUND
OTPF OPEN TOP PIPE FOUND
OTPFD OPEN TOP PIPE FOUND DISTURBED
RBF IRON REBAR FOUND
RBS IRON REBAR SET
PROPERTY LINE
ADDAINING PROPERTY LINE
RIGHT OF WAY LINE
INNER PROPERTY LINE
CITY LIMITS LINE
R.O.W. RIGHT OF WAY
GRAPHIC SCALE 1"=80'
AN ANNEXATION PLAT OF:
AHSUL PHASE 1
PREPARED FOR:
SUNSET RD INVESTMENTS, LLC
PARCEL ID No. 03704104, 03704106, 03704105, 03704207, 03704216, 03704217, 03704212, & 03704218.
2120, 2122, 2124, 2136, 2200, 2212 SUNSET ROAD
ETJ AREA OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA
CURRENT OWNER OF RECORD:
SUNSET RD INVESTMENTS, LLC
FIELD WORK: JHR
FIELD CHECK: RKB
DRAWN BY: JFSV
DATE: 03-17-25
SCALE: 1"=80'
PROJECT No.: CLT-24001
FILE: CLT-24001 ANNEX.DWG
I, KEITH BURNS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE LISTED REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN LISTED REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS GREATER THAN 1:10,000; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
THIS 17TH DAY OF MARCH, 2025
KEITH BURNS
P.L.S. No. L-5265
NORTH CAROLINA ATLAS SURVEYING CLT, P.C. No. C-4370 CERTIFICATE OF AUTHORIZATION
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-5265 KEITH BURNS
ATLAS SURVEYING, INC.
13331 YORK CENTER DRIVE, SUITE E
CHARLOTTE, NC 28273
PHONE: (980) 949-8475
WEBSITE: WWW.ATLASSURVEYING.COM
BOUNDARY
LINE TABLE
L1 S 47°53'30" E 154.97'
L2 S 46°03'26" E 24.66'
L3 S 46°54'35" E 97.00'
L4 S 46°54'35" E 133.45'
L5 N 21°46'20" W 53.52'
L6 N 32°56'49" E 19.42'
L7 S 46°03'26" E 24.32'
CURVE TABLE
C1 1950.00' 468.43' 467.30' N 31°04'41" E 13°45'49"
ANNEXATION AREA LEGAL DESCRIPTION
THAT CERTAIN PIECE OF LAND LYING AND BEING SITUATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A NATIONAL GEODETIC SURVEY MONUMENT DESIGNATED AS "HERBERT", ID: FA0489 AND LOCATED WITH NORTH CAROLINA STATE PLANE COORDINATES N:571108.82 E:1444162.56, THENCE N 63°58'53" W A DISTANCE OF 8354.08' TO A 1/2" REBAR FOUND; WHICH IS THE TRUE POINT OF BEGINNING;
THENCE S 70°10'47" W A DISTANCE OF 1503.08' TO A 1/4" IRON FOUND;
THENCE N 21°46'20" W A DISTANCE OF 53.52' TO A 5/8" REBAR SET;
THENCE N 21°46'20" W A DISTANCE OF 211.16' TO A 1/2" REBAR FOUND;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 468.43', WITH A RADIUS OF 1950.00', WITH A CHORD BEARING OF N 31°04'41" E, WITH A CHORD LENGTH OF 467.30', TO A 1/2" REBAR FOUND;
THENCE N 24°11'46" E A DISTANCE OF 999.11' TO A 1/2" REBAR FOUND;
THENCE S 84°37'45" E A DISTANCE OF 168.12' TO A STONE FOUND;
THENCE S 84°48'35" E A DISTANCE OF 251.76' TO A 1" CRIMPED TOP PIPE FOUND;
THENCE S 00°54'21" W A DISTANCE OF 225.88' TO A 1" CRIMPED TOP PIPE FOUND;
THENCE N 80°51'21" E A DISTANCE OF 852.20' TO A 1" CRIMPED TOP PIPE FOUND;
THENCE N 32°56'49" E A DISTANCE OF 179.61' TO A CALCULATED POINT;
THENCE S 47°53'30" E A DISTANCE OF 149.65' TO A CALCULATED POINT;
THENCE S 46°03'26" E A DISTANCE OF 24.32' TO A CALCULATED POINT;
THENCE S 46°54'35" E A DISTANCE OF 220.15' TO A 5/8" REBAR SET;
THENCE S 44°15'35" W A DISTANCE OF 1118.38' TO A 1/2" REBAR FOUND; WHICH IS THE POINT OF BEGINNING.
HAVING AN AREA OF 1818466 SQUARE FEET, 41.746 ACRES.
I, KEITH BURNS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:
CLASS OF SURVEY: AA
POSITIONAL ACCURACY: H: 0.02 V: 0.00
GPS PROCEDURE: REAL-TIME KINEMATIC
DATE OF SURVEY: 2024/01/30
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED CONTROL USE: "HERBERT" ID: FA0499
GEOID MODEL: 18
COMBINED GRID FACTOR: 0.99983876
UNITS: US SURVEY FEET
KEITH BURNS
P.L.S. No. L-5265
NORTH NC GRID NAD 83 (2011)
P.O.B RBF 1/2"
P.O.C NGS MONUMENT DESIGNATION: HERBERT ID: FA0499 N:571108.82 E:1444162.56
GRID TIE NOT TO SCALE
INSET A NOT-TO-SCALE
SEE INSET A
PERPETUAL RIGHT OF WAY EASEMENT INGRESS AND EGRESS TO AND FROM SUNSET ROAD DB 4218 PG 306
PERPETUAL RIGHT OF WAY EASEMENT INGRESS AND EGRESS TO AND FROM SUNSET ROAD DB 4208 PG 48
30' PLANTATION PIPE LINE COMPANY EASEMENT (APPROXIMATE LOCATION) DB 1056 PG 363
30' JOINT ALLEYWAY DB 2284 PG 358
15' ACCESS EASEMENT DB 5159 PG 875-876
15' SEWER EASEMENT DB 16612 PG 147
10' TEMPORARY CONSTRUCTION EASEMENT DB 16612 PG 147
10' TEMPORARY CONSTRUCTION EASEMENT DB 16913 PG 652
15' SEWER EASEMENT DB 16913 PG 652
5' TEMPORARY CONSTRUCTION EASEMENT DB 5741 PG 841 DB 5965 PG 121
15' SEWER EASEMENT DB 5741 PG 841
15' SEWER EASEMENT DB 5735 PG 105
15' SEWER EASEMENT DB 5741 PG 841
AREA WITHIN R/W 11913 Sq.Ft. 0.274 Ac.