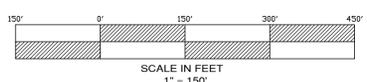


TOTAL AREA ANNEXED INTO THE CITY OF CHARLOTTE:
2,440,303 SQ.FT. OR 56.022 ACRES

- NOTES:**
- AREAS COMPUTED BY COORDINATE METHOD.
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 - THE PURPOSE OF THIS PLAT IS ONLY TO SHOW THE BOUNDARIES OF TAX PARCEL 037-043-01 (56.022 ACRES) FOR ANNEXATION INTO THE CITY OF CHARLOTTE. THIS PLAT IS FOR ANNEXATION BOUNDARY PURPOSES ONLY. PHYSICAL IMPROVEMENTS, FLOOD HAZARD AREAS, STREAM BUFFERS, MATTERS OF RECORD, AND OTHER MATTERS THAT ARE NOT SHOWN AFFECT THE PROPERTY.
 - BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO NCGS CONTROL MONUMENT "SINGER" (NAD 83/2011).
 - REFERENCE DEED BOOK 36369, PAGE 44.
 - REFERENCE THE ALTA/NSPS LAND TITLE SURVEY PREPARED FOR FH 1524 SUNSET ROAD, LLC BY JAMES MAUNEY & ASSOCIATES, P.A., DATED NOVEMBER 8, 2019 (MAP FILE F-2042).
 - THE ON-SITE ROAD RIGHTS-OF-WAY FOR SUNSET ROAD AND OAKDALE ROAD ARE PLOTTED AT APPROXIMATELY 30' FROM CENTER LINE BASED ON EXISTING RECORDS (DEEDS AND PREVIOUS SURVEYS) AND/OR FOUND MONUMENTATION. UNLESS OTHERWISE NOTED, NO DOCUMENTATION RECORDING THE EXTENT OF THESE RIGHTS-OF-WAY WAS FOUND BY OR PROVIDED TO THE SURVEYOR. UNLESS OTHERWISE NOTED, THE ACTUAL ROAD RIGHT-OF-WAY MAY BE THE EXTENT OF MAINTENANCE.
 - SUNSET ROAD AND OAKDALE ROAD APPEAR AS MINOR THOROUGHFARES ON THE CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION'S THOROUGHFARE PLAN AND MAY BE SUBJECT TO FUTURE RIGHT-OF-WAY 35' FROM CENTER LINE.

LINE	BEARING	DISTANCE
L1	S 69°13'32" E	144.86'
L2	S 61°23'32" E	217.70'
L3	N 27°36'46" E	3.20'
L4	N 88°29'51" W	60.05'
L5	N 88°24'10" W	56.36'
L6	N 01°06'43" E	130.33'
L7	N 01°03'03" E	70.58'
L8	S 60°30'29" E	15.12'
L9	S 60°34'37" E	104.79'



This survey is of an existing parcel of land and does not create a new street or change an existing street.

The provisions of G.S. 47-30 shall not apply to the boundary plat of areas annexed by municipalities nor to plats of municipal boundaries, whether or not required by law to be recorded in the State of North Carolina. Made this 5th day of November, 2021.

James P. Cameron
Professional Land Surveyor, L-3665

AREA TO BE ANNEXED INTO THE CITY OF CHARLOTTE:
2,440,303 SQ. FT. OR 56.022 ACRES

REVISIONS

DATE	DESCRIPTION
DECEMBER 6, 2019	
DECEMBER 22, 2020	
MARCH 17, 2021	
JULY 15, 2021	
JULY 26, 2021	
JULY 29, 2021	
AUGUST 31, 2021	
NOVEMBER 5, 2021	
DECEMBER 14, 2021	
FEBRUARY 1, 2022	

ANNEXATION PLAT FOR THE CITY OF CHARLOTTE
SUNSET CREEK AREA ANNEXATION
FH 1524 SUNSET ROAD, LLC PROPERTY
1524 SUNSET ROAD
LONG CREEK TOWNSHIP,
MECKLENBURG COUNTY, NC
REFERENCE DEED BOOK 36369, PAGE 44
TAX PARCEL: 037-043-01

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
423 BEATTY DRIVE, SUITE E - BELMONT, NC 28012
TEL: 704-987-9862
LICENSE NO. C-2323

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
MC	JC		1"=150'	11/08/2019	8041/8436	F-2042P

LINE LEGEND:
PROPERTY LINE (NOT SURVEYED) ———
RIGHT-OF-WAY (NOT SURVEYED) - - - - -
RIGHT-OF-WAY (NOT SURVEYED) = = = = =

TEXT LEGEND:
APPROX. - APPROXIMATE
DB - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
MB - MAP BOOK
NAD - NORTH AMERICA DATUM
NAVD - NORTH AMERICA VERTICAL DATUM
NC - NORTH CAROLINA
NCDOT - NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NCGS - NORTH CAROLINA GEODETIC SURVEY
NR - NEW IRON ROD
PG - PAGE
R/W - RIGHT-OF-WAY
SQ.FT. - SQUARE FEET
(T) - TOTAL

NCGS MONUMENT "SINGER"
NC GRID (NAD 83/2011)
NORTHING = 570,952.42 FEET
EASTING = 1,440,785.73 FEET
COMBINED GRID FACTOR: 0.99983867