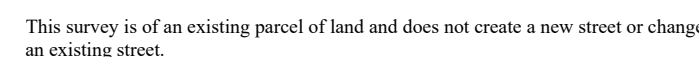
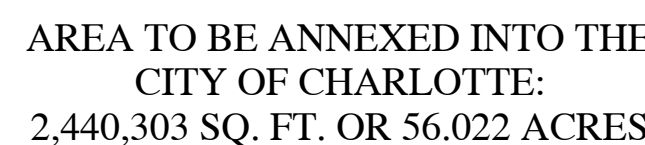


- AREAS COMPUTED BY COORDINATE METHOD.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- THE PURPOSE OF THIS PLAT IS ONLY TO SHOW THE BOUNDARIES OF TAX PARCEL 037-043-01 (56.022 ACRES) FOR ANNEXATION INTO THE CITY OF CHARLOTTE. THIS PLAT IS FOR ANNEXATION BOUNDARY PURPOSES ONLY. PHYSICAL IMPROVEMENTS, FLOOD HAZARD AREAS, STREAM BUFFERS, MAP RECORD OR SURVEY MATTERS THAT ARE NOT SHOWN AFFECT THE PROPERTY.
- BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO NCGS CONTROL MONUMENT "SINGER" (NAD 83/2011).
- DEED REF. DEED # 2019-00000000000000000000
- REFERENCE THE ALTA/NPS'S LAND TITLE SURVEY PREPARED FOR FH 1524 SUNSET ROAD, LLC BY JAMES MAUNEY & ASSOCIATES, P.A., DATED NOVEMBER 8, 2019 (MAP FILE F-2019-00000000000000000000)
- 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.
- IF THERE WERE NO RECORDS OR MONUMENTATION 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 DIFFERENT.
- SUNSET ROAD AND OAKDALE ROAD APPEAR AS MINOR THOROUGHFARES ON THE CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION'S TRAVEL PLAN. THEY ARE PLANNED TO BE SUBJECT TO FUTURE RIGHT-OF-WAY 35' FROM CENTER LINE.

LINE TABLE			
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" F	104.79'



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

LINE LEGEND:
 PROPERTY LINE
 PROPERTY LINE (NOT SURVEYED)
 RIGHT-OF-WAY
 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
 NIR - NEW IRON ROD
 PG - PAGE
 R/W - RIGHT-OF-WAY
 SQ.FT. - SQUARE FEET
 (1) - TOTAL

DECEMBER 6, 2019
DECEMBER 22, 2020
MARCH 17, 2021
JULY 15, 2021
JULY 28, 2021
JULY 29, 2021
AUGUST 31, 2021
NOVEMBER 5, 2021
DECEMBER 14, 2022
FEBRUARY 1, 2022

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
MC	JC		1"=150'	11/08/2019	8041/8436	E-2024A

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