

A circular professional seal for the North Carolina Professional Land Surveyors. The outer ring contains the text "NORTH CAROLINA PROFESSIONAL LAND SURVEYORS". The inner circle contains the text "SEAL OF", "L-3954", and "JOSEPH E. WHALEY JR.". A signature is written across the seal.

THIS PLAT REPRESENTS ONE AREA ANNEXED TO THE CITY OF CHARLOTTE,
NORTH CAROLINA PURSUANT TO NCGS 160A-58, BY ORDINANCE DULY ADOPTED
_____(ANNEXATION ORDINANCE
95-_____)AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE CHARLOTTE
MECKLENBURG PLANNING COMMISSION.
THIS _____ DAY OF _____, 2017.

MAYOR
CITY OF CHARLOTTE

ATTEST: _____
TOWN CLERK

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN.

DATE	OWNER(S)
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✓ All that certain parcel of land, situated, lying and being in the Paw Creek Township, Mecklenburg County, State of North Carolina, and more particularly described as follows:

BEGINNING at a Found Rebar (**POINT OF BEGINNING**), being on the Right of Way Pleasant Grove Road (Existing) **(60' Public Right of Way Per DB: 11101 Pg. 890)** being a common corner of property owned Now or Formerly by Eleonora Abernethy (subject property as recorded in DB: 1501 PG 185 & MB: 292 PG. 39) recorded in the Mecklenburg County Register of Deeds & Walter C. & Jacqueline M. Abernethy as recorded in DB: 2059 PG. 389 recorded in the Mecklenburg County Register of Deeds, thence with the centerline of US Highway 70 S.W. 260.71' to the base of a Bent Pipe, thence N 61°-27'-36" W 140.7' to a Set Rebar, being a common corner of the subject property, Walter C. & Jacqueline M. Abernethy property, and property owned Now or Formerly by H. W. Keistler & Dorothy R. Keistler as recorded in DB: 4222 PG. 746 recorded in the Mecklenburg County Register of Deeds, thence with the common property line of the subject property and the Keystone Property for two (2) calls ((S 12°-56'-31" W 382.30' to a Found Rebar in pile of concrete rebar located approximately 10 feet from the subject property's boundary line, said rebar property, subject property owned Now or Formerly by Ronald A. Vaisner recorded in DB: 15068 PG. 829 registered in the Mecklenburg County Register of Deeds and being the common property line of the subject property and the property line of the Oakdale Forest Subdivision as recorded in DB: 8-PG. 217 recorded in the Mecklenburg County Register of Deeds, thence S 87°-58'-08" E 818.30' to a Found Rebar being a common corner of the subject property, the Oakdale Forest Subdivision and property owned Now or Formerly by the Glenhaven Owners Association as recorded in DB: 15068 PG. 829 registered in the Mecklenburg County Register of Deeds, thence with the common property line of the subject property and the Glenhaven Subdivision as recorded in MB: 34 PG. 180, MB: 45 PG. 83, MB: 42 PG. 591, & MB: 40 PG. 335 all recorded in the Mecklenburg County Register of Deeds for five (5) calls, ((N 18°-16'-19" E 24.990' to a Set Rebar, ((N 81°-00'-22" E 74.874' to a Point, ((N 81°-32'-28" E 83.34' to a Point, ((N 81°-12-36" E 315.65' to a Found Rebar, ((S 91°-12'-40" E 597.30' to a Found Iron Pipe being a common corner of the subject property, the Glenhaven Subdivision, Mecklenburg County Register of Deeds, and the Glenhaven Subdivision, Sarah J. McCollin & Sarah T. McCollin as recorded in DB: 15068 PG. 829 registered in the Mecklenburg County Register of Deeds, thence departing the Glenhaven line and following the John Loyd McCall & Sarah T. McCollin Line N 02°-04'-09" E 20.58' to a Found Rebar in a 15' CMUD sanitary sewer Right of Way as recorded in DB: 5753 PG. 141 recorded in the Mecklenburg County Register of Deeds also being the common property line of the subject property and property owned Now or Formerly by the Pleasant Grove Road Homeowners Association, thence along the subject property and the Pleasant Grove Presbyterian Church property for eight (8) calls, ((N 80°-46'-10" W 85.997' to a Found Rebar, ((N 32°-41'-07" W 403.91' to a Set Rebar, ((P 06°-58'-05" W 373.57' to a Set Rebar, ((S 79°-36'-00" E 282.46' to a Found Rebar, ((S 35°-53'-19" W 725.52' to a Found Rebar, ((P 06°-31'-16+06" E 20.002' to a Found Rebar, ((N 72°-23'-13" W 21.98' to a found Rebar, ((S 92°-33'-22" S 329.15' to a Point in the center line of Pleasant Grove Road (Existing) **(60' Public Right of Way Per DB: 11101 Pg. 890)**, thence continuing along the centerline of this line, thence with the centerline of Pleasant Grove Road (Existing) **(60' Public Right of Way Per DB: 11101 Pg. 890)** N 61°-25-'45" W 455.43' to a Point in the center line of Pleasant Grove Road (Existing) **(60' Public Right of Way Per DB: 11101 Pg. 890)** being a common corner of the subject property and property owned Now or Formerly by Walter C. & Gwendolen B. Abernethy as recorded in DB: 6720 PG. 798 recorded in the Mecklenburg County Register of Deeds, thence with the centerline of Pleasant Grove Road, Abernethy property line for three (3) calls ((E 103°-28-34" W 137.70' to a Nail at the base of Bent Pipe, thence N 81°-32'-28" E 83.34' to a point, thence S 87°-58'-08" E 818.30' to a nail set in place of a bent pipe, thence S 87°-58'-08" E 818.30' to a Point in the center of Pleasant Grove Road (Existing) **(60' Public Right of Way Per DB: 11101 Pg. 890)** passing through a Found Rebar at station +292.66' of this line, thence with the center line of Pleasant Grove Road (Existing) **(60' Public Right of Way Per DB: 11101 Pg. 890)** N 61°-31'-53" W 135.08' to a point in the center line of Pleasant Grove Road (Existing) **(60' Public Right of Way Per DB: 11101 Pg. 890)** passing through a Rebar Set at station +05.87 of this line, thence with the centerline of Pleasant Grove Road (Existing) **(60' Public Right of Way Per DB: 11101 Pg. 890)** passing through a Rebar Set at station +05.87 of this line, thence with the centerline of Pleasant Grove Road (Existing) **(60' Public Right of Way Per DB: 11101 Pg. 890)**, thence S 26°-34'-24" W 30.29' to a Found Rebar being the POINT AND PLACE OF BEGINING.

Containing 71.85 Acres.

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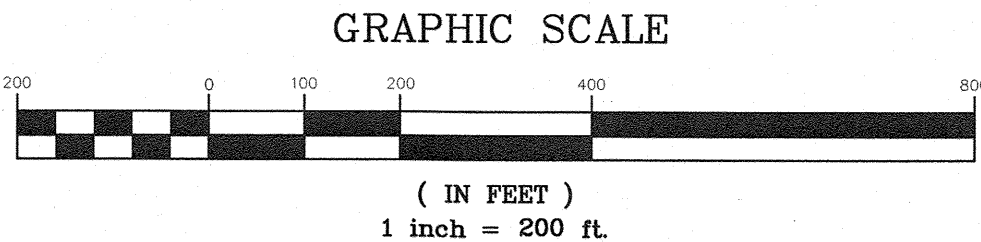
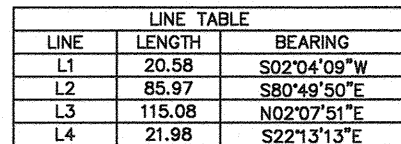
COS - COMMON OPEN SPACE
CMUD - CHARLOTTE MECKLENBURG UTILITIES DEPARTMENT
MB - MAP BOOK
R/W - RIGHT OF WAY
SF - SQUARE FEET
SR - STATE ROAD

THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS NOT SHOWN
AT THE REQUEST OF THE CITY OF CHARLOTTE.
THIS PROPERTY IS SUBJECT TO WATER QUALITY (SWM) BUFFER.
THIS PROPERTY IS IN LAKE WYLIE WATERSHED PA.
THIS PROPERTY IS IN LONG CREEK WATERSHED.
THIS PROPERTY IS SUBJECT TO POST CONSTRUCTION BUFFERS.
THIS PROPERTY IS IN WESTERN CATAWBA PC DISTRICT.
THIS PROPERTY IS ZONED R-3.
THIS PROPERTY IS SUBJECT TO DUKE POWER COMPANY EASEMENT
RIGHT-OF-WAY.
THIS PROPERTY IS SUBJECT TO CHARLOTTE WATER SANITARY SEWER

THIS MAP IS NOT INTENDED TO MEET GS 47-30 REQUIREMENTS.
THIS SURVEY WAS PREPARED PER THE STANDARDS OF PRACTICE
FOR LAND SURVEYORS IN NORTH CAROLINA WITH AN ERROR
OF CLOSURE IN EXCESS OF 1:10,000.

THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODWAY
PER FIRM MAP #3710452700K WITH A EFFECTIVE DATE
OF SEPTEMBER 2, 2015.

PORTIONS OF THIS PROPERTY MAY BE SUBJECT TO ARMY
CORP. OF ENGINEERS WETLAND REGULATIONS.

[illegible]