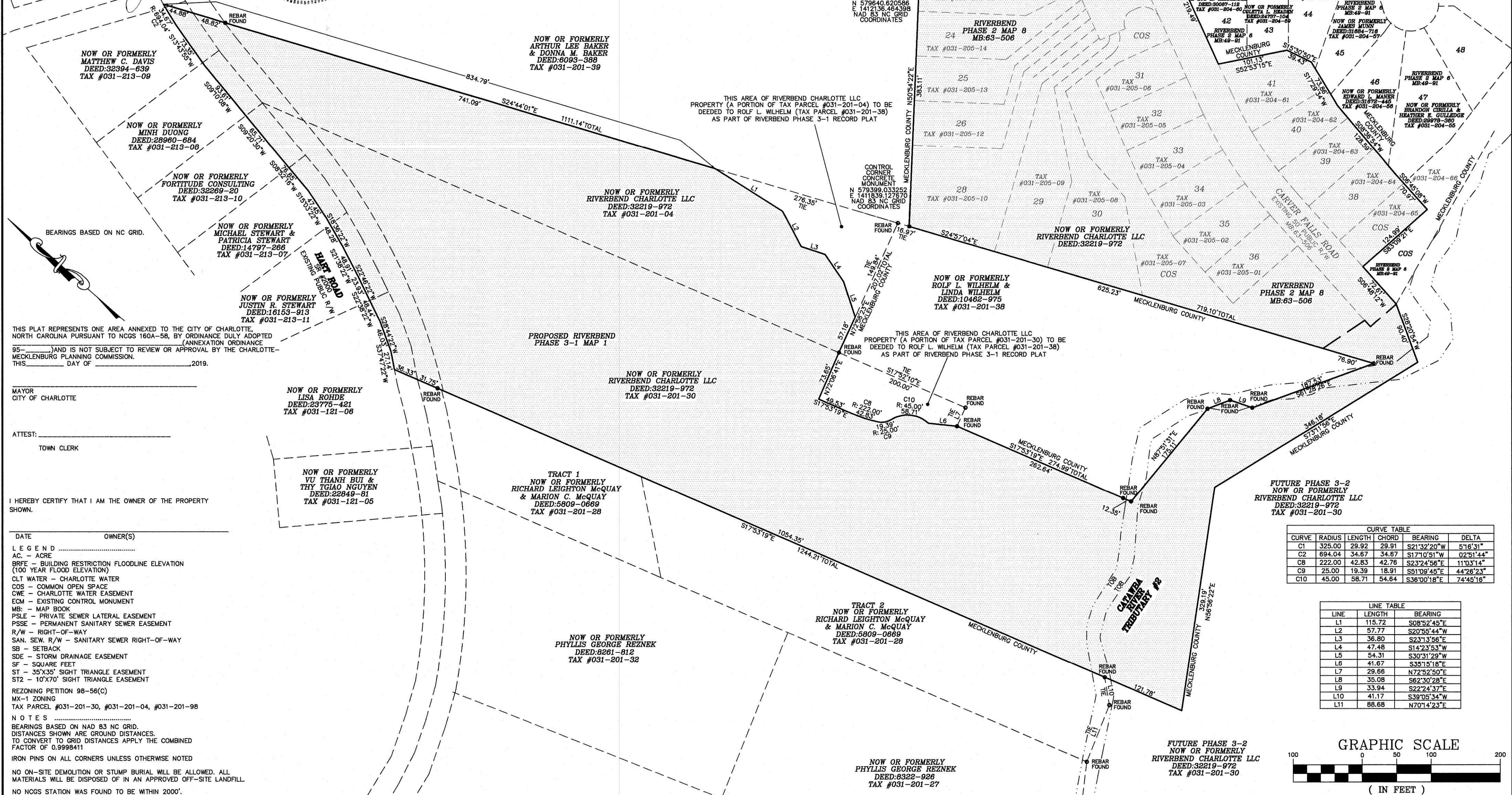


PRELIMINARY - NOT FOR RECORDATION SALES OR CONVEYANCES

"I STATE THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 32219, PAGE 972; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 32219, PAGE 972; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS IN EXCESS OF 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)." THIS 24 DAY OF JANUARY, 2019.

PROFESSIONAL LAND SURVEYOR



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

DATE OWNER(S)
LEGEND
AC - ACRE
BRFE - BUILDING RESTRICTION FLOODLINE ELEVATION (100 YEAR FLOOD ELEVATION)
CLT WATER - CHARLOTTE WATER
COS - COMMON OPEN SPACE
CWE - CHARLOTTE WATER EASEMENT
ECM - EXISTING CONTROL MONUMENT
MB - MAP BOOK
PSLE - PRIVATE SEWER LATERAL EASEMENT
PSSE - PERMANENT SANITARY SEWER EASEMENT
R/W - RIGHT-OF-WAY
SAN. SEW. R/W - SANITARY SEWER RIGHT-OF-WAY
SB - SETBACK
SDE - STORM DRAINAGE EASEMENT
SF - SQUARE FEET
ST - 35'X35' SIGHT TRIANGLE EASEMENT
ST2 - 10'X70' SIGHT TRIANGLE EASEMENT
REZONING PETITION 98-56(C)
MX-1 ZONING
TAX PARCEL #031-201-30, #031-201-04, #031-201-98

NOTES

BEARINGS BASED ON NAD 83 NC GRID.
DISTANCES SHOWN ARE GROUND DISTANCES.
TO CONVERT TO GRID DISTANCES APPLY THE COMBINED FACTOR OF 0.9998411

IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED

NO ON-SITE DEMOLITION OR STUMP BURIAL WILL BE ALLOWED. ALL MATERIALS WILL BE DISPOSED OF IN AN APPROVED OFF-SITE LANDFILL.
NO NCOS STATION WAS FOUND TO BE WITHIN 2000'.

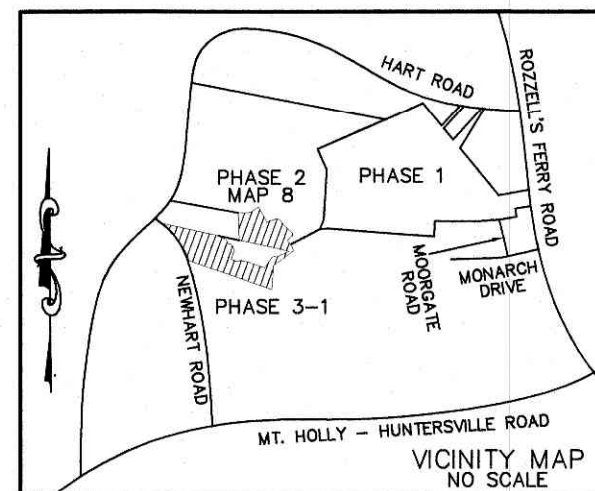
THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTURATED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

AREAS WERE CALCULATED BY DMD METHOD.

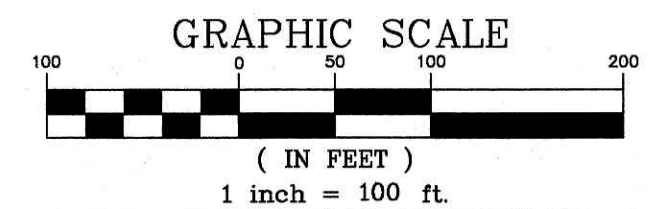
THIS PLAT CONTAINS LOTS LOCATED WITHIN FEMA AND COMMUNITY SPECIAL FLOOD HAZARD AREAS AS DESIGNATED ON FLOOD INSURANCE RATE MAP (FIRM) IDENTIFIED AS: COMMUNITY NUMBER 370156, MAP NUMBER 3710451700K, EFFECTIVE DATE SEPTEMBER 02, 2015. FIRMS ARE SUBJECT TO REVISION DUE TO NEW STUDIES. REVISED FIRMS WILL SUPERSEDE THIS PLAT OR PREVIOUSLY RECORDED PLATS. CONSTRUCTION AND USE WITHIN AREAS DELINEATED FEMA OR COMMUNITY SPECIAL FLOOD HAZARD AREAS ARE REQUIRED TO COMPLY TO RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.

THIS SITE IS LOCATED WITHIN THE CATAWBA RIVER/LAKE WYLYE WATERSHED PROTECTION AREA AND WILL BE DEVELOPED IN ACCORDANCE WITH THE APPLICABLE STANDARDS FOR THE CRITICAL AREA OR PROTECTED AREA AS APPROPRIATE. THIS WILL INCLUDE THE PRESCRIBED STREAM BUFFERS AND, IF ANY OF THE SITE IS TO BE DEVELOPED UNDER THE HIGH-DENSITY PROVISIONS OF THE ORDINANCE, THE PRESCRIBED BMP'S AS REQUIRED. THE EXACT LOCATION AND DESIGN OF ANY SUCH BMP'S WILL BE DETERMINED AS THE SITE IS DEVELOPED. THE FLOODWAY FRINGE AREAS WILL NOT BE FILLED EXCEPT AS IS NECESSARY TO CONSTRUCT PUBLIC STREET CROSSINGS.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	325.00	29.92	29.91	S21°32'20"W	5°16'31"
C2	694.04	34.67	34.67	S17°10'51"W	02°51'44"
C8	222.00	42.83	42.76	S23°24'56"E	11°03'14"
C9	25.00	19.39	18.91	S51°09'45"E	44°26'23"
C10	45.00	58.71	54.64	S36°00'18"E	74°45'16"

LINE TABLE		
LINE	LENGTH	BEARING
L1	115.72	S08°52'45"E
L2	57.77	S20°55'44"W
L3	36.80	S23°13'56"E
L4	47.48	S14°23'53"W
L5	54.31	S30°31'29"W
L6	41.67	S35°15'18"E
L7	29.66	N72°52'50"E
L8	35.08	S62°30'28"E
L9	33.94	S22°24'37"E
L10	41.17	S39°05'34"W
L11	88.68	N70°14'23"E



SHEET TITLE

ANNEXATION PLAT - 18.856 ACRES

PROJECT RIVERBEND

EXISTING RIVERBEND PHASE 2 MAP 8

PROPOSED RIVERBEND PHASE 3-1 MAP 1

CITY OF CHARLOTTE ETJ, MECK. CO., N.C.

OWNER: RIVERBEND CHARLOTTE LLC (DEED:32219-972)

OWNER: RIVERBEND CHARLOTTE LLC

1450 ENVIRON WAY

CHAPEL HILL, N.C. 27517

SCALE 1"=100'

DATE 01/24/19

DRAWN BY YWH

CHECKED BY SFW

ZONED MX-1

DRAWING NO. SHT 1 OF 1 SHTS

YARBROUGH-WILLIAMS & HOULE, INC.
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(Savannah)
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Charlotte, North Carolina, 28273
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Registration #C-0475