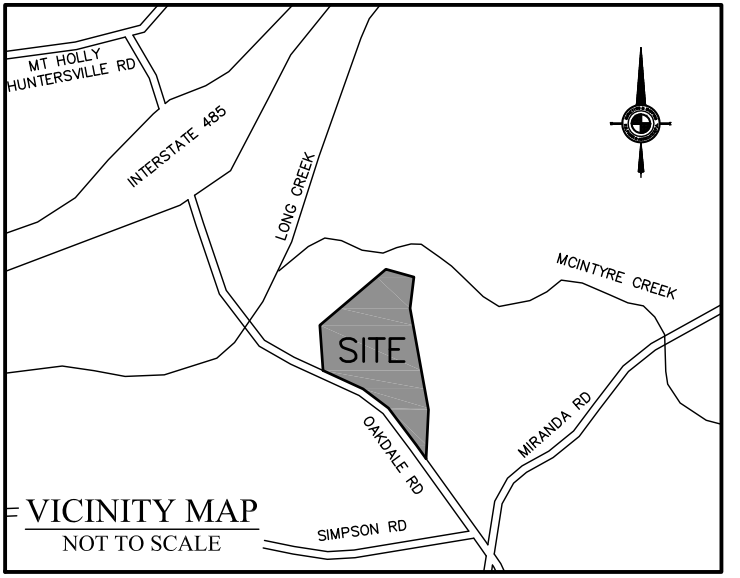
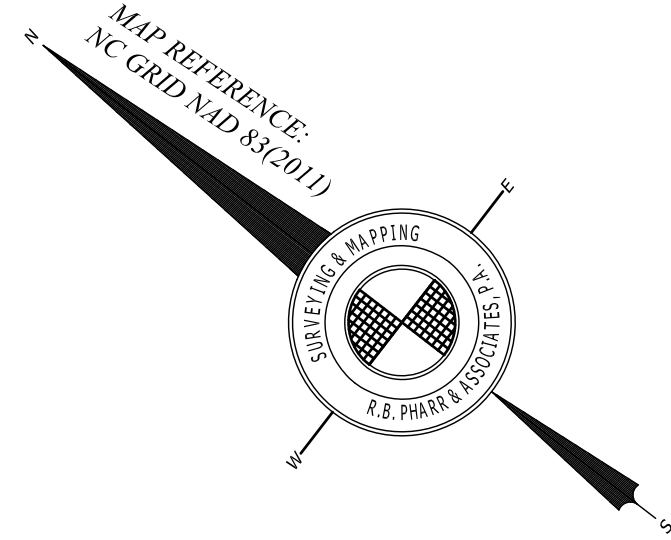


OWNERS:
OAK HILLS, INC.
PO BOX 68008
CHARLOTTE, NC 28216
GILBERT & SUE PICKLESIMER
3940 OAKDALE RD.
CHARLOTTE, NC 28216

OAK HILLS PROPERTY AREA ANNEXATION

3418, 3916, 3940, & 4008 OAKDALE ROAD
LONG CREEK TOWNSHIP, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 3054-217, 2988-442, & 19742-435
TAX PARCEL NO: 033-251-02, -03, -04, & -18

ANNEXATION AREA
1,008,516 SQ. FT.
23.1523 ACRES



REVIEW OFFICER:

I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY.
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5917.58'	107.18'	N36°26'42"W	107.18'
C2	1368.33'	97.31'	N39°14'11"W	97.29'
C3	1075.00'	114.45'	N44°19'14"W	114.39'
C4	1075.00'	233.68'	N53°35'52"W	233.22'
C5	3075.00'	261.94'	N63°12'28"W	261.86'

NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE. BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- OAKDALE ROAD IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO SHOW THE SUBJECT PROPERTY BEING ANNEXED INTO THE CITY OF CHARLOTTE.
- IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

ZONING:

SUBJECT PROPERTY ZONED: R-3
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
MINIMUM SETBACK: 30'
MINIMUM SIDE YARD: 6'
MINIMUM REAR YARD: 45'
MAXIMUM BUILDING HEIGHT: 48'(FRONT)
40'(SIDE)

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT
704-336-3569.

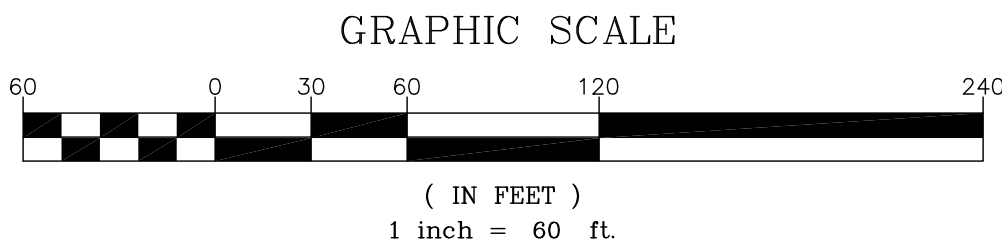
TOTAL AREA:
1,008,516 sq. ft.
23.1523 acres

PIN: 033-251-17
MECKLENBURG COUNTY
D.B. 32672, PG. 90
OAK HILLS GOLF COURSE
M.B. 63, PG. 23

PIN: 033-251-02
GILBERT PICKLESIMER &
SUE PICKLESIMER
D.B. 2988, PG. 442
OAK HILLS GOLF COURSE
M.B. 63, PG. 23
237,542 sq. ft.
5.4532 acres

PIN: 033-251-01
MECKLENBURG COUNTY
D.B. 32672, PG. 90
OAK HILLS GOLF COURSE
M.B. 63, PG. 23

LEGEND:
CP - CALCULATED POINT
D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
PIN - PARCEL IDENTIFICATION NUMBER
PG. - PAGE
R/W - RIGHT-OF-WAY
(T) - TOTAL
ANNEXATION AREA PERIMETER
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY (NOT SURVEYED)
INTERIOR PARCEL LINES



GPS CERTIFICATION:

I, CHARLES E. BELL, 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 THE SURVEY:
(1) CLASS OF SURVEY: (CLASS A) (1:10,000)
(2) POSITIONAL ACCURACY: HORZ. NORTH=0.00775 EAST=0.00535 VERT.=0.00453
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION USER SERVICE
(4) DATES OF SURVEY: FEBRUARY 10, 2020
(5) DATUM/EPOCH: NAD 83(2011); MTD 08
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "M 031"
(7) GEOID MODEL: GEOID16CONUS
(8) COMBINED GRID FACTORS: 0.99984660
(9) UNITS: U.S. SURVEY FEET



SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES: 3054-217, 2988-442, & 19742-435); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28th DAY OF JULY, A.D., 2020.

THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

CHARLES E. BELL
NCPLS. 1-4804
email: cbell@rpharr.com

CREW: _____
MF _____ BM _____

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL. (704) 376-2186
SCALE: 1" = 60' DATE: JULY 28, 2020 JOB NO. 91802

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER, 2, 2015
MAP NUMBER: 5710453700K; ZONE X