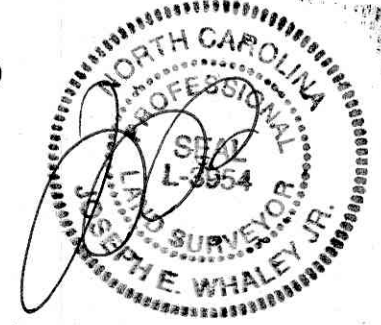


" JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED
IN BOOK 32219, PAGE 972; THAT THE RATIO OF PRECISION
AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD
ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE;
THAT THIS PLAT IS OF A SURVEY THAT OF ANOTHER CATEGORY (ANNEXATION PLAT)
OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS
AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS
PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND
SEAL THIS 19 DAY OF JULY, A.D., 2021.



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

REVIEW OFFICER _____ DATE _____

LEGEND
AC - ACRE
BRET - BUILDING RESTRICTION FLOODLINE ELEVATION
(100 YEAR FLOOD ELEVATION)
CLT WATER - CHARLOTTE WATER
COS - COMMON OPEN SPACE
CME - CHARLOTTE WATER EASEMENT
EDM - EXISTING CONTROL MONUMENT
MR - MAP BOOK
PSE - 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 - 307X35' SIGHT TRIANGLE EASEMENT
ST2 - 107X70' SIGHT TRIANGLE EASEMENT
REZONING PETITION 98-56(C)
MX-1 ZONING
TAX PARCEL #031-201-308

NOTES
BEARINGS BASED ON NAD 83 NO GRID.
DISTANCES SHOWN ARE GROUND DISTANCES.
TO CONVERT TO GRID DISTANCES APPLY THE COMBINED
FACTOR OF 0.999411
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 CGCS STATION WAS FOUND TO BE WITHIN 2000'.

THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL
IN AN UNRESTRICTED 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 27018, MAP NUMBER 270180100, 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 CATAMBA 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
PRESERVED STREAM BUFFERS AND, IF ANY OF THE SITE IS TO BE
DEVELOPED UNDER THE HIGH-DENSITY PROVISIONS OF THE ORDINANCE,
THE PRESERVED 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.

LINE	LENGTH	BEARING
L6	41.17	N39°05'34"E
L7	88.68	N70°14'23"E
L8	253.97	N55°21'59"E
L9	167.75	N82°26'06"E
L10	136.19	S74°28'30"E
L11	52.00	S19°42'51"E
L12	134.66	S54°21'04"E
L13	45.53	S64°22'04"E
L14	47.00	S84°50'04"E
L15	35.16	N24°54'18"E
L16	18.36	N46°52'56"E
L17	21.75	N51°51'58"W
L18	125.56	N00°06'56"E
L19	30.00	N34°33'43"E
L30	90.40	N28°20'54"E

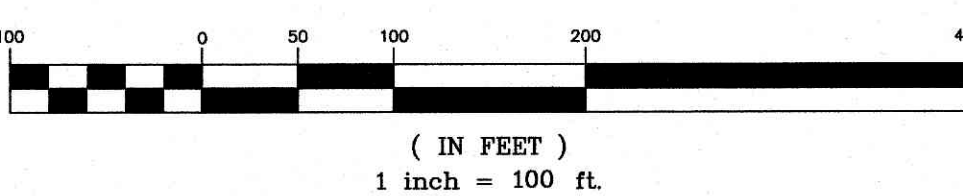
NOW OR FORMERLY
BARBARA G. MULLANZ
DEED:3505-188
PARCEL #031-201-04

NOW OR FORMERLY
JORDAN T. MEETZ &
BRITTNEY M. TOWNSEND
DEED:30687-574
PARCEL #031-201-01

NOW OR FORMERLY
RONALD BRIN WYRDE
DEED:30687-574
PARCEL #031-201-08

NOW OR FORMERLY
CALVARY BAPTIST CHURCH
OF CHARLOTTE, INC.
DEED:3505-188
PARCEL #031-201-04

GRAPHIC SCALE



SHEET TITLE

ANNEXATION PLAT - 38.716 ACRES

PROJECT
RIVERBEND PHASE 3-2 PROPERTY
PAW CREEK TWSP., MECK. CO., NC
OWNER: DR HORTON INC DEED:35451-77



YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
780 Windsor Oak Court
Charlotte, North Carolina, 28273
704.556.1900 704.556.0500(fax)

PROJECT NO.
SCALE
1"=100'
DATE
07/19/2021
DRAWN BY
YWH
CHECKED BY
JEW
DRAWING NO.

DRAWING NO.

SHT 1 OF 1 SHTS