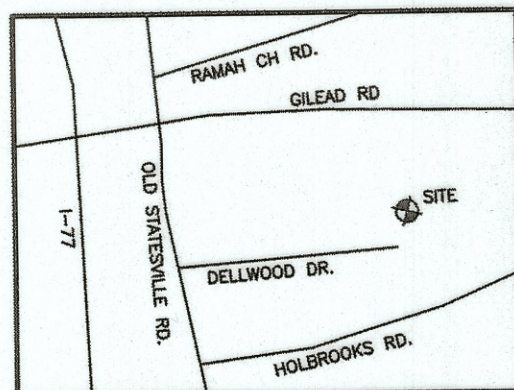




VICINITY MAP (N.T.S.)

THIS PLAT REPRESENTS ONE AREA ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NC2016-01, BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE, ANNEX 16-03) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

THIS DAY OF 2016.

JOHN ANDERALLA, MAYOR
TOWN OF HUNTERSVILLE

ATTEST: JANET PIERSON
TOWN CLERK

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS AN OWNER OF THE DESCRIBED PROPERTY BEING ANNEXED.

C&D MANAGEMENT COMPANY LLC
PARCEL ID# 0192015
DB25629 PG675

ZONED NR

OWNER(S)

DATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS AN OWNER OF THE DESCRIBED PROPERTY BEING ANNEXED.

SOUTHSIDE NEIGHBORHOOD LLC
PARCEL ID# 0192014
DB27901 PG774

SOUTHSIDE NEIGHBORHOOD LLC
PARCEL ID# 01927018
DB30755 PG733
MB59 PG666

OWNER(S)

DATE

THIS PLAT REPRESENTS ONE AREA ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NC2016-01, BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE, ANNEX 16-03) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

THIS DAY OF 2016.

JOHN ANDERALLA, MAYOR
TOWN OF HUNTERSVILLE

ATTEST: JANET PIERSON
TOWN CLERK

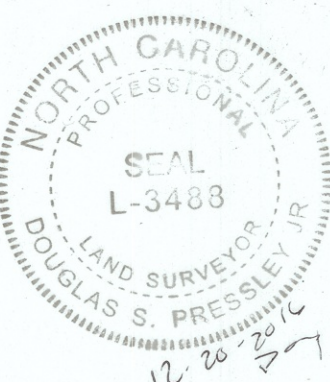
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS AN OWNER OF THE DESCRIBED PROPERTY BEING ANNEXED.

BOWMAN DEVELOPMENT GROUP INC
PARCEL ID# 01937105
DB28953 PG613

BOWMAN DEVELOPMENT GROUP INC
PARCEL ID# 01939105
DB22699 PG744

OWNER(S)

DATE



I, DOUGLAS S. PRESSLEY JR. CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY DONE BY ME ON DECEMBER 20th 2016 FROM INFORMATION FOUND IN DEEDS AS REFERENCED ON THIS PLAT AND IS IN ALL RESPECTS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE RATIO OF PRECISION IS 1:10,000+ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND OFFICIAL STAMP OR SEAL THIS THE 20TH DAY OF DECEMBER 2016.

DATE

SURVEYOR

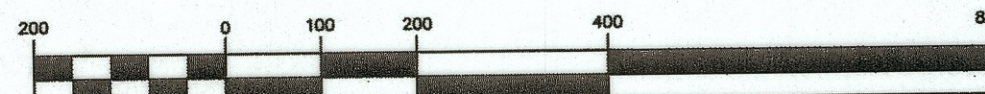
PLS-3488

- NOTES:
1. TRAVERSE ADJUSTED BY COMPASS RULE.
 2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 3. ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE.
 4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAY EITHER RECORDED OR IMPLIED.
 5. NO NC GRID MONUMENTS FOUND WITHIN 2000'.

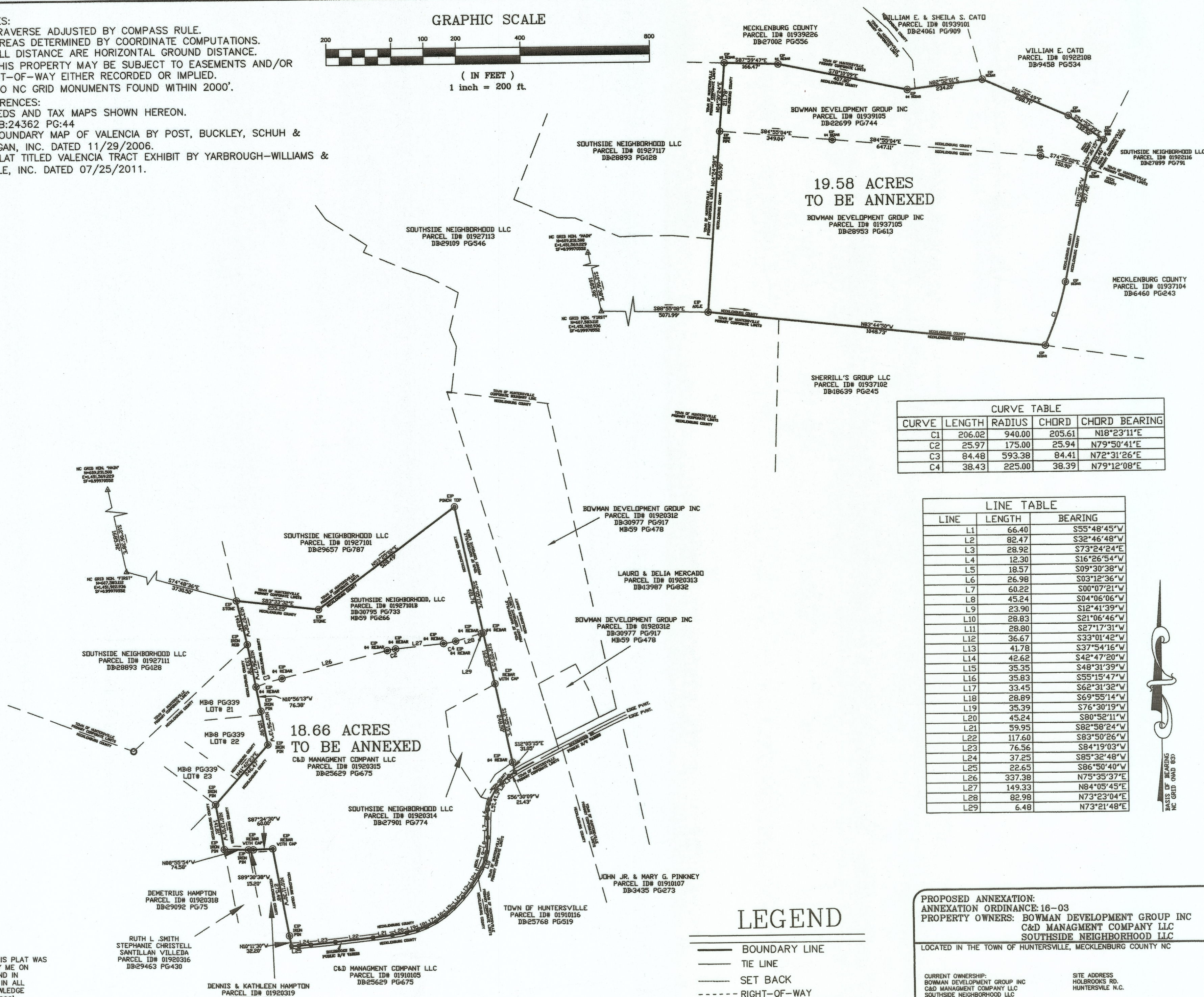
REFERENCES:

1. DEEDS AND TAX MAPS SHOWN HEREON.
2. DB:24362 PG:44
3. BOUNDARY MAP OF VALENCIA BY POST, BUCKLEY, SCHUH & JERIGAN, INC. DATED 11/29/2006.
4. PLAT TITLED VALENCIA TRACT EXHIBIT BY YARBROUGH-WILLIAMS & HOULE, INC. DATED 07/25/2011.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



19.58 ACRES TO BE ANNEXED

BOWMAN DEVELOPMENT GROUP INC
PARCEL ID# 01937105
DB28953 PG613

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	206.02	940.00	205.61	N18°23'11"E
C2	25.97	175.00	25.94	N79°50'41"E
C3	84.48	593.38	84.41	N72°31'26"E
C4	38.43	225.00	38.39	N79°12'08"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.40	S55°48'45"W
L2	82.47	S32°46'48"W
L3	28.92	S73°24'24"E
L4	12.30	S16°26'54"W
L5	18.57	S09°30'38"W
L6	26.98	S03°12'36"W
L7	60.22	S00°07'21"W
L8	45.24	S04°06'06"W
L9	23.90	S12°41'39"W
L10	28.83	S21°06'46"W
L11	28.80	S27°17'31"W
L12	36.67	S33°01'42"W
L13	41.78	S37°54'16"W
L14	42.62	S42°47'20"W
L15	35.35	S48°31'39"W
L16	35.83	S55°15'47"W
L17	33.45	S62°31'32"W
L18	28.89	S69°55'14"W
L19	35.39	S76°30'19"W
L20	45.24	S80°52'11"W
L21	59.95	S82°58'24"W
L22	117.60	S83°50'26"W
L23	76.56	S84°19'03"W
L24	37.25	S85°32'48"W
L25	22.65	S86°50'40"W
L26	337.38	N75°35'37"E
L27	149.33	N84°05'45"E
L28	82.98	N73°23'04"E
L29	6.48	N73°21'48"E

LEGEND

- BOUNDARY LINE
- TIE LINE
- SET BACK
- RIGHT-OF-WAY
- TOWN OF HUNTERSVILLE
PRIMARY CORPORATE LIMITS
- EXISTING IRON
- MONUMENT
- NPS NO POINTS SET

PROPOSED ANNEXATION:
ANNEXATION ORDINANCE: 16-03
PROPERTY OWNERS: BOWMAN DEVELOPMENT GROUP INC
C&D MANAGEMENT COMPANY LLC
SOUTHSIDE NEIGHBORHOOD LLC

LOCATED IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY NC

CURRENT OWNERSHIP:
BOWMAN DEVELOPMENT GROUP INC
C&D MANAGEMENT COMPANY LLC
SOUTHSIDE NEIGHBORHOOD LLC

SITE ADDRESS
HOLBROOKS RD.
HUNTERSVILLE N.C.

PREPARED BY:
SOUTH POINT SURVEYING PLLC
2016 SILVER ROAD OAKBORO, NC 28129
(704) 622-3626
DATE: DECEMBER 20th, 2016
SCALE: 1"=200'