

141-041-02  
CITY OF CHARLOTTE  
DB 3711 PG 464



141-041-23  
CITY OF CHARLOTTE  
DB 5711 PG 464

141-041-26  
CITY OF CHARLOTTE  
DB 2502 PG 1  
MB 51 PG 705

141-211-11  
CITY OF CHARLOTTE  
DB 3333 PG 344  
MB 60 PG 98  
"HISTORIC PROPERTY" PER  
MECKLENBURG COUNTY  
RECORDS

141-041-08  
CITY OF CHARLOTTE  
DB 1435 PG 321  
MB 52 PG 904

141-041-22  
CITY OF CHARLOTTE  
DB 2502 PG 1  
MB 52 PG 904

141-261-49  
CITY OF CHARLOTTE  
DB 29137 PG 452

141-261-85  
CITY OF CHARLOTTE  
DB 28987 PG 403

141-261-48  
CITY OF CHARLOTTE  
DB 32270 PG 929

141-261-46  
CITY OF CHARLOTTE  
DB 33333 PG 344

141-261-45  
BELLSOUTH  
TELECOMMUNICATIONS  
INC  
DB 4496 PG 721

141-211-01A  
CITY OF CHARLOTTE  
DB 3317 PG 988  
MB 72 PG 371  
"HISTORIC PROPERTY" PER  
MECKLENBURG COUNTY  
RECORDS  
DB 6516, PG 609

141-211-30  
CITY OF CHARLOTTE  
DB 33517 PG 988  
MB 72 PG 371

141-211-11  
CITY OF CHARLOTTE  
DB 33333 PG 344  
MB 60 PG 98  
"HISTORIC PROPERTY" PER  
MECKLENBURG COUNTY  
RECORDS

141-211-12  
TCA-CHRISTIE LANE, LLC  
DB 37025 PG 637  
"HISTORIC PROPERTY" PER  
MECKLENBURG COUNTY  
RECORDS

141-211-11  
CITY OF CHARLOTTE  
DB 33333 PG 344  
MB 60 PG 98  
"HISTORIC PROPERTY" PER  
MECKLENBURG COUNTY  
RECORDS

141-211-13  
JULIO CESAR  
ZAMBRANO  
RINA YOLANY  
DB 28891 PG 829

141-211-14  
TAM MINH NGAN  
LENN TH NGO  
DB 29537 PG 462

141-211-10  
ANTONIO ROBINSON  
DB 28335 PG 52

141-211-09  
BERNARD EUGENE SIMMONS  
DB 6154 PG 752

141-211-08  
DENNIS J. TOMLINSON  
YVONNE M. MORRIS  
DB 29884 PG 217

141-211-02  
CITY OF  
CHARLOTTE  
DB 33333 PG 400

141-211-07  
MARY MICHAEL WITTEER  
DB 22067 PG 487

141-211-06  
TYLER H. JONES  
BRITANY J. C. JONES  
DB 34180 PG 776

141-211-03  
CITY OF  
CHARLOTTE  
DB 33333 PG 362

141-211-04  
JACK O. WILCOXON  
DB 3404 PG 513

141-211-05  
JACK O. WILCOXON  
DB 3171 PG 6

141-211-29  
STEELE CREEK  
PRESBYTERIAN CHURCH  
DB 3 PG 869  
MB 64 PG 901  
(LOT 1)  
CEMETERY  
AREA:  
444,253± SQ. FT.  
10.199± ACRES

TRACT 1  
AREA:  
176,264± SQ. FT.  
4.046± ACRES

TRACT 2  
AREA:  
312,076± SQ. FT.  
7.164± ACRES

**NOT SUBJECT TO:**  
THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

DATE \_\_\_\_\_ PLANNING COMMISSION STAFF \_\_\_\_\_

**REVIEW OFFICER CERTIFICATE:**

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 \_\_\_\_\_

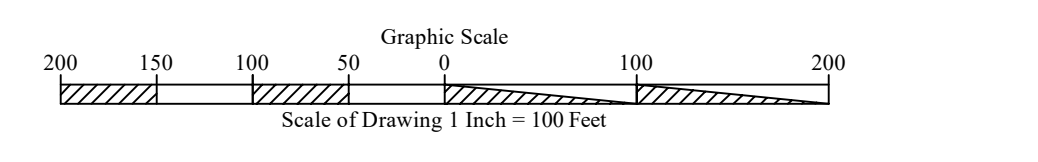
CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	142.80'	713.85'	142.60'	N 01°58'23" E
C2	229.80'	496.30'	227.75'	N 18°06'59" W
C3	37.95'	496.30'	37.90'	N 33°34'17" W
C4	247.65'	776.45'	246.60'	N 45°36'02" W
C5	80.20'	1283.60'	80.20'	N 50°43'02" W
C6	82.60'	1283.60'	82.60'	N 47°07'39" W
C7	363.20'	1081.80'	361.50'	N 37°21'52" W
C8	129.45'	80.00'	115.80'	S 50°09'01" W
C9	125.65'	190.00'	123.40'	S 77°33'54" W

LINE	BEARING	DISTANCE
L1	N 41°02'55" E	9.54'
L2	N 03°22'57" E	17.10'
L3	S 03°47'19" W	66.56'
L4	S 58°37'06" W	24.79'
L5	N 79°06'31" W	53.22'
L6	N 28°56'51" W	10.25'
L7	S 87°05'44" E	59.08'

- LEGEND:**
- PROPERTY CORNER FOUND (AS DESCRIBED)
  - NC&S MONUMENT FOUND
  - CONCRETE MONUMENT FOUND
  - CALCULATED POINT
  - ▲ PK NAIL FOUND
  - △ AXLE FOUND
  - SET #4 REBAR
- SUBJECT BOUNDARY LINE (SURVEYED)  
SUBJECT BOUNDARY LINE (NOT SURVEYED)  
ADJONER BOUNDARY LINE (SURVEYED)  
ADJONER BOUNDARY LINE (NOT SURVEYED)  
SURVEY TIE LINES ONLY  
ROAD RIGHT-OF-WAY LINE (R/W)  
CURRENT CHARLOTTE HISTORIC AREA LINE  
NEW CITY OF CHARLOTTE HISTORIC PRESERVATION AREA

- \*\*\*\*\*NOTES**
- TOTAL AREA OF PID #141-211-29 AND TRACT #1 14,245 ACRES/ 620,517 SQ.FT. TO BE PRESERVED AS HISTORIC AREA.
  - TOTAL AREA OF THE CURRENT CITY OF CHARLOTTE HISTORIC BOUNDARY IS 143,473 ACRES/1,893,679 SQ.FT..

THE PURPOSE OF THIS PLAT IS PER THE FOLLOWING:  
TO COMBINE PID #141-211-30 AND PID #141-211-01A AND SUBDIVIDE INTO TRACT #1 AND TRACT #2. ALSO TO SHOW CURRENT CITY OF CHARLOTTE HISTORICAL PROPERTY BOUNDARY TO BE CHANGED TO THE NEW CITY OF CHARLOTTE HISTORICAL PROPERTY



- NOTES**
- NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NC&S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83/NSRS 2011 DATUM. GEOID MODEL: CONUS12A. TIE TO NC&S MONUMENT SHOWN HEREON.
  - PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.
  - ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.
  - IRON PINS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
  - ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD.
  - THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - PANEL #3710451200K. EFFECTIVE DATE: 09/02/2015.
  - CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
  - THIS MAP IS INVALID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  - STEELE CREEK PRESBYTERIAN CHURCH AND ITS PROPERTIES ARE IDENTIFIED AS "HISTORIC" BY THE MECKLENBURG COUNTY HISTORIC LANDMARKS COMMISSION. PARCEL IDS: 141-211-01A, 141-211-29 AND 141-211-11.
  - REZONING PETITION 2019-176.

**SURVEYORS CERTIFICATE OF SURVEY AND ACCURACY**

I, BRIAN K. EVERSOLE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOKS AND PAGES AS NOTED ON THIS MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS AND PAGES AS NOTED ON THIS MAP; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

G.S. 47-30 (f)(11)(d) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.



**PRELIMINARY**  
PROFESSIONAL LAND SURVEYOR  
NOT FOR RECORDATION, SALES OR CONVEYANCE.

**STEEL CREEK PRESBYTERIAN CHURCH SURVEY FOR: FOUNDRY COMMERCIAL ACQUISITIONS, LLC**

OWNERS - THE CITY OF CHARLOTTE  
PARCEL ID: 141-211-30 & 141-211-01A

AS RECORDED IN VARIOUS DEEDS AS REFERENCED HEREIN  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

SURVEY DATE: 10-28-2021 TO 05-04-2022 PLAT DATE: 05-23-2024  
SCALE 1" = 100' SHEET 1 OF 1

