

**NOTES:**  
 #5 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.  
 AREAS COMPUTED BY COORDINATE METHOD.  
 UNADJUSTED RATIO OF PRECISION: 1:14,312  
 SUBJECT TRACT ZONED: CB (PER MECKLENBURG COUNTY GIS)  
 TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS: 22.646 ACRES  
 NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN THE LOTS WHICH MAKE UP THIS MAP.  
 SUBJECT TAX PARCEL 011-221-01.

**SITE AREA:**  
 COMMERCIAL AREA (TOTAL) 22.646 ACRES  
 R/W PARCELS 0.709 ACRE  
 21.937 ACRES

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
 I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SANITARY SEWER LINE AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

FOR LENNAR CAROLINAS (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED IN ACCORDANCE WITH THE SUBDIVISION PROVISIONS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA.  
 TOWN PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

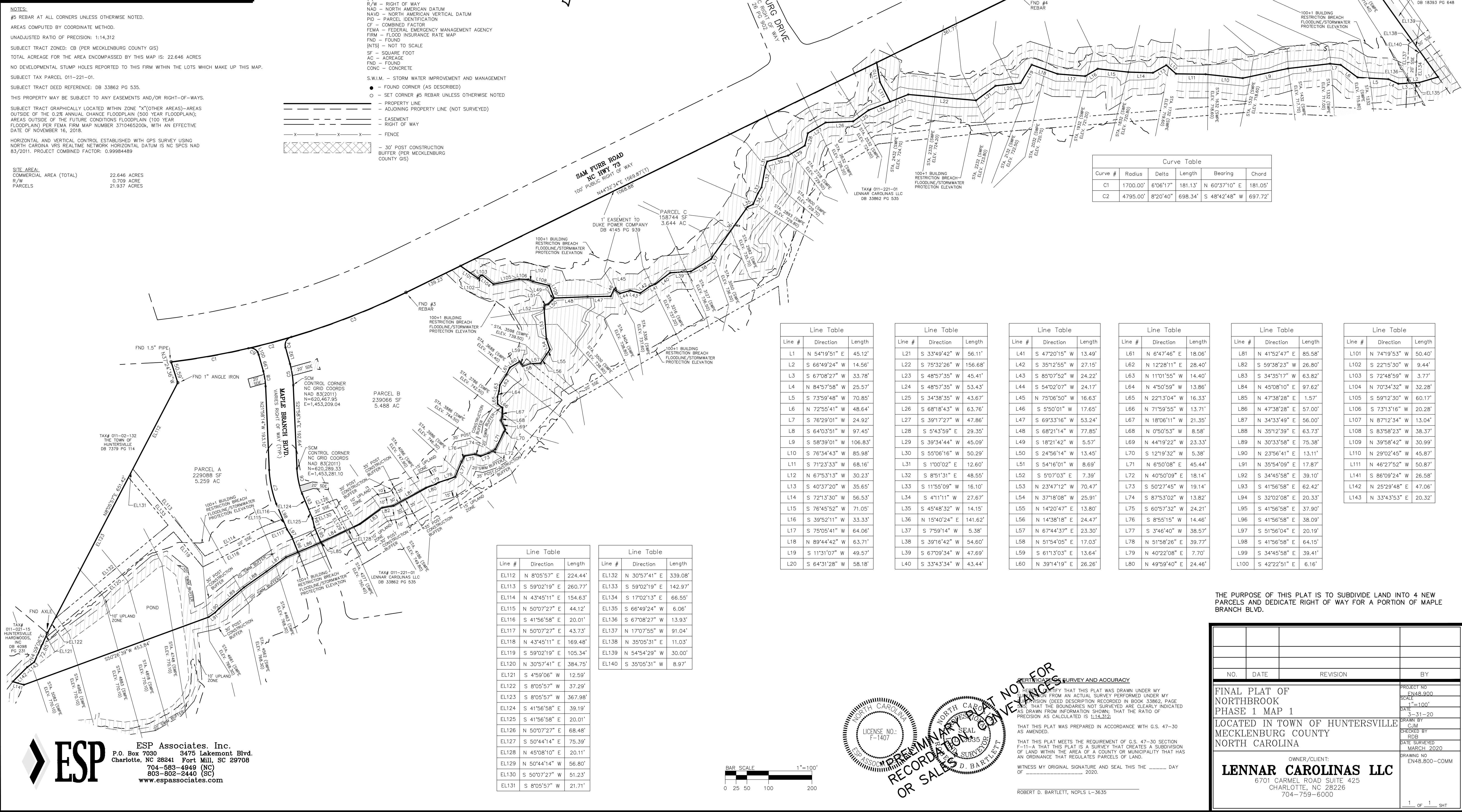
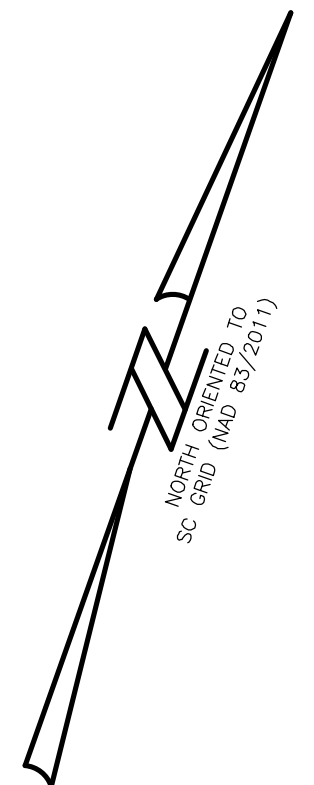
**LEGEND:**  
 SCM - SET CONCRETE MONUMENT  
 DB - DEED BOOK  
 PD - PLAT PAGE  
 MB - MAP BOOK  
 (T) - TOTAL  
 R/W - RIGHT OF WAY  
 NAD - NORTH AMERICAN DATUM  
 NAVD - NORTH AMERICAN VERTICAL DATUM  
 PID - PARCEL IDENTIFICATION  
 CF - COMBINED FACTOR  
 FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY  
 FIRM - FLOOD INSURANCE RATE MAP  
 FND - FOUND  
 [NTS] - NOT TO SCALE  
 SF - SQUARE FOOT  
 AC - ACREAGE  
 FND - FOUND  
 CONC - CONCRETE  
 S.W.I.M. - STORM WATER IMPROVEMENT AND MANAGEMENT  
 ● - FOUND CORNER (AS DESCRIBED)  
 ○ - SET CORNER #5 REBAR UNLESS OTHERWISE NOTED

\_\_\_\_\_- PROPERTY LINE  
 \_\_\_\_\_ ADJOINING PROPERTY LINE (NOT SURVEYED)  
 \_\_\_\_\_ EASEMENT  
 \_\_\_\_\_ RIGHT OF WAY  
 \_\_\_\_\_ FENCE  
 \_\_\_\_\_ 30' POST CONSTRUCTION BUFFER (PER MECKLENBURG COUNTY GIS)

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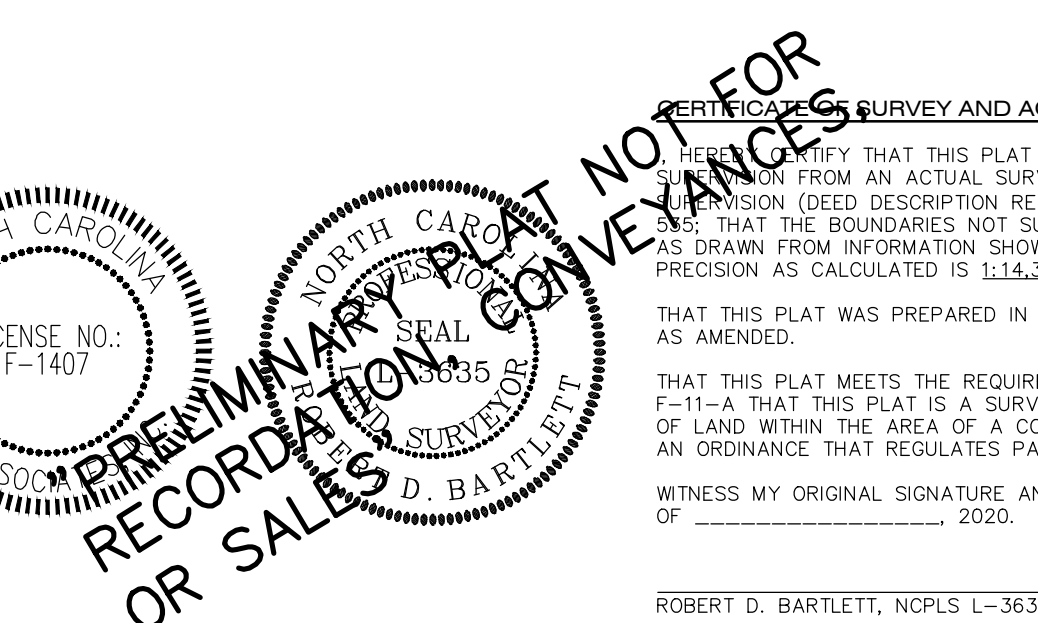
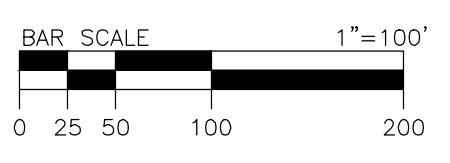
I, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



Curve #	Radius	Delta	Length	Bearing	Chord
C1	1700.00'	6°06'17"	181.13'	N 60°37'10" E	181.05'
C2	4795.00'	8°20'40"	698.34'	S 48°42'48" W	697.72'

Line #	Direction	Length
L1	N 54°19'51" E	45.12'
L2	S 66°49'24" W	14.56'
L3	S 67°08'27" W	33.78'
L4	N 84°57'58" W	25.57'
L5	S 73°59'48" W	70.85'
L6	N 72°55'41" W	48.64'
L7	S 76°29'01" W	24.92'
L8	S 64°03'51" W	97.45'
L9	S 58°39'01" W	106.83'
L10	S 76°34'43" W	85.98'
L11	S 71°23'33" W	68.16'
L12	N 67°53'13" W	30.23'
L13	S 40°37'20" W	35.65'
L14	S 72°13'30" W	56.53'
L15	S 76°45'52" W	71.05'
L16	S 39°52'11" W	33.33'
L17	S 75°05'41" W	64.06'
L18	N 89°44'42" W	63.71'
L19	S 11°31'07" W	49.57'
L20	S 64°31'28" W	58.18'
L21	S 33°49'42" W	56.11'
L22	S 75°32'26" W	156.68'
L23	S 48°57'35" W	45.41'
L24	S 48°57'35" W	53.43'
L25	S 34°38'35" W	43.67'
L26	S 68°18'43" W	63.76'
L27	S 39°17'27" W	47.86'
L28	S 54°35'59" E	29.35'
L29	S 39°34'44" W	45.09'
L30	S 55°06'16" W	50.29'
L31	S 1°00'02" E	12.60'
L32	S 8°51'31" E	48.55'
L33	S 11°55'09" W	16.10'
L34	S 41°11'1" W	27.67'
L35	S 45°48'32" W	14.15'
L36	N 15°40'24" E	141.62'
L37	S 7°59'14" W	5.38'
L38	S 39°16'42" W	54.60'
L39	S 67°09'34" W	47.69'
L40	S 33°43'34" W	43.44'
L41	S 47°20'15" W	13.49'
L42	S 35°12'55" W	27.15'
L43	S 85°07'52" W	24.22'
L44	S 54°02'07" W	24.17'
L45	N 75°06'50" W	16.63'
L46	S 5°50'01" W	17.65'
L47	S 69°33'16" W	53.24'
L48	S 68°21'14" W	77.85'
L49	S 18°21'42" W	5.57'
L50	S 24°56'14" W	13.45'
L51	S 54°16'01" W	8.69'
L52	S 50°7'03" E	7.39'
L53	S 23°47'12" W	70.47'
L54	S 37°18'08" W	25.91'
L55	N 14°20'47" E	13.80'
L56	N 14°38'18" E	24.47'
L57	S 67°44'37" E	23.30'
L58	N 51°54'05" E	17.03'
L59	S 61°13'03" E	13.64'
L60	N 39°14'19" E	26.26'
L61	N 6°47'46" E	18.06'
L62	N 12°28'11" E	28.40'
L63	N 11°01'55" W	14.40'
L64	N 4°50'59" W	13.86'
L65	N 22°13'04" W	16.33'
L66	N 71°59'55" W	13.71'
L67	N 18°06'11" W	21.35'
L68	N 0°50'53" W	8.58'
L69	N 44°19'22" W	23.33'
L70	N 12°19'32" W	5.38'
L71	N 6°50'08" E	45.44'
L72	N 40°50'09" E	18.14'
L73	S 50°27'45" W	19.14'
L74	S 87°53'02" W	13.82'
L75	S 60°57'32" W	24.21'
L76	S 8°55'15" W	14.46'
L77	S 3°46'40" W	38.57'
L78	N 51°58'26" E	39.77'
L79	N 40°22'08" E	7.70'
L80	N 49°59'40" E	24.46'
L81	N 41°52'47" E	85.58'
L82	S 59°38'23" W	26.80'
L83	S 34°35'17" W	63.82'
L84	N 45°08'10" E	97.62'
L85	N 47°38'28" E	1.57'
L86	N 47°38'28" E	57.00'
L87	N 34°33'49" E	56.00'
L88	N 35°12'39" E	63.73'
L89	N 30°33'58" E	75.38'
L90	N 23°56'41" E	13.11'
L91	N 35°54'09" E	17.87'
L92	S 34°45'58" E	39.10'
L93	S 41°56'58" E	62.42'
L94	S 32°02'08" E	20.33'
L95	S 41°56'58" E	37.90'
L96	S 41°56'58" E	38.09'
L97	S 51°56'04" E	20.19'
L98	S 41°56'58" E	64.15'
L99	S 34°45'58" E	39.41'
L100	S 42°22'51" E	6.16'
L101	N 74°19'53" W	50.40'
L102	S 22°15'30" W	9.44'
L103	S 34°35'17" W	3.77'
L104	N 70°34'32" W	32.28'
L105	S 59°12'30" W	60.17'
L106	S 73°13'16" W	20.28'
L107	N 87°12'34" W	13.04'
L108	S 83°58'23" W	38.37'
L109	N 39°58'42" W	30.99'
L110	N 29°02'45" W	45.87'
L111	N 46°27'52" W	50.87'
L112	S 86°09'24" W	26.58'
L113	N 25°29'48" E	47.06'
L114	N 33°43'53" W	20.32'

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 www.espassociates.com



THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LAND INTO 4 NEW PARCELS AND DEDICATE RIGHT OF WAY FOR A PORTION OF MAPLE BRANCH BLVD.

NO.	DATE	REVISION	BY

FINAL PLAT OF NORTHBROOK PHASE 1 MAP 1 LOCATED IN TOWN OF HUNTERSVILLE MECKLENBURG COUNTY NORTH CAROLINA

OWNER/CLIENT:  
**LENNAR CAROLINAS LLC**  
 6701 CARMEL ROAD SUITE 425  
 CHARLOTTE, NC 28226  
 704-759-6000

PROJECT NO: EN48.900  
 SCALE: 1"=100'  
 DATE SURVEYED: 3-31-20  
 DRAWN BY: CJM  
 CHECKED BY: RBH  
 DATE SURVEYED: MARCH 2020  
 DRAWING NO: EN48.800-COMM  
 1 of 1 SHEET