

- SURVEY INFORMATION & PLAT STANDARDS:**
1. THIS SURVEY IS A RIGHT OF WAY ACQUISITION MAP OF EXISTING PARCELS OF LAND.
  2. THIS PLAT IS A PORTION OF TAX MAP #01905301
  3. ZONING: NR(TND-0)
  4. ACREAGE OF THIS PLAT: 2.164 ACRES.
  5. TOTAL NUMBER OF LOTS ON THIS PLAT: 1.
  6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  7. NORTH ARROW REFERENCE TIED TO NC GRID.
  8. THIS SURVEY IS NOT AN ALTA/ACSM LAND TITLE SURVEY.
  9. PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH, ADDITIONAL RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT LOCATABLE OR KNOWN AT TIME OF PLAT.
  10. AREA COMPUTED BY COORDINATE METHOD.
  11. DASHED LINES INDICATE LINES NOT SURVEYED.
  12. #5 REBARS SET AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
  13. PROPERTY IS OWNED BY BOWMAN DEVELOPMENT GROUP INC.
  14. THE PURPOSE OF THIS ABANDONMENT MAP IS TO COMBINE THE OLD R/W WITH THE LOT FOR THE FUTURE VERMILION FRONT SUBDIVISION.
  15. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS NOT SHOWN.

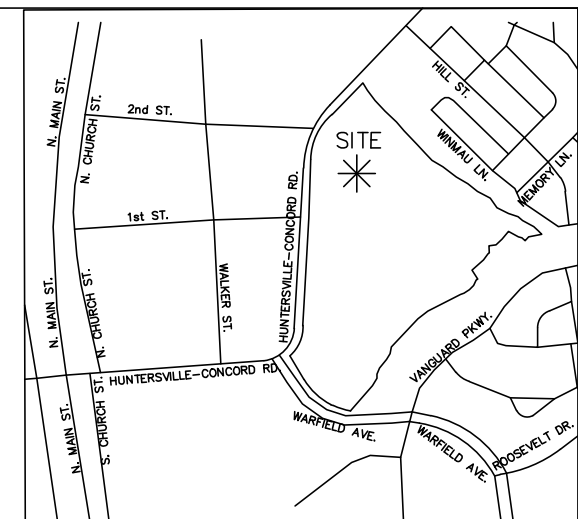
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR 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 SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

**DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE**  
 I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY(S) CHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

DISTRICT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON



VICINITY MAP NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	54.89	238.69	54.77	N7°48'06"E	13°10'33"
C2	38.67	238.69	38.63	N19°01'50"E	9°16'56"

- LEGEND:**
- MONUMENT FOUND
  - PROPERTY LINE
  - RIGHT OF WAY
  - ADJOINER
  - RIGHT OF WAY TO BE ABANDONED
  - IPP (IRON PIN FOUND)
  - EDGE OF PAVEMENT (EOP)

71,913 SF/1.651 ACRES TOTAL AREA BY PLAT PID# 01905301  
 22,333 SF/0.513 ACRES IN RIGHT OF WAY TO BE ABANDONED  
 94,246 SF/2.164 ACRES TOTAL COMBINED AREA OF PID# 01905301 & R/W TO BE ABANDONED

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 \_\_\_\_\_

**EXEMPT SUBDIVISION/RECOMBINATION PLAT**

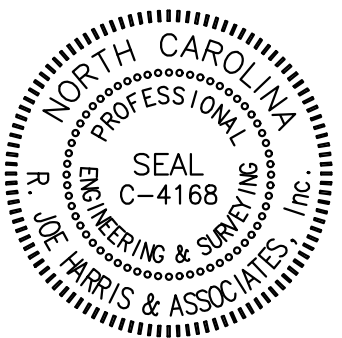
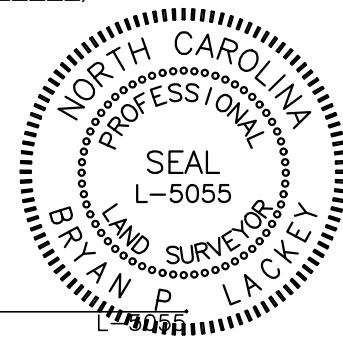
THIS PLAT REPRESENTS A DIVISION OF PROPERTY WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE ZONING AND SUBDIVISION ORDINANCE. IT IS NOT SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE HUNTERSVILLE BOARD OF COMMISSIONERS. HOWEVER ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

TOWN OF HUNTERSVILLE

TOWN PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MECKLENBURG COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710465100K DATED NOVEMBER 16, 2018, AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE MECKLENBURG COUNTY

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 22699, PAGE 750); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED IS ± 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.



**GRAPHIC SCALE**

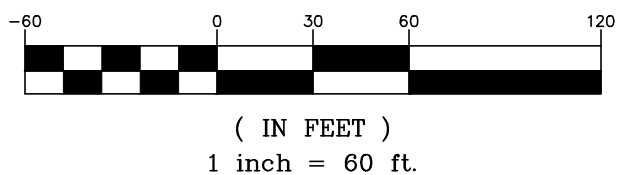


Exhibit A

RIGHT OF WAY ABANDONMENT TAX ID#01905301 TO SERVE FUTURE VERMILION FRONT SUBDIVISION TOWN OF HUNTERSVILLE MECKLENBURG COUNTY, NORTH CAROLINA		DWG:	RIGHT OF WAY ABANDONMENT
		PROJECT #	3152
SURVEYED FOR: BOWMAN DEVELOPMENT GROUP 13815 CINNABAR PLACE HUNTERSVILLE, NC 28078 PHONE: (704)-875-9704		DATE	3-1-2021
		DWG SCALE	1" = 60'
<b>R. Joe Harris &amp; Associates, Inc</b> Engineering • Land Surveying • Planning Management <small>1186 Stoncrest Blvd, Tega Cay, SC, 29708 P: (803) 802-1799</small>		PREPARED BY	D. CULVER
		SURVEYED BY	B. LACKEY
SHEET	OF	1	1