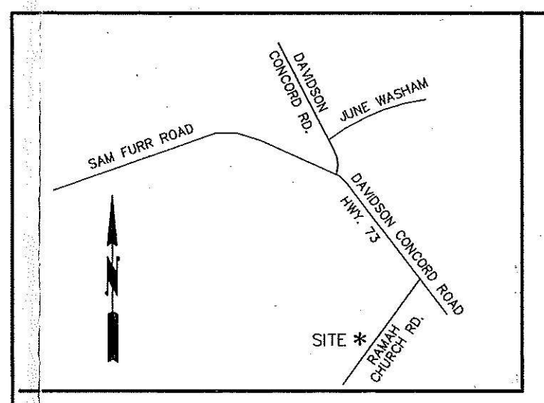
~~64108~~ 64108



VICINITY MAP
NO SCALE

CERTIFICATE 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 sewer lines and all water lines to the Charlotte–Mecklenburg Utility Department, if applicable.

2/23/06
DATE

David S. Homey, Camden Land Co, LLC
OWNER(S)

DATE

OWNER(S)

EXEMPT SUBDIVISION
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 futher subdivision of this property may be subject to these provisions.

Town Planner

2.24.06
Date

I, W. RAWLS COSTENBADER, 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

2.24.06
Date

CHARLES SPENCER DAVIS, JR.
& FAYE MCQUEENS DAVIS
9988–461
011–073–13

JAMES COY MAYES
& G.R. MAYES, JR.
2047–401
011–073–11

N 28°56'28"E 258.56'
254.48'
N 66°26'28"E
118.30'
4.08'
222.86'
262.81'
N 03°36'40"E 1235.67'
250.00'
250.00'
BASED ON MB 28–437 1997
250.00'

Course	Bearing	Distance
L1	N 72°07'02" W	8.17'
L2	S 72°07'02" E	8.17'

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	20.01'	17.39'	16.84'	S 43°08'58" W
C2	20.00'	16.82'	16.33'	S 05°48'10" E
C3	40.00'	42.59'	40.61'	S 00°36'18" W
C4	40.00'	125.66'	80.00'	N 58°53'32" W
C5	40.00'	25.07'	24.66'	N 49°03'54" E
C6	20.01'	16.45'	15.99'	N 41°49'45" E
C7	20.00'	16.82'	16.33'	N 05°48'10" W
C8	40.00'	38.29'	36.85'	N 02°28'21" W
C9	40.00'	28.85'	28.23'	N 45°36'50" E
C10	20.00'	16.82'	16.33'	N 42°10'48" E
C11	20.00'	16.82'	16.33'	N 06°00'35" W
C12	40.00'	37.42'	36.07'	N 03°18'06" W
C13	40.00'	136.76'	79.23'	S 58°33'01" E
C14	40.00'	18.76'	18.59'	S 52°50'12" W
C15	20.00'	16.82'	16.33'	S 42°10'48" W
C16	20.00'	16.82'	16.33'	S 06°00'35" E
C17	40.00'	24.98'	24.58'	S 12°12'39" E
C18	210.00'	65.24'	64.98'	S 63°13'03" E
C19	250.00'	77.67'	77.35'	N 63°13'03" W

LOT 2
ANDREW J. GRAVES
& KAREN LIN
9845–421
011–261–18

N 59°31'38"W 1030.22' TOTAL
864.31'
120.14'
45.77'
#4 REBAR
45.94'
S 38°41'43"W
202.72'
#5 REBAR

LOT 3
5.83 AC.
CAMDEN LAND CO., LLC.
19811–924
MB 28–437
011–261–19

781.10'
S 58°53'32"E 999.46'
OLD LINE
138.36'
158.37'

LOT 4
5.83 AC.
CAMDEN LAND CO., LLC.
19811–924
MB 28–437
011–261–20

778.54'
S 55°34'39"E 978.55'
OLD LINE
120' EASEMENT FROM EXISTING R/W

LOT 5
5.40 AC.
CAMDEN LAND CO., LLC.
19811–924
MB 28–437
011–261–21

824.49'
S 56°16'31"E 1042.44'
OLD LINE
154.16'

LOT 6
5.63 AC.
CAMDEN LAND CO., LLC.
19811–924
MB 28–437
011–261–22

904.75'
S 57°28'21"E 1100.22'
OLD LINE
141.31'

LOT 7
5.98 AC.
CAMDEN LAND CO., LLC.
19811–924
MB 28–437
011–261–23

944.46'
S 58°33'01"E 1158.43'
OLD LINE
134.80'

LOT 7B
6.33 AC.
CAMDEN LAND CO., LLC.
19811–924
MB 28–437
011–261–23

1063.17'
S 59°31'28"E 1217.01' TOTAL
123.18'
#4 REBAR
CONTROL CORNER
30.86'

LOT 8
CYNTHIA C. GIDUS
10224–614
011–261–24

C4 C5 C6 N 18°17'31"E 219.98' C7 C8 C9 C10 N 18°05'07"E 198.75' C11 C12 C13
R=35' 80.00' R=35' R=35' 70.23' R=35'
N 18°17'31"E 201.76'
N 18°05'07"E 200.92'
40' RIGHT OF WAY
SHARED DRIVEWAY
16' PAVED DRIVE
SHARED DRIVEWAY
S 18°17'31"W 208.41'
S 18°17'31"W 213.33'
S 18°05'07"W 211.22'
C2 C3 C14 C15 C16 C17
S 18°05'07"W 188.45'
N 84°19'03"W 61.48'
S 84°19'03"E 61.48'
27.59'
10' X 70' SIGHT TRIANGLE
10' X 70' SIGHT TRIANGLE
C18 C19
5.81'
34.19'
PROPOSED 5' R/W PER MB 28–437
TRANSITIONAL R/W, MINOR THOROUGHFARE
248.70'
248.70'
248.70'
242.88'
214.51'
CENTERLINE
S 17°52'58"W 1446.20' TOTAL
60' RIGHT OF WAY
RAMAH CHURCH ROAD

SEPTIC EASEMENT TO SERVE LOT 3
SEPTIC EASEMENT TO SERVE LOT 4
SEPTIC EASEMENT TO SERVE LOT 5

I, RUFUS JACKSON LOVE , certify that this map was drawn from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1:10,000+ before adjustments; that the boundaries not surveyed are shown as broken lines plotted from information found in DB. AS SHOWN PG. that this map was prepared in accordance with GS 47–30 as amended; and that the angular error was 7.5 seconds per turn.
Witness my original signature and seal this 21st day of FEB. 2006

N.C.R.L.S. L–2844
LICENSE NO.

Rufus Jackson Love
PROFESSIONAL LAND SURVEYOR

This survey creates a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.

Rufus Jackson Love
RUFUS JACKSON LOVE

THE PURPOSE OF THIS MAP IS TO CHANGE LOTS 3 THROUGH 7 AND SHOW LOT 7B.

RECORD PLAT
PROPERTY OF
CAMDEN LAND CO., LLC.
LOTS 3 THROUGH 7, MEADOWBROOK FARMS, MB 28–437
DEED 19811–924, PIN # (SEE LIST)
HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY
NORTH CAROLINA
NOVEMBER 11, 2005
REVISED: 02/21/06 TOWN OF HUNTERSVILLE COMMENTS
REVISED: 01/17/06
REVISED: CHANGED LOT LINES ON 6–7, 12/29/05
FILE NAME:AUGUSTA–97

100 0 100 200 300
GRAPHIC SCALE – FEET 1"=100'

PYRAMID
LAND SURVEYING
RUFUS JACKSON LOVE
PROFESSIONAL LAND SURVEYOR L–2844
P.O. Box 11
Davidson, NC 28036
(704) 892–4249

LEGEND:

PROPERTY LINE
TIE LINE
UNSURVEYED LINE
BACK OF CURB
SETBACK LINE
CP COMPUTED POINT
PP POWER POLE

NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. SEE MAP BOOK 28–437 FOR TIE TO GRID MONUMENT "RAMAH".
6. THIS PROPERTY IS ZONED R (RURAL DISTRICT)
7. THIS PROPERY IS NOT LOCATED IN A FLOOD HAZARD ZONE. AS SHOWN ON COMMUNITY PANEL #3704780 48E. EFFECTIVE DATE 02/04/04.
8. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

PIN. NUMBERS
011–261–19
011–261–20
011–261–21
011–261–22
011–261–23