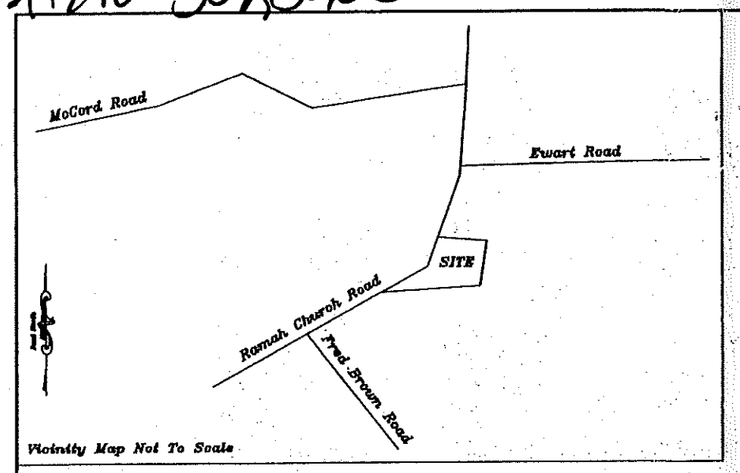
#2005030340



Vicinity Map Not To Scale

NOTES :

- Area determined by coordinate computations.
- Property subject to any easements and rights-of-way on record, and all NCDOT easements and rights-of-way.
- This survey is subject to any facts that may be disclosed by a full and accurate title search.
- This survey plat does not show any unrecorded, written or unwritten easements, dedications or other encumbrances. Such burdens could exist on this property and not appear on this plat. Accordingly, users of this plat are warned to remain alert for the existence of such unrecorded burdens not shown hereon.
- No NCGS found within 2000' of subject property.
- Zoning District – Transitional Residential (TR)
- These parcels are not located in any regulated watershed, floodplains, special flood hazard area as designated on firm map community panel 3704780067E zone X, dated 02/04/2004
- This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
- Iron pins at all property corners, unless otherwise noted.

General Purpose Statement:

- The general purpose of this plat is to divide this property equally between the family members of this estate.

NOTICE :

- The Mecklenburg [redacted] MPO Thoroughfare Plan identifies this parcel to possibly be within a future extention of Asbury Chapel Road.

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.

Mack M. Wilson 1-17-05 — Owner(s) — Date
Doris Dawson 1/17/05 — Owner(s) — Date
Betty W. Mayes 1/18/05 — Owner(s) — Date
Sam W. Nance 1/18/05 — Owner(s) — Date

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 — 2/7/05 Date

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

Pamela A. Halbrook — 2-8-05
REVIEW OFFICER — Date

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 48 PAGE 89-90
DATE: 2-10-05
JUDITH A. GIBSON, REGISTER OF DEEDS
BY: [signature] DEPUTY

JUDITH A. GIBSON REGISTER OF DEEDS MECKLENBURG COUNTY, N.C.

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	236.76'	617.65'	N73°46'30"E	234.33'
C2	223.14'	582.55'	N73°46'48"E	221.78'

NUM	DISTANCE	BEARING
L1	64.01'	N55°36'34"W
L2	187.50'	N84°11'44"E
L3	180.48'	N84°15'05"E
L4	259.98'	N83°51'49"E
L5	264.80'	N64°28'16"E
L6	380.77'	N64°15'00"E
L7	30.12'	S20°41'17"E

Ramah Church Road S.R. 3429
(60' Existing Public R/W)
(70' Future Public R/W)

S63°31'28"E 51.67' (Tie Line Only) (Tie Line is from Existing MAG Nail to IRS set in R/W)

Existing MAG Nail in Intersection of Ramah Church Rd and Fred Brown Rd

Fred Brown Road S.R. 2440
(60' Existing Public R/W paved)

Now or Formerly
Myron Duncan and wife,
Lois K. Duncan
3496-745
PLAT BOOK 26 PAGE 580

1" EIP 611.72'

Now or Formerly
Andrew J. Finch and wife,
Lorikay Finch
3062-214
PLAT BOOK 26 PAGE 580

1" EIR 353.94'

Now or Formerly
Andrew J. Finch and wife,
Lorikay Finch
13573-478

1/2" EIP Pinched

IRS (control corner)
Existing axle shown on PB 35 Pg 633 was disturbed during fence construction and replaced by landowner, therefore a new iron was set in correct location.

MAG Nail set in the centerline of Ramah Church Rd and center of North Prong Clarkes Creek

S61°59'32"W 861.98' (Tie Line Only)

Deed North
Deed Book 3452 Page 601

Now or Formerly
Gerald E. Boovy
2962-182

1/2" RIP Pinched

S46°22'12"W 461.84' (Tie Line Only)

1/2" EIP Pinched (control corner)

Now or Formerly
Edward H. Brown
12740-209
PLAT BOOK 36 PAGE 633

1/2" EIP Pinched

① 6.67 Acres. 290382.71 Sq.ft. 12830 Ramah Church Road

② 6.67 Acres. 290382.70 Sq.ft. 12802 Ramah Church Road

③ 3.33 Acres. 145191.36 Sq.ft. 12912 Ramah Church Road

④ 3.33 Acres. 145191.35 Sq.ft. 12922 Ramah Church Road

40' Front Setback Line (typical)
5' Side Setback Line (typical)
25' Rear Setback Line (typical)
Old Property Lines
Town Line Fence

Betty W. Mayes, 12329 Mayes Rd, Huntersville NC 28078, 704-892-1817
Mack Miller Wilson, 252 Elgin Road, Mooresville NC 28117, 704-664-7808
Sam W. Nance, 13607 Ramah Ch Rd, Huntersville NC 28078, 704-875-3717
George David Nance, 12811 Ramah Church Rd, Huntersville NC 28078, 704-875-3717

AREA IN R/W DEDICATED TO NCDOT
20.00 Acres. (In Lots)
+ 1.19 Acres. (In R/W)
21.19 Acres. (Total)

Setbacks:
Front = 40'
Sides = 5'
Rear = 25'
Lot Width = 90' min.

Revised 1-12-05 per Town of Huntersville's comments.

FILED FOR REGISTRATION
FEB 10 2005
AT 11:02 AM
JUDITH A. GIBSON MECKLENBURG COUNTY, N.C. REGISTER OF DEEDS

NORTH CAROLINA, IREDELL COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT ROBERT S. SHERRILL, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 26th DAY OF January, 2005
~~DECEMBER, 2004~~.

Judy J. Cashion
NOTARY PUBLIC
MY COMMISION EXPIRES MARCH 4th, 2008

JUDY J. CASHION NOTARY PUBLIC IREDELL COUNTY, N.C.

I, Robert S. Sherrill, certify that this plat was drawn under my supervision from an actual field survey under my supervision; that the boundaries not surveyed are shown as broken lines; that the unadjusted linear error of closure is 1:10,000+, that this plat was prepared in accordance with N.C.G.S. 47-30 as ammended. Witness my original signature, registration number and seal this 26th day of JANUARY, 2005 A.D.

Robert S. Sherrill, PLS, L-4296

NORTH CAROLINA PROFESSIONAL SEAL L-4296 LAND SURVEYOR ROBERT S. SHERRILL

100 0 100 200 300
GRAPHIC SCALE: 1" = 100'

Legend
- O = Iron set (1\2" rebar)
- ● = Iron found (type noted)
- ✳ = Mag Nail or RR spike (noted)
- = Aerial utilities
- = R/W or Easement
- N.T.S. = Not To Scale
- EOP = Edge of Pavement
- EIR = Existing Iron Rod
- EIP = Existing Iron Pipe
- = Utility pole
- = Calculated point

Exempt Plat for:

Louise Wilson Estate

Owners of record:
Fletcher S. Wilson and wife, Annie Wilson
Huntersville Township, Mecklenburg County
North Carolina

Deed Reference		Plat Reference	
Book 3452	Page 601	Book	Page
Book 1160	Page 589	Book	Page

PIN # 01943103

Scale: 1"= 100'	Drawn by: RSS	File: WILSON
Survey by: RSS	Date: 1/14/05	

Sherrill Land Surveying
12725 McCord Road, Huntersville, N.C. 28078
Phone: (704) 875-3977

361, 0565