

FILED FOR
REGISTRATION
OCT 25 2017
AT
MEADOWS
FBI

I FURTHER CERTIFY TO THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

X(A). THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

(D) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION:

ALTA - NSPS LAND TITLE CERTIFICATION

OWNERS CERTIFICATION: _____
 WE, THE CATAWBA LANDS CONSERVANCY, VERIFY WE ARE THE
 OWNERS OF THE PROPERTY DEPICTED ON THIS SURVEY:
John E. ...

SCHEDULED II - B EXCEPTIONS - COMMITMENT DATE APRIL 25, 2016
1. TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, NOT YET DUE
AND PAYABLE, AFFECT THIS TRACT, ARE NOT SURVEY MATTERS.

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE MINT HILL, MECKLENBURG COUNTY, NORTH CAROLINA

MECKLENBURG COUNTY STAFF DAY

ORDINANCE OF THE
NORTH CAROLINA

MINT HILL PLANNING DIRECTOR OR DESIGNEE

TE

WILL PLANNING DIFFER

-----SURVEYED LEGAL DESCRIPTION-----

Being that certain tract of land located in Clear Creek Township, Mecklenburg County, North Carolina; said tract being the portion of the property described in deed book 10895 page 256 of the Mecklenburg County Register of Deeds and being more fully described as follows:

Commencing at the intersection of the northwestern corner of lot 23 Glencroft subdivision and the eastern right of way line of Brook Green Drive being S 77°46'28" W 29.28 feet from the Point of beginning, thence crossing said right of way line of Brook Green Drive being S 77°46'28" W a distance of 80.00 feet to a point on the western right of way of crossing said right of way line of Brook Green Drive being S 77°46'28" W a distance of 202.88 feet to a point; thence S 05°30'45" E a distance of 149.21 feet to a point; thence S 87°33'31" E a distance of 86.20 feet to a point; thence N 1°42'00" E a distance of 63.93 feet to a point on the southern right of way of Sarsfield Drive, thence crossing said right of way N 24°35'59" W a distance of 59.74 feet to a point on said right of way, thence continuing with the line of Glencroft Subdivision N 77°41'47" W a distance of 220.23 feet to a point; thence S 69°23'45" W a distance of 90.02 feet to a point; thence N 65°30'43" W a distance of 220.07 feet to a point; thence N 12°31'07" W a distance of 104.77 feet to a point; thence N 42°32'42" W a distance of 35.34 feet to a point; thence N 12°31'07" W a distance of 122.67 feet to a point; thence S 72°31'27" W a distance of 104 feet to a point; thence N 42°21'50" W a distance of 22.67 feet to a point; thence S 26°55'03" W a distance of 100.00 feet to a point; thence S 72°31'27" W a distance of 47.31 feet to a point; thence S 72°31'27" W a distance of 150.46 feet to a point on the western right of way line of Brookgreen Drive; thence crossing said right of way N 74°24'20" E a distance of 75.53 feet to a point on the eastern said right of way; thence N 45°33'51" E a distance of 41.19 feet to a point on the eastern said right of way; thence crossing the center of Clear Creek; thence with the center of said creek S 45°13'35" E a distance of 37.17 feet to a point; thence S 10°34'23" W a distance of 241.63 feet to a point; thence S 32°25'19" E a distance of 111.22 feet to a point; thence S 10°14'31" W a distance of 144.47 feet to a point; thence S 32°25'19" E a distance of 151.82 feet to a point; thence S 53°28'13" W a distance of 288.67 feet to a point; thence S 66°12'34" E a distance of 212.61 feet to a point; thence S 53°28'13" W a distance of 288.67 feet to a point; thence S 66°12'34" E a distance of 212.61 feet to a point; thence crossing S 09°34'42" W a distance of 156.46 feet along said branch S 16°50' 07" W a distance of 64.39 feet to a point; thence S 77°26'40" W a distance of 106.83 feet to a point; thence S 10°50'45" E a distance of 330.85 feet to a point; thence S 16°50'59" W a distance of 63.32 feet to a point; thence thence crossing said branch S 16°42'43" W a distance of 151.94 feet to a point; thence S 10°14'58" E a distance of 69.97 feet to a point; thence thence crossing S 35° 45'31" W a distance of 91.66 feet in the line of lot 23 Glencroft; thence with said point, thence N 65°51'52" W a distance of 250.06 feet to the point of beginning having an area of 12336600.23 square feet, 28.37 acres as per survey date June 6, 2016 by Pitman Professional Land Surveying.

[illegible]

MAP BOOK 62
#2017144257
PAGE 446

PROJECT No: S330E15

DATE 06/24/2016

SCALE 1"=180'

DES. _____

DR. JJP

CKD. *

Owner: CATAWBA LANDS CONSERVANCY

CLEAR CREEK TOWNSHIP MECKLENBURG COUNTY NORTH CAROLINA

A map of the United States with the Southeastern region highlighted in black. The highlighted area includes Florida, Georgia, South Carolina, and North Carolina, indicating the location of the study area.

WWW.PPLSSURVEY.COM
P.O. BOX 1512, FORT MILL, SC 29716 (803) 547-7368

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2017 OCT 25 10:40:01 AM
BK:62 PG:46-47
FEE:\$21.00
INSTRUMENT # 2017144257

TAYLORD



2017144257