

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF CHARLOTTE, NORTH CAROLINA.

3/23/2021 DATE

CURRY BRENT WILKINSON REVIEW OFFICER OF MECKLENBURG COUNTY. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

3/23/2021 DATE

TO REMAIN OWNED AND MAINTAINED BY WESLEY TOWNS, LLC

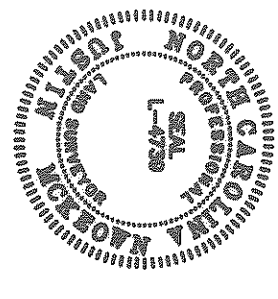
PID#07104103 CITY OF CHARLOTTE REAL ESTATE DIVISION DB: 4234 PG: 460

MAP BOOK 68 PAGE 665 #92091658597

TO REMAIN OWNED AND MAINTAINED BY WESLEY TOWNS, LLC

POST CONSTRUCTION CONTROLS EASEMENT THE PURPOSE OF THE POST-CONSTRUCTION CONTROLS EASEMENT (PCE) IS TO PROVIDE STORM WATER CONVEYANCE AND CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPIDE STORM WATER FLOW, SYSTEM PERFORMANCE, OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNRESTRICTED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE POST-CONSTRUCTION STORMWATER ORDINANCE. TREE SAVE AREA PER CITY TREE ORDINANCE.

1. JUSTIN G. MCKEOWN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB: 33321 PG: 897, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MAP BOOK -- PAGE --; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL. THIS 18TH DAY OF MARCH, 2021.



NOPLS #--4739

TO REMAIN OWNED AND MAINTAINED BY WESLEY TOWNS, LLC

NOTES:

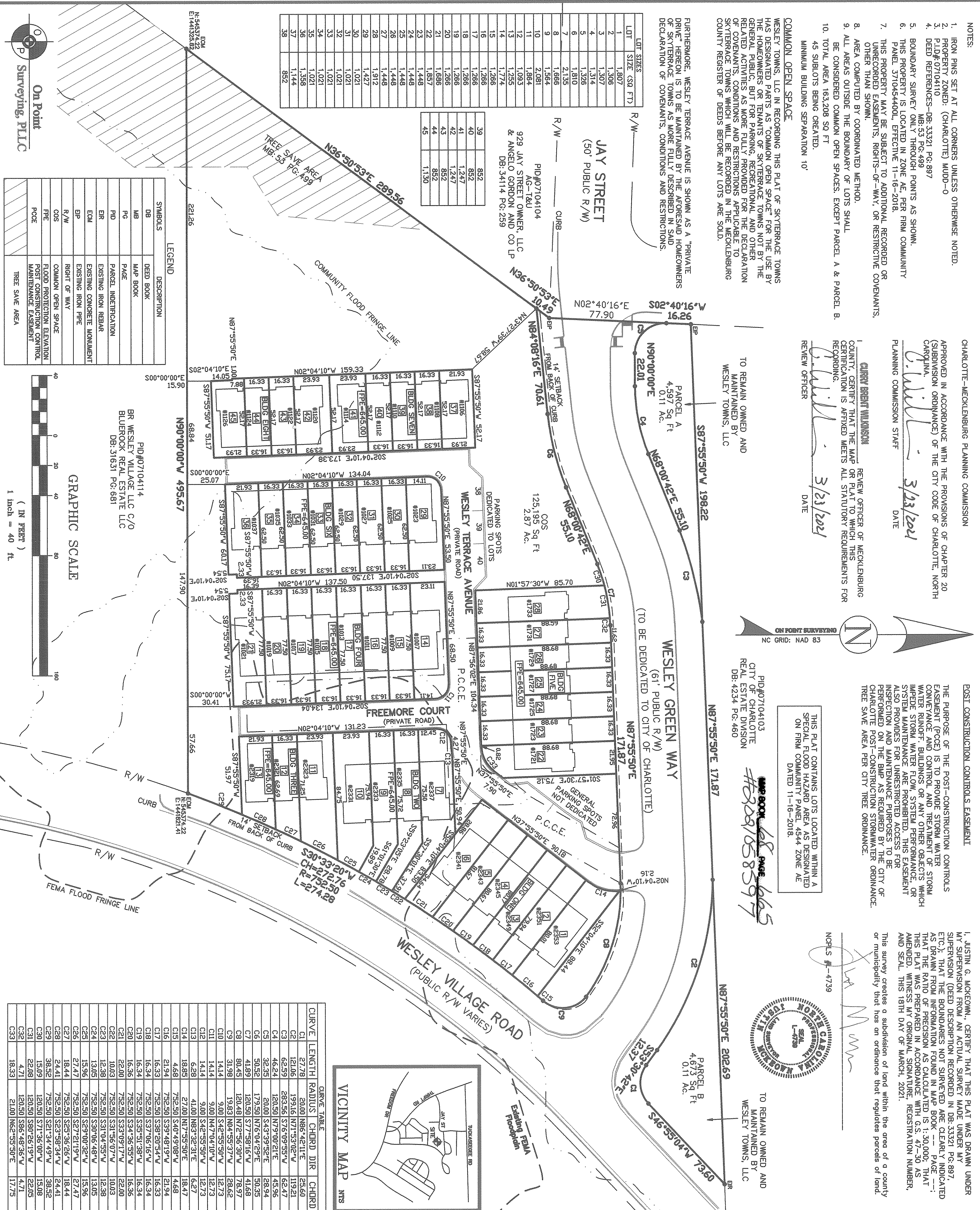
- 1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONE: (CHARLOTTE) WOOD-0
3. PLID# 07104110
4. DEED REFERENCES--DB: 33321 PG: 897
MR: 53 PG: 489
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. THIS PROPERTY IS LOCATED IN ZONE AE, PER FIRM COMMUNITY PANEL 3710454400L, EFFECTIVE 11-16-2018.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
8. AREA COMPUTED BY COORDINATED METHOD.
9. ALL AREAS OUTSIDE THE BOUNDARY OF LOTS SHALL BE CONSIDERED COMMON OPEN SPACES, EXCEPT PARCEL A & PARCEL B.
10. TOTAL AREA 163,208 SQ FT.
45 SUBLOTS BEING CREATED.
MINIMUM BUILDING SEPARATION 10'

COMMON OPEN SPACE WESLEY TOWNS, LLC IN RECORDING THIS PLAT OF SKYTERRACE TOWNS HAS DESIGNATED PARTS AS "COMMON OPEN SPACE" FOR THE USE BY THE HOMEOWNERS OR TENANTS OF SKYTERRACE TOWNS NOT BY THE GENERAL PUBLIC, BUT FOR PARKING, RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO SKYTERRACE TOWNS WHICH WILL BE RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS BEFORE ANY LOTS ARE SOLD.

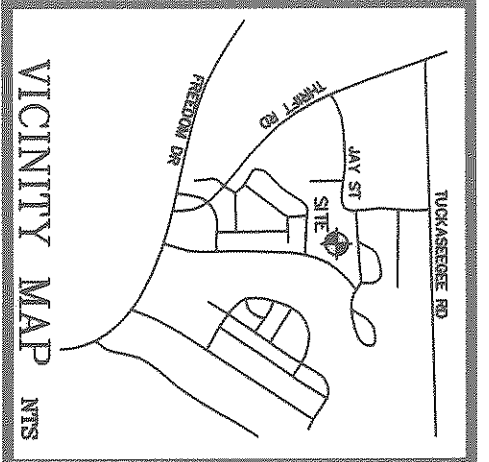
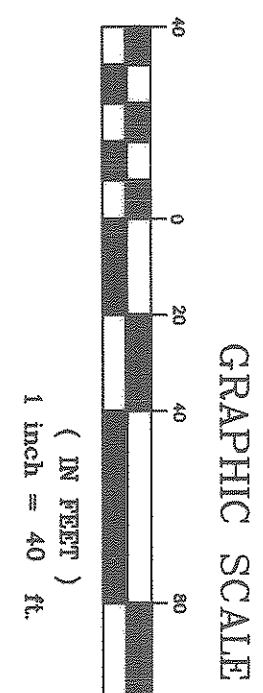
FURTHERMORE, WESLEY TERRACE AVENUE IS SHOWN AS A "PRIVATE DRIVE" HEREON IS TO BE MAINTAINED BY THE AFORESAID HOMEOWNERS OF SKYTERRACE TOWNS AS MORE FULLY DESCRIBED IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

Table with 2 columns: LOT, SIZE (SQ FT). Lists lots 1 through 38 with their respective sizes.

Table with 2 columns: CURVE, LENGTH, RADIUS, CHORD. Lists curves C1 through C33 with their dimensions.



LEGEND table with columns: SYMBOLS, DESCRIPTION. Lists symbols for DEED BOOK, MAP BOOK, PARCEL IDENTIFICATION, etc.



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD. Lists curves C1 through C33 with their dimensions.

SHEETS 1 OF 1

Scale: 1" = 40'
Drawn by: J.G.M.C.C.M.
Approved by: E.G.M.
Date: 3-18-2021
LDD: WESLEYTER/BASE

FILED FOR REGISTRATION
MAR 25 2021
AT 8:35 PM
WESLEY TOWNS, LLC

A FINAL PLAT OF SKYTERRACE TOWNS
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
OWNER: WESLEY TOWNS LLC

On Point Surveying, PLLC
2110 Staton Road,
Marshville NC 28103
License No: P-0716
Justin McKeown, PLS L-4739
Tel: 980-328-8500

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2021 MAR 25 02:33:23 PM
BK:68 PG:665-666
FEE:\$21.00
INSTRUMENT # 2021058597

TAYLORD



2021058597