B68 - P 665

Justin McKeown, PLS L-4739

ECM N: 545374.22 E:1441325.82 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. WESLEY TOWNS, ILC 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. COMMON OPEN SPACE IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
PROPERTY ZONED: (CHARLOTTE) MUDD-O
P.I.D#.07104110
DEED REFERENCES-DB: 33321 PG: 897
MB: 53 PG: 499
BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
THIS PROPERTY IS LOCATED IN ZONE AE, PER FIRM COMMUNITY PANEL 3710454400L, EFFECTIVE 11-16-2018. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. AREA COMPUTED BY COORDINATED METHOD.

LL AREAS OUTSIDE THE BOUNDARY OF LOTS SHALL

BE CONSIDERED COMMON OPEN SPACES. EXCEPT PARCEL

TOTAL AREA 163,208 SQ FT

45 SUBLOTS BEING CREATED. MINIMUM BUILDING SEPARATION 10' SINGUIG FILO On Point R/₩-R/W PID#07104104
AG-T&U
AG-T&U
929 JAY STREET OWNER, I
& ANGELO GORDON AND C
DB: 34114 PG: 259 (50' P . 55 A 1 ... Y STREET 2 S E LEGEND N36.50:53:E) A & PARCEL MAP BOOK EXISTING CONCRETE MONUMENT
EXISTING IRON PIPE EXISTING IRON REBAR TREE SAVE S02°40′16′V N02°40′16″E 77,90 AREA Œ SPACE N64*08/16/E PARCEL / 4,597 Sq f 0.11 Ac. N90°00′00″E APPROVED IN (SUBDIVISION CARPLINA. COUNTY, CERTIFY THAT THE MAP CERTIFICATION IS AFFIXED MEETS RECORDING. PLANNING CHARLOTTE-MECKLENBURG PLANNING COMMISSION J S02°04′10′E 5 14.05 <u>8</u> MESLEY TOWNS, LLC N02°04'10"W 159,33 23,93 23,93 19.00 10.00 S00°00′00″E 15,90 23,93 ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 ORDINANCE) OF THE CITY CODE OF CHARLOTTE, NORTH PID#07104114
BR WESLEY VILLAGE LLC C/O
BLUEROCK REAL ESTATE LLC
DB: 31631 PG: 681 N90°00'00'W <u>,</u> S87*55/50/W 198.22 STAFF 51'83 16'33 53.93 168°00'45'E S1'33 205.04.10.E 113'38 REVIEW OFFICER OF MECKLENBURG OR PLAT TO WHICH THIS ALL STATUTORY REQUIREMENTS FOR \$00°00′00″E 25.07 N02°04'10"V 134.04 21,93 16,33 /16,33 16,33 16,33 16,33 16,33 14,11 GRAPHIC THE 495.67 123/1202/ G WESLEY TERRACE (PRIVATE ROAD) PARKING SPOTS DEDICATED TO LOTS COS 125,195 Sq Ft 2.87 Ac. DATE inch (IN N87°55′50″E 53,50 #1033 #1033 #1031 62.50 *E=6.45.00 [S87°55′50″W *E023 [35] \$1035 #E 型 型 AO SCALE indo podo l2'24 205.04, G 205.04,10,E 137.50 N02°04'10"V 137.50 AVENUE AVENUE N01°57′30″V 85.70 2°24 205.04,10,E 16.33 16.33 ST 16,33 N87°55′50″E | 68.50 [28] \$1733 0 #1007 #1007 #1007 #1009 #1009 #1001 #1001 #1001 #1001 %,0°€ *1731 *1731 BH CH FORT SURVEYING WESLEY GREEN W

(61' PUBLIC R/W)

E DEDICATED TO CITY OF C NC GRID: NAD 83 PID#07104103 CITY OF CHARLOTTE REAL ESTATE DIVISION DB: 4234 PG: 460 P.C.C.E. THE PURPOSE OF THE POST—CONSTRUCTION CONTROLS EASEMENT (PCCE) IS TO PROVIDE STORM WATER CONVEYANCE AND CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDE 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. POST CONSTRUCTION CONTROLS EASEMENT \$00°00'00"\ 5.00 83.68 1725 30.41 FREEMORE COURT N87*55/50/E THIS PLAT CONTAINS LOTS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FIRM COMMUNITY PANEL 4544 ZONE AE DATED 11-16-2018. N87*55′50″E 171.87 16.33 | 21.95 *1723 ,48<u>N</u> N02*04'10"V 131,23 21.93 | 16.33 | 23.93 88.68 7<u>7</u>[2] 2 CHARLOTTE) || ||2323 171.87 201.21.30.E 1275 NOT DEDICA CURB * FROM BACK OF CURB P.C.C.E. \$30°33°20°W CH=2722.76 R=752.76 P=752.50 5'16 FEMA FLOOD FRINGE LINE NO5.04.10.1 EIÑ À Â छैं।ज WESLEY WHAGE AND AGE HARRES POAD. I, 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. survey creates a suunicipality that has 4739 197°55'50'E subdivision of land within the as an ordinance that regulates 2/2/ 202,69 PARCEL I 4,673 Sq 0.11 Ac. VICINITY ŢΦ TO REMAIN OWNED AND MAINTAINED BY WESLEY TOWNS, LLC NIS Drawn by: J.G.M,C.C.M Scale: SHEETS On Point Surveying, PLLC A FINAL PLAT OF 1"=40' FILED FOR REGISTRATION Approved by: (H) (V) MAR 25 2021 **SKYTERRACE TOWNS** E.G.M. 2110 Staton Road. Liceage No: P-0716 OF 1 Date: CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC Tele: 980-328-8500 Mardwille NC 28103 3-18-2021 OWNER: WESLEY TOWNS LLC

LDD: WESLEYTER/BASE

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