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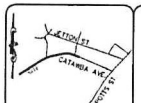
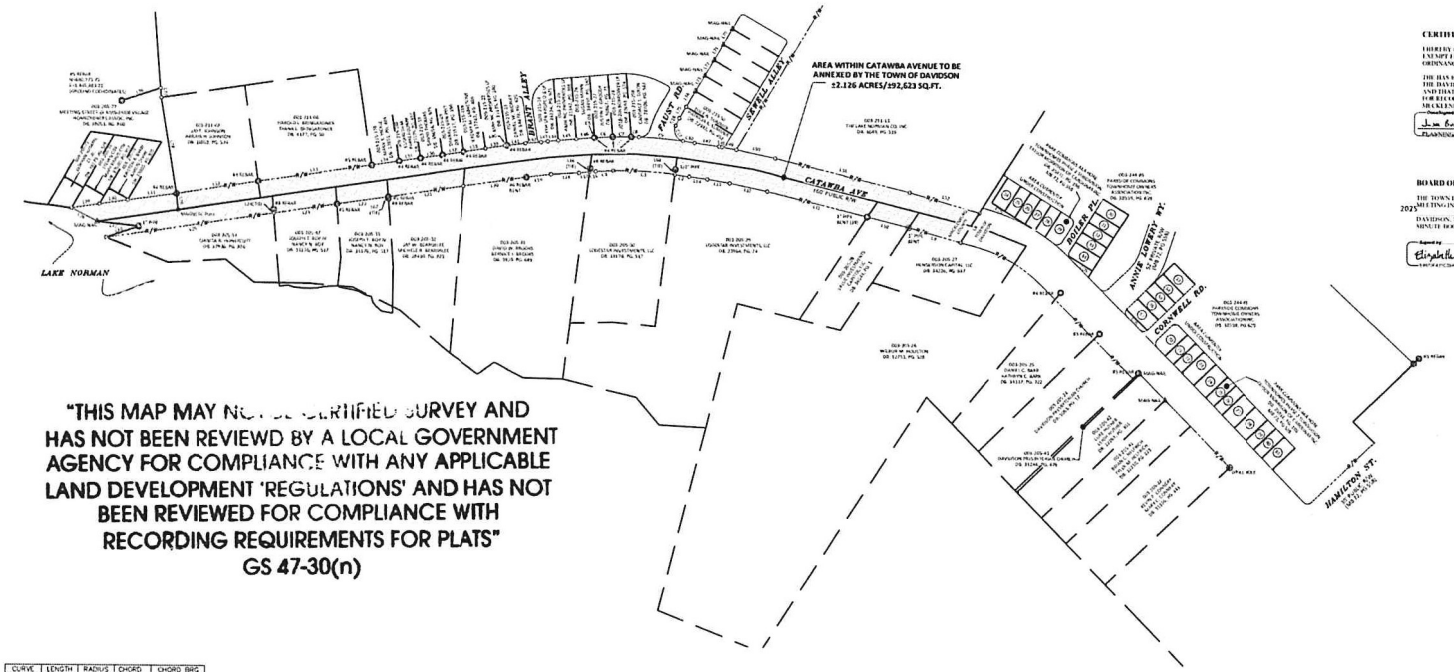


VICINITY MAP
NOT TO SCALE



"THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWD BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT 'REGULATIONS' AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS"
GS 47-30(n)

LINE	BEARING	DISTANCE
L1	N 69°28'48" W	63.84'
L2	N 69°23'49" W	5.38'
L3	S 86°33'05" E	3.08'
L4	N 70°13'14" W	99.80'
L5	N 68°38'14" W	100.00'
L6	N 76°25'58" W	64.76'
L7	S 86°44'30" W	13.47'
L8	S 07°03'49" W	61.74'
L9	S 82°35'36" W	94.74'
L10	S 79°11'40" W	74.85'
L11	S 78°45'26" W	181.45'
L12	S 76°55'30" W	87.93'
L13	S 74°11'28" W	40.82'
L14	S 73°08'59" W	32.06'
L15	S 64°58'14" W	11.25'
L16	S 13°05'49" E	6.87'
L17	S 59°58'14" E	18.33'
L18	S 61°51'26" W	49.42'
L19	S 58°22'29" W	43.53'
L20	S 56°39'35" W	112.14'
L21	S 56°30'12" W	134.95'
L22	S 56°23'40" W	90.31'
L23	S 58°26'03" W	111.80'
L24	S 25°28'09" E	6.76'
L25	S 56°20'28" W	298.71'
L26	N 45°25'29" E	60.10'
L27	S 71°18'27" W	73.14'
L28	N 87°18'50" W	50.90'
L29	N 56°26'31" E	49.56'
L30	N 56°26'31" E	49.56'
L31	N 57°02'06" E	86.59'
L32	N 56°12'08" E	148.83'
L33	N 56°32'19" E	200.51'
L34	N 56°11'30" E	48.06'
L35	N 56°42'11" E	37.90'
L36	N 56°16'46" E	38.97'
L37	N 56°17'39" E	39.05'
L38	N 56°13'14" E	39.14'
L39	N 56°19'45" E	34.85'
L40	N 56°15'13" E	3.96'
L41	N 56°09'59" E	52.29'
L42	N 60°25'16" E	27.76'
L43	N 57°50'24" E	31.73'
L44	N 59°58'14" E	18.52'
L45	N 59°58'14" E	32.00'
L46	N 59°58'14" E	20.52'
L47	N 73°08'59" E	43.58'
L48	N 77°01'09" E	5.23'
L49	N 74°21'28" E	26.09'
L50	N 78°55'30" E	70.23'
L51	N 78°45'10" E	243.95'
L52	N 81°06'26" E	127.49'
L63	N 33°18'57" W	2.59'
L68	S 18°07'30" E	9.60'
L70	S 05°19'49" W	32.01'
L71	S 05°23'52" W	32.07'
L72	S 05°04'15" W	31.80'
L73	S 05°32'32" W	32.11'
L74	S 05°20'39" W	32.01'
L75	S 05°20'39" W	23.44'
L76	N 46°36'58" E	71.74'
L77	S 29°29'37" E	16.59'
L78	S 34°29'09" E	170.91'
L79	N 30°47'25" W	29.15'

CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	18.65'	256.45'	18.65	N 78°20'58" E
C2	25.70'	735.00'	25.70	S 73°13'33" E
C3	108.16'	735.00'	108.06'	S 68°00'34" E
C4	30.85'	734.80'	30.85'	S 61°16'27" E
C5	1.45'	662.75'	1.45'	N 61°05'04" E
C6	32.10'	794.80'	32.10'	N 62°00'40" E
C7	32.15'	795.00'	32.15'	N 64°52'28" E
C8	13.50'	795.00'	13.50'	N 66°16'15" E
C9	27.90'	795.00'	27.85	N 69°54'43" E
C10	21.05'	795.00'	21.05'	N 73°31'53" E
C16	14.85'	130.00'	14.85'	S 02°04'31" E
C17	34.50'	20.00'	30.40'	S 50°37'27" E

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS EXEMPT FROM THE SUBDIVISION PROVISIONS OF THE DAVIDSON PLANNING ORDINANCE AND IS THEREFORE EXEMPT FROM ITS PROVISIONS.

THE HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE DAVIDSON PLANNING ORDINANCE FOR DAVIDSON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF DAVIDSON FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY.

Developed by: Jim Gerdette 5/2/2025
PLANNING DIRECTOR DATE

BOARD OF COMMISSIONERS:

THE TOWN BOARD OF COMMISSIONERS OF THE TOWN OF DAVIDSON, NORTH CAROLINA, MEETING IN REGULAR SESSION ON THIS 8.00 DAY OF 2025 APPROVED THE ANNEXATION OF THE CORPORATE LIMITS OF THE TOWN OF DAVIDSON, NORTH CAROLINA, AT SAID SESSION. THIS PLAT AND SAID ORDER ON THE MINUTE BOOK 0.00 PAGE 0.00

Signed by: Elizabeth L. Shores AND/OR
TOWN CLERK MAYOR

NOTES

1. NO NGS MONUMENT FOUND WITHIN 200'
THE STATE PLANE COORDINATES USED FOR THIS PROJECT WERE PRODUCED WITH VERSIPS OBSERVATIONS AND PROCESSED WITH TRANSEN SOFTWARE ON 1/17/2024. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.10' AND SURVEY CLASS SUE IS FOR SECTION CLASS. HORIZONTAL POSITIONS ARE REFERENCED TO NAD83 (2011) GEOID MODEL 2012A UNITS: US SURVEY FOOT

2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY THAT MAY BE OF RECORD

3. AREAS DETERMINED BY COORDINATE COMPUTATIONS

4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

5. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS

THE PURPOSE OF THIS PLAT IS TO ANNEX A PORTION OF CATAWBA AVENUE INTO THE TOWN OF DAVIDSON, AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
THE PROVISIONS OF G.S. 47 SHALL NOT APPLY TO THE BOUNDARY PLAT OF AREAS ANNEXED BY MUNICIPALITIES NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED IN THE STATE OF NORTH CAROLINA. MADE THIS

1st DAY OF May, A.D., 2025.

Developed by: Brian Everde
PROFESSIONAL LAND SURVEYOR — L-4674 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-4674 LAND SURVEYOR BRIAN K. EVERDE
5/1/2025

ANNEXATION PLAT FOR CATAWBA AVENUE, DAVIDSON N.C.

- SURVEY PROVIDED FOR -
TOWN OF DAVIDSON
SITE ADDRESS: 533 CATAWBA AVENUE
TOWN OF DAVIDSON, MECKLENBURG COUNTY, NORTH CAROLINA
SCALE: 1"=100'
SURVEY DATE: MARCH 21, 2024
SHEET 1 OF 1

Professional Property Surveyors, Inc.
Firm License C-3666
18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax

Graphic Scale
100 50 0 100
Scale of Drawing 1 Inch = 100 Feet

REVISION TABLE			
1	10/22/24	UPDATE ANNEXATION AREA	BKE
NO.	DATE	DESCRIPTION	BY
PROJECT#041624-01X			

LEGEND
CPG CALCULATED POINT
PROPERTY CORNER FOUND AS DESCRIBED
MAG NAIL FOUND
SUBJECT BOUNDARY LINE (SURVEYED)
SUBJECT BOUNDARY LINE (NOT SURVEYED)
ADJOINING BOUNDARY LINE (SURVEYED)
ADJOINING BOUNDARY LINE (NOT SURVEYED)
ROAD CENTERLINE