

- GENERAL NOTES**
- PIN 11123304 IS COMPOSED OF THREE TRACTS (TRACT ONE, TRACT TWO AND TRACT 3) PER DEED BOOK 15460, PAGE 860. PIN 1123305 IS COMPOSED OF ONE TRACT (TRACT FOUR) PER DEED BOOK 15460, PAGE 860. PIN 11223311 IS COMPOSED OF ONE TRACT (TRACT FIVE) PER DEED BOOK 15460, PAGE 860. THE PURPOSE OF THIS PLAT IS TO RECOMBINE THESE FIVE EXISTING DEED TRACTS INTO THREE NEW PARCELS SHOWN HEREON.
  - ZONING: B-1(CD) PER PETITION 1989-005(C) AND R-3
  - FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE 'X' AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 3710551400L DATED FEBRUARY 19, 2014.
  - REFERENCES: DEED BOOK 32058, PAGE 237; DEED BOOK 15460, PAGE 860; DEED BOOK 16444, PAGE 340; DEED BOOK 23449, PAGE 890; DEED BOOK 23449, PAGE 951; BOOK OF MAPS 51, PAGE 486, ALL OF THE MECKLENBURG COUNTY REGISTRY.  
-NCDOT PLAN 6.679003T  
PARCEL IDENTIFICATION NUMBERS: 11123304, 11123305 & 11123311
  - AS NOTED HEREON, SOME EXISTING BUILDINGS ARE TRACED FROM MECKLENBURG COUNTY GIS ORTHOPHOTO (2019.)
  - THE RIGHT OF WAY OF ALBEMARLE ROAD APPEARS TO BE 106 FEET IN WIDTH, BUT NO RECORDED EVIDENCE WAS FOUND CONVEYING THE AREA OF THE SUBJECT PROPERTY TO NCDOT OTHER THAN THE AREA SHOWN AS DEED BOOK 6395, PAGE 360.

- LEGEND:**
- EXISTING MONUMENT AS NOTED
  - EIP EXISTING IRON PIPE
  - RB EXISTING REBAR
  - IRON PIPE SET
  - CALCULATED POINT
  - FENCE
  - SURVEYED LINE
  - LINE NOT SURVEYED

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	304.54'	1306.29'	N 06°29'13" W	303.85'

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

PLANNING COMMISSION STAFF \_\_\_\_\_ DATE \_\_\_\_\_

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

I, KEVIN S. BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: CLASS A
- POSITIONING: ACCURACY: 0.100'
- TYPE OF GPS FIELD PROCEDURE: VRS
- DATE OF SURVEY: 6-7-2018
- DATUM/EPOCH: NAD 83(2011)
- PUBLISHED/FIXED-CONTROL USED: NC 49
- GEOID MODEL: GEOID12A
- COMBINED GRID FACTOR(S): 0.9998418
- UNITS: METERS CONVERTED TO US SURVEY FEET

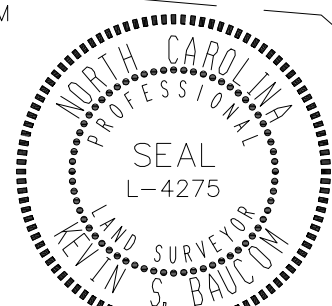
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (j)(1)(g). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

I, KEVIN S. BAUCOM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS

DAY OF \_\_\_\_\_, A.D. 2019.

KEVIN S. BAUCOM, PLS L-4275



GEORGE & MICHELLE  
SCARBROUGH  
D.B. 11507, PG. 829  
LOT 27  
M.B. 31, PG. 713  
PARCEL NO. 11123713

WOODLAND BEAVER FARMS LLC  
DB 28878, PG 144  
PARCEL NO. 11123303

PUBLIC DRAINAGE EASEMENT  
DB 23449, PG 897  
DB 23584, PG 499

**NEW PARCEL 1**  
L AND N FLOWE, LLC  
PORTIONS OF OLD TRACTS ONE AND TWO OF DB 15460, PG 860  
ALSO BEING A PORTION OF PARCEL NO. 11123304  
ZONED: B-1(CD)  
112,671 SQ.FT.  
2.59 AC.  
(INCLUDING AREA WITHIN R/W)

**NEW PARCEL 2**  
L AND N FLOWE, LLC  
BEING A COMBINATION OF PORTIONS OF OLD TRACTS ONE, TWO AND FIVE OF DB 15460, PG 860  
ALSO BEING PORTIONS OF PARCEL NO. 11123304, 11123305 AND 11123311  
APPROXIMATE AREA:  
28.82 ACRES (NOT SURVEYED)  
INCLUDING AREA WITHIN R/W (DEED AREA)  
ZONED: B-1(CD) & R-3

**NEW PARCEL 3**  
L AND N FLOWE, LLC  
BEING A COMBINATION OF PORTIONS OF OLD TRACTS ONE, TWO AND FIVE OF DB 15460, PG 860  
ALSO BEING PORTIONS OF PARCEL NO. 11123304, 11123305 AND 11123311  
121,531 SQ.FT.  
2.79 ACRES  
(INCLUDING AREA WITHIN R/W)  
ZONED: B-1(CD)

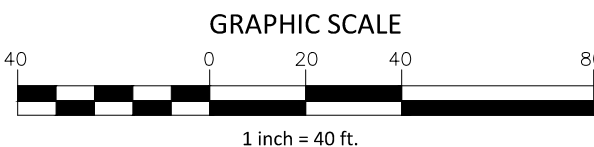
RAMON CANSECO  
GARCIA  
PARCEL NO. 11123306  
M.B. 63, PG. 710  
D.B. 32058, PG. 237  
ZONED: B-1(CD) & B-2

**BLAIR ROAD**  
FKA HWY 51 EXTENSION  
(MECKLENBURG CO. GIS)

**ALBEMARLE ROAD - NC HWYS 24 & 27**  
106' PUBLIC R/W AS REFERENCED IN DB 6395, PGS. 360 & 366

**PRELIMINARY**

NOT FOR RECORDATION, CONVEYANCES OR SALES



**McAdams**  
The John R. McAdams Company, Inc.  
3430 Toringdon Way  
Suite 110  
Charlotte, NC 28277  
phone 704.527.0800  
fax 919.361.2269  
license number: C-0293  
www.mcadamsco.com

**OWNER**

L & N FLOWE LLC  
13335 ALBEMARLE RD  
CHARLOTTE NC 28227

**QUIKTRIP NO. 1050**  
**BLAIR ROAD & ALBEMARLE ROAD**  
CLEAR CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA

**REVISIONS**

NO.	DATE	ADDRESS	COMMENTS
1	9.25.2019		

**PLAN INFORMATION**

PROJECT NO. QTR-18000  
FILENAME QTR18000-F1  
CHECKED BY KSB  
DRAWN BY JC  
SCALE 1"=40'  
DATE 6.04.2019

**SHEET**

**RECOMBINATION  
PLAT**

**1-1**