2011043289

MAP BOOK 53 PAGE 129

FILED FOR REGISTRATION
APR 14 2011
AT 10:27 AM
J. DAVID GRANBERRY
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

**NOTES & REFERENCES:**

SUBJECT TRACTS: (CONSERVATION EASEMENTS ONLY)

TP 005-042-19A: (HUNTERSVILLE) LOT 2 OF MB 34 PG 557 NOW OR FORMERLY TOWN OF CORNELIUS DB 11828 PG 702

TP 005-042-19B: (CORNELIUS) LOT 2 OF MB 34 PG 557 NOW OR FORMERLY TOWN OF CORNELIUS DB 11828 PG 702

TP 005-032-19A: (HUNTERSVILLE) NOW OR FORMERLY TOWN OF CORNELIUS DB 15540 PG 590

TP 005-032-19B: (CORNELIUS) NOW OR FORMERLY TOWN OF CORNELIUS DB 15540 PG 590

**SEWER REFERENCES:**

A: MB 41 PG 385; LOCATION SHOWN PER SURVEY BY JAMES MAUNEY & ASSOCIATES DATED 2-12-2004. JOB 264 FILE F057

B: DB 6797 PG 822; LOCATION SHOWN PER SURVEY BY RB PHARR DATED 8-31-2002. JOB 56839.DWG

CONSERVATION EASEMENT
TOTAL AREA
900,008 SF 20.66 AC

THE PURPOSE OF THIS SURVEY IS TO DELINEATE A CONSERVATION EASEMENT TO BE DEDICATED TO THE STATE OF NORTH CAROLINA. THIS IS NOT A BOUNDARY SURVEY OF ALL OF THE TRACTS IN THEIR ENTIRETY.

Although not depicted on this survey, it is acknowledged herein that the Grantor of the subject conservation easement shown hereon, the Town of Cornelius, North Carolina, has retained certain rights, privileges and uses in granting of said conservation easement, as specified in that certain Conservation Easement and Right of Access dated the 23rd day of February, 2011, including, but not limited to, those specified Sections II. A., B., G., and H., and the conservation easement shown hereon shall be subject to the terms and conditions of said Conservation Easement and Right of Access.

NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).

PLANIMETRY SHOWN IS FROM MECKLENBURG COUNTY DIGITAL PLANIMETRIC DRAWINGS.

F.E.M.A. – F.I.R.M. INFORMATION
NEW: EFFECTIVE 03.02.2009: MAP NUMBER 3710464200J, ZONES AE & X.
CURRENT: COMMUNITY 370498 (CORNELIUS), 370478 (HUNTERSVILLE), 370158 (MECKLENBURG COUNTY), MAP NUMBER 37119C0046E, ZONES AE & X, EFFECTIVE 02.04.2004.

THE LOCATION OF THE FLOODLINES IS PER MECKLENBURG COUNTY DIGITAL DRAWINGS.
NOTE: CURRENT POLARIS & FLOODZONE INTERACTIVE MAPS FOR MECKLENBURG COUNTY DO NOT MATCH EITHER CURRENT OR NEW F.I.R.M.

THIS AREA IS WITHIN POST-CONSTRUCTION DISTRICTS FOR CORNELIUS & HUNTERSVILLE. SEE CURRENT ORDINANCES FOR ADDITIONAL DETAILS.

THIS MAP DOES NOT DELINEATE WETLANDS. FOR WETLANDS LOCATION, SEE JURISDICTIONAL WETLAND DELINEATION MAP BY ECOSYSTEM ENHANCEMENT, NCDENR.

GRID COORDINATES WERE ESTABLISHED BY GPS OBSERVATION.
COMBINED GRID FACTOR = 0.99984846 AT PROJECT LOCALIZATION DETERMINATION POINT N=623,514.806, E= 1,444,888.311.

AREAS SHOWN ARE BASED ON GRID DISTANCES.

NOT TITLE SEARCH PERFORMED OR EXAMINED. THESE TRACTS MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY EITHER RECORDED OR IMPLIED.

**THESE TRACTS ARE SUBJECT TO S.W.I.M. (SURFACE WATER MANAGEMENT & IMPROVEMENT) BUFFERS. THE S.W.I.M. BUFFERS SHOWN ARE PER MECKLENBURG COUNTY DIGITAL MAPS AND ARE FOR DISCLOSURE & ILLUSTRATIVE PURPOSES ONLY. THE TOP OF BANK WAS NOT FIELD LOCATED.**

**ADDITIONAL S.W.I.M. UPLAND ZONE REQUIRED:**
**MECKLENBURG COUNTY: STREAMSIDE = 30'**
**MANAGED USE = 45'**
**UPLAND = 25' + 50% OF FLOODFRINGE BEYOND 100'**
**CORNELIUS: TOTAL = ENTIRE FLOODPLAIN BUT NO LESS THAN 100'**
**HUNTERSVILLE: STREAMSIDE = 30'**
**MANAGED USE = 45'**
**UPLAND = MINIMUM 25' / 100% FLOODFRINGE**

THE FOLLOWING WERE CONSIDERED IN THE PREPARATION OF THIS SURVEY:

RECORDED MAPS:

MB 28 PG 050 (CAMBRIDGE GROVE PHASE 1 MAP 9)
MB 28 PG 098 (CAMBRIDGE GROVE PHASE 1 MAP 10)
MB 33 PG 325 (COMMERCE CENTER AT NORTHCROSS)
MB 33 PG 993 (COMMERCE CENTER AT NORTHCROSS MAP 2)
MB 34 PG 557 (NOVICE MEDICAL MAP 1)
MB 34 PG 801 (NOVICE MEDICAL MAP 2)
MB 35 PG 953 (COMMERCE CENTER AT NORTHCROSS LOT 4)
MB 36 PG 287 (COMMERCE CENTER AT NORTHCROSS LOT 1)
MB 41 PG 385 (COMMERCE CENTER AT NORTHCROSS MAP 3)
MB 42 PG 147 (R/W DEDICATION FOR POOLE PLACE DRIVE)
MB 44 PG 161 (HABITAT FOR HUMANITY, MAP 1, REVISED)
MB 44 PG 666 (COMMERCE CENTER AT NORTHCROSS MAPS 5)
MB 49 PG 823 (HABITAT FOR HUMANITY)
MB 50 PG 065 (CALDWELL STATION PHASE 3B MAP 1)

UNIT FILE 873 PG 001 (NORTHCROSS PROFESSIONAL CONDOMINIUM I)

UNRECORDED MAPS:

BOUNDARY SURVEY OF COMMERCE CENTER AT NORTHCROSS MAP 4 DATED 09.04.2001 BY YARBROUGH-WILLIAMS & HOULE, INC.

SURVEY FOR THE TOWN OF CORNELIUS OF 18.6756 ACRE PARCEL NEAR BAILEY ROAD, DATED 8.31.2002 & LAST REVISED 11.25.2002, BY R.B. PHARR & ASSOCIATES.

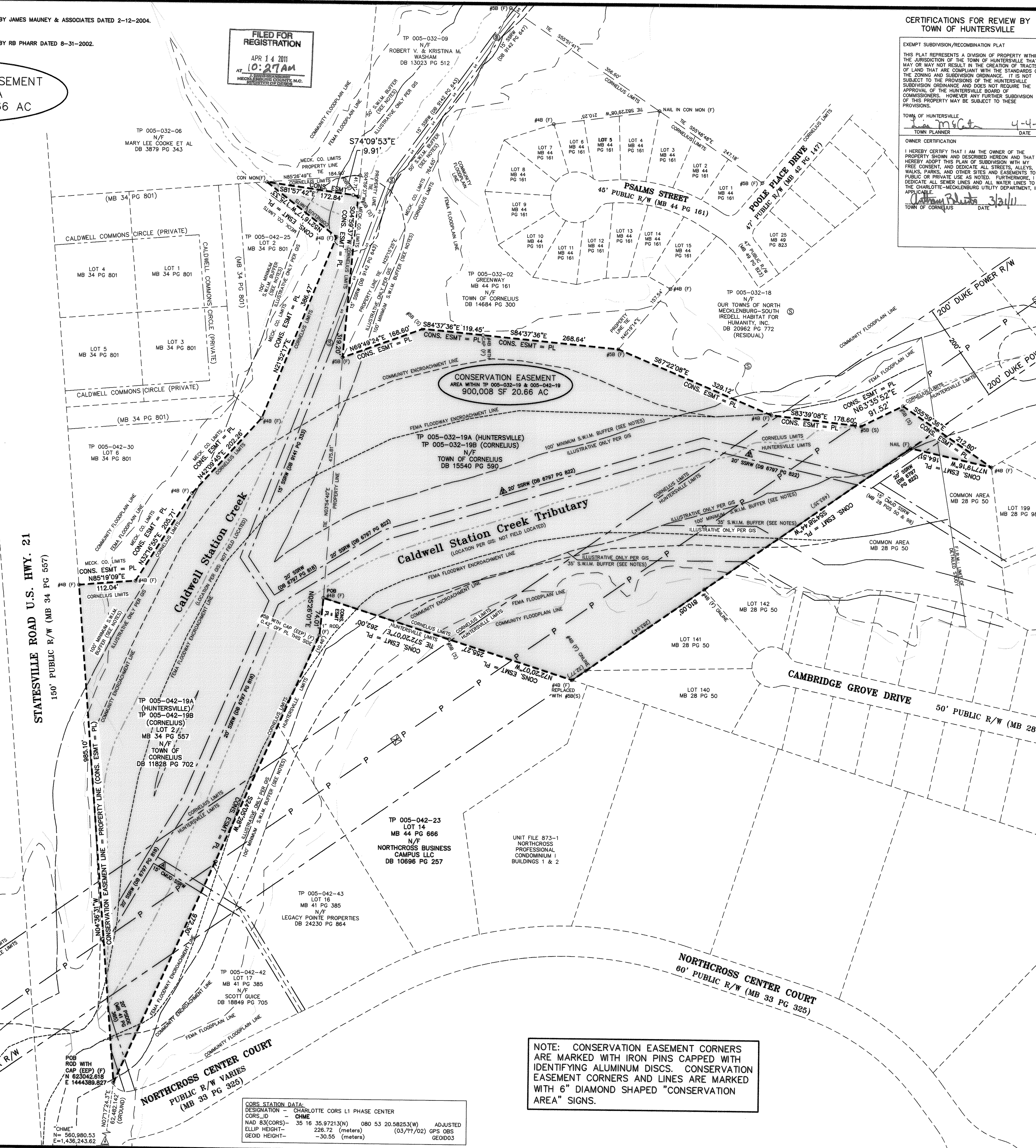
SURVEY FOR BACKGROUND INVESTIGATION BUREAU, INC. DATED 02.12.2004 BY JAMES MAUNEY & ASSOCIATES, PA.

DIGITAL FILES PROVIDED BY HDR:
CALDWELL STATION CONTROL 1 DATED 10.27.2008

DIGITAL FILES PROVIDED BY NC STATE PROPERTY OFFICE:
EEPREVISED BOUNDARY DATED 03.21.2006

RECORDED DEEDS:

DB 3262 PG 129 (DUKE POWER R/W)
DB 6797 PG 818 (SSRW)
DB 6797 PG 822 (SSRW)
DB 9141 PG 333 (SSRW)
DB 9142 PG 643 (SSRW)
DB 9142 PG 647 (SSRW)
DB 20962 PG 772 (OUR TOWNS OF NORTH MECKLENBURG– SOUTH IREDELL HABITAT FOR HUMANITY, INC.




## CERTIFICATIONS FOR REVIEW BY TOWN OF HUNTERSVILLE

EXEMPT SUBDIVISION/RECOMBINATION PLAT

THIS PLAT REPRESENTS A DIVISION OF PROPERTY WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE ZONING AND SUBDIVISION ORDINANCE. IT IS NOT SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE HUNTERSVILLE BOARD OF COMMISSIONERS. HOWEVER ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

TOWN OF HUNTERSVILLE
Lisa McCarter 4-4-11
TOWN PLANNER DATE

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

Anthony Roberts 3/31/11
TOWN OF CORNELIUS DATE

## CERTIFICATIONS FOR REVIEW BY TOWN OF CORNELIUS

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

JV Prescott 4/1/11
REVIEW OFFICER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS EXEMPT FROM THE SUBDIVISION PROVISIONS OF THE CORNELIUS LAND DEVELOPMENT CODE, AND IS THEREFORE EXEMPT FROM ITS PROVISIONS. THE PLAT HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE CORNELIUS LAND DEVELOPMENT CODE AND HAS BEEN APPROVED BY THE TOWN OF CORNELIUS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY.

4-1-11
PLANNING DIRECTOR, CORNELIUS, NC DATE

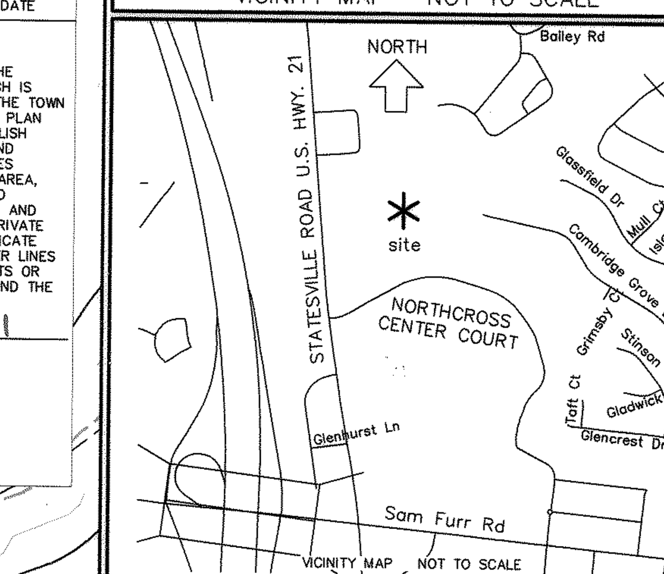
CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF CORNELIUS AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, PRESERVE AND PROTECT ALL SIGNIGICANT TREES OVER 18 INCHES DIAMETER IN THE TREE AND ROOT PROTECTION AREA, PLANT SUPPLEMENTARY TREES IF REQUIRED, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS, TO PUBLIC OR PRIVATE USES AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES THAT ARE LOCATED IN PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAY TO THE TOWN OF CORNELIUS AND THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT.

Anthony Roberts 3/31/11
TOWN OF CORNELIUS DATE

NC GRID (NAD 83)

VICINITY MAP NOT TO SCALE




0 50 100 200
1 inch = 100 ft.

DRAWING ISSUE & REVISION STATUS

| ISSUE DATE | BY | DESCRIPTION |
|---|---|---|
| 12.10.10 | MSL | REMOVE AREA FROM ESMT |
| 02.24.11 | MSL | ADD NOTES PER TOWN ATTORNEY |

THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION OF LAND WITHIN THE TOWNS OF CORNELIUS & HUNTERSVILLE WHICH HAVE ORDINANCES THAT REGULATE PARCELS OF LAND:

THIS SURVEY IS NOT SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE BECAUSE IT IS AN EASEMENT FOR THE PURPOSES OF UTILITIES, DRIVEWAYS, PARKING, FOOTPATHS, TRAILS OR OTHER SIMILAR PURPOSES.

"I, ARTHUR F. FORMAN, certify that this plat was drawn under my supervision from an actual survey made under my supervision (title references are as shown on the face of this plat); that the boundaries not surveyed are clearly indicated as drawn with dashed lines (title references are as shown on the face of this plat); that the ratio of precision as calculated does not exceed 1:10000; that this plat was prepared in accordance with G.S. 47-30, as amended. Witness my original signature, license number and seal this 24 day of FEB. 2011.

SEAL
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3141 ARTHUR F. FORMAN


Lucas-Forman Incorporated
Land Surveying
Planning & Engineering

4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217

P.O. Box 11386 28220-1386

(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com


**Wetlands restoration project in conjunction with the Town of Cornelius, NC**
(OWNER)

PROJECT NAME

**CALDWELL STATION**
**SPO File Number: 060-AF, 060-ZO**
**EEP Site ID Number: 63**

SHEET NAME

**Conservation Easement Survey for the State of North Carolina**

**NC Department of Administration Ecosystem Enhancement Program**

| SURVEYED BY | DESIGNED BY | DRAWN BY |
|---|---|---|
| RDH | | MJL/MSL/AFF |

| JOB NUMBER | DATE | SHEET NUMBER |
|---|---|---|
| 07270 | 04-23-2009 | 1/1 |
| FILE NUMBER 1785 | DWG FILE NAME 07270 | |

LEGEND

| Symbol | Meaning |
|---|---|
| O | PROPERTY/EASEMENT CORNER |
| F | FOUND |
| S | SET |
| #4b | NO. 4 REBAR |
| #5b | NO. 5 REBAR |
| NMFS | NO MONUMENT FOUND/SET |
| R/W | RIGHT-OF-WAY |
| (S) | SANITARY SEWER MANHOLE |
| -S- | SANITARY SEWER PIPE |
| N/F | NOW OR FORMERLY |
| TP | TAX PARCEL |
| ------ | CL CREEK PER MECK CO GIS |
| CORS | CONTINUOUSLY OPERATING REFERENCE STATION |
| NAD | NORTH AMERICAN DATUM |
| PSDDE | PERMANENT STORM DRAIN DETENTION EASEMENT |
| CONS ESMT | CONSERVATION EASEMENT |
| PL | PROPERTY LINE |
| SSRW | SANITARY SEWER R/W |
| -P- | TRANSMISSION LINE |
| CMUD | CHARLOTTE MECKLENBURG UTILITY DEPARTMENT |
| ☒ | TRANSMISSION TOWER |

CORS STATION DATA:
DESIGNATION – CHARLOTTE CORS L1 PHASE CENTER
CORS_ID – CHME
NAD 83(CORS)– 35 16 35.97213(N) 080 53 20.58253(W) ADJUSTED
ELLIP HEIGHT– 226.72 (meters) (03/??/02) GPS OBS
GEOID HEIGHT– -30.55 (meters) GEOID03

NOTE: CONSERVATION EASEMENT CORNERS ARE MARKED WITH IRON PINS CAPPED WITH IDENTIFYING ALUMINUM DISCS. CONSERVATION EASEMENT CORNERS AND LINES ARE MARKED WITH 6" DIAMOND SHAPED "CONSERVATION AREA" SIGNS.

FOR REGISTRATION J. DAVID GRANBERRY
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2011 APR 14 10:27:42 AM
BK:53 PG:129-130 FEE:$21.00

INSTRUMENT # 2011043289

2011043289

J. DAVID GRANBERRY
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

# PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording and/or cancellation.

**********

| | |
|---|---|
| **Filed For Registration:** | **04/14/2011 10:27:42 AM** |
| **Book:** | **MAP 53 Page: 129-130** |
| **Document No.:** | **2011043289** |
| | **MAP 2 PGS $21.00** |
| **Recorder:** | **TERESITA BYRUM** |

***2011043289***