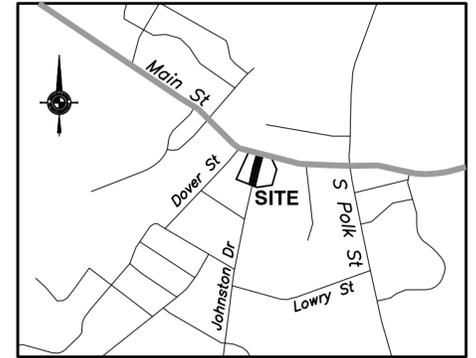


OWNER:
 MONTGOMERY MANAGEMENT, LLC
 1300 BAXTER STREET, SUITE 370
 CHARLOTTE, NC

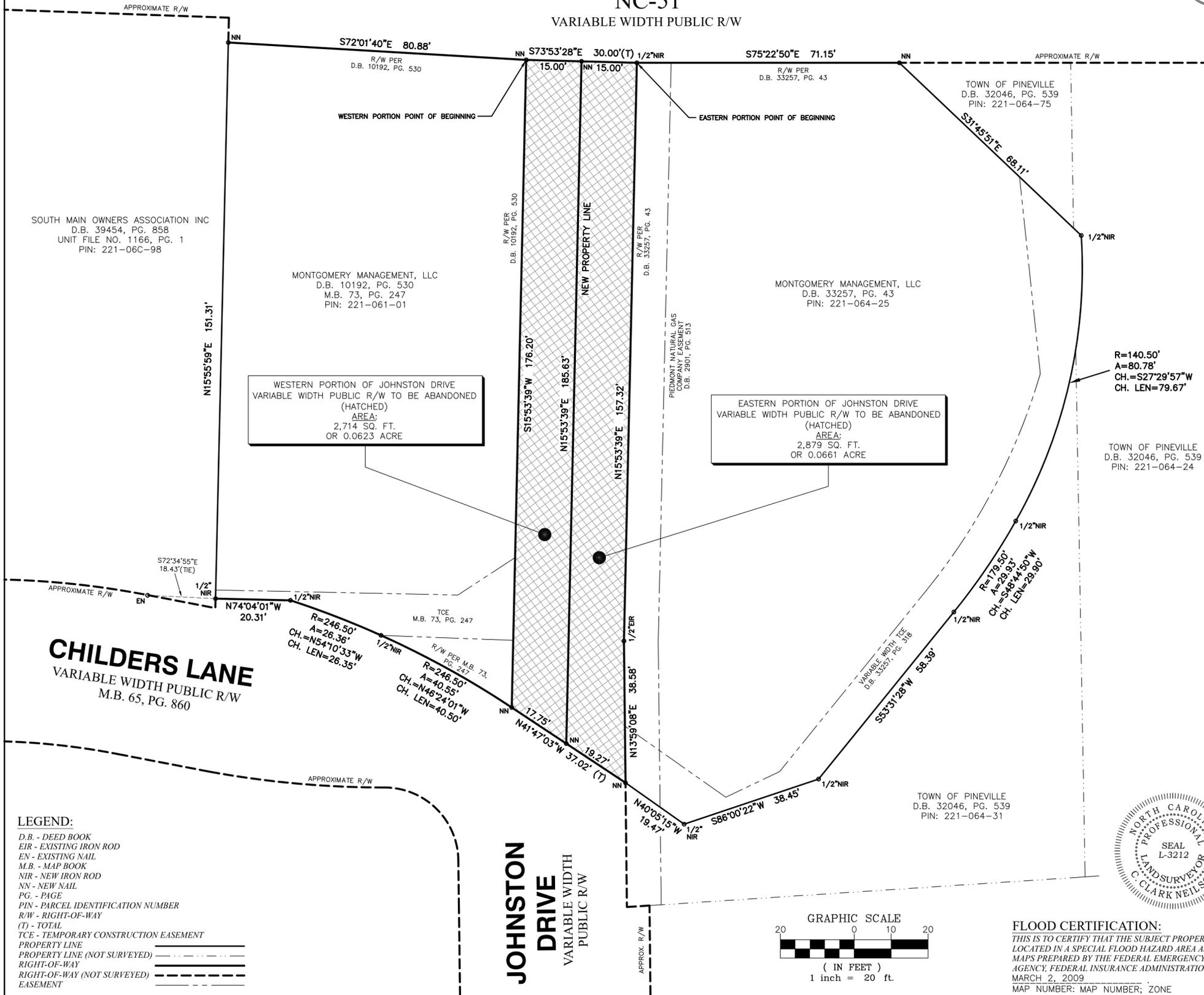
JOHNSTON DRIVE RIGHT-OF-WAY ABANDONMENT

237 & 315 MAIN STREET
 TOWN OF PINEVILLE, MECKLENBURG COUNTY, N.C.
 DEED REFERENCE: 10192-530, 33257-43
 MAP REFERENCE: 73-247
 TAX PARCEL NO: 221-061-01 & 221-064-25
 TOTAL R/W AREA TO BE ABANDONED:
 5,593 SQ. FT. OR 0.1284 ACRE



VICINITY MAP
 NOT TO SCALE

MAIN STREET NC-51 VARIABLE WIDTH PUBLIC R/W



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF JOHNSTON DRIVE AS SHOWN HEREON. ALL BOUNDARY INFORMATION IS TAKEN FROM AN R.B. PHARR & ASSOCIATES MAP DATED 11/6/2025 (JOB NO. 96981).
2. PHYSICAL IMPROVEMENTS EXIST ON SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS MAP WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
4. AREAS CALCULATED BY COORDINATE COMPUTATION.
5. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
6. IN ACCORDANCE WITH N.C.G.S. § 47-30(m): THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED 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.

CERTIFICATE OF OWNERSHIP & DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF PINEVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S) _____ DATE _____

EXEMPTION CERTIFICATE:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO BE EXEMPT FROM THE SUBDIVISION REGULATIONS OF THE TOWN OF PINEVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF PINEVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY. THE PLAT SHALL BE RECORDED WITHIN NINETY (90) CALENDAR DAYS OF THIS DATE.

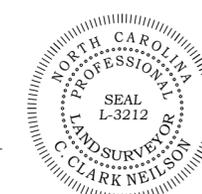
PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

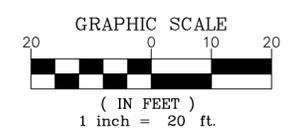
STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 10192, PAGE 530 & DEED BOOK 33257, PAGE 43); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16TH DAY OF DECEMBER, A.D., 2025.

THIS SURVEY IS OF ANOTHER CATEGORY OF SUBDIVISION SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION FOUND IN THE TOWN OF PINEVILLE SUBDIVISION ORDINANCE.

C. CLARK NEILSON, PLS L-3212 _____ DATE _____



- LEGEND:**
- D.B. - DEED BOOK
 - EIR - EXISTING IRON ROD
 - EN - EXISTING NAIL
 - M.B. - MAP BOOK
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - PG. - PAGE
 - PIN - PARCEL IDENTIFICATION NUMBER
 - R/W - RIGHT-OF-WAY
 - (T) - TOTAL
 - TCE - TEMPORARY CONSTRUCTION EASEMENT
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - EASEMENT



FLOOD CERTIFICATION:
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
 MAP NUMBER: MAP NUMBER; ZONE

CREW:	DRAWN:	REVISED:
RBP	BJS	
R.B. PHARR & ASSOCIATES, P.A.		
SURVEYING & MAPPING		
LICENSURE NO: C-1471		
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376-2186		
SCALE:	DATE:	JOB NO.
1" = 20'	DEC 16, 2025	97073