

RESOLUTION CLOSING UNOPENED RIGHT OF WAY KNOWN AS RIDGECREST STREET IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

WHEREAS, pursuant to the provisions of Chapter 160A-299 of the General Statutes of North Carolina, the City Council has caused to be published a Resolution of Intent to close the right of way known as Ridgecrest Street which calls for a public hearing on the question; and

WHEREAS, the petitioner has caused a copy of the Resolution of Intent to close the right of way known as Ridgecrest Street to be sent by registered or certified mail to all owners of property adjoining the said street and prominently posted a notice of the closing and public hearing in at least 2 places along said street or alley, all as required by G.S.160A-299; and

WHEREAS, the city may reserve its right, title, and interest in any utility improvement or easement within a street closed pursuant to G.S.160A-299; and

WHEREAS, the public hearing was held on the 17<sup>th</sup> day of June 2019, and City Council determined that the closing of the right of way known as Ridgecrest Street is not contrary to the public interest, and that no individual, firm or corporation owning property in the vicinity thereof will be deprived of reasonable means of ingress and egress to his or its property.

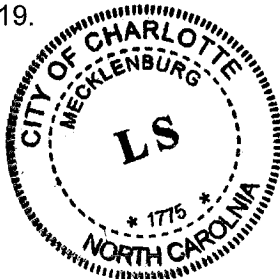
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina at its regularly assembled meeting of June 17<sup>th</sup>, 2019, that the Council hereby orders the closing of the right of way known as Ridgecrest Street in the City of Charlotte, Mecklenburg County, North Carolina as shown in the map marked "Exhibit A," and is more particularly described by metes and bounds in the document marked "Exhibit B," all of which are attached hereto and made a part hereof.

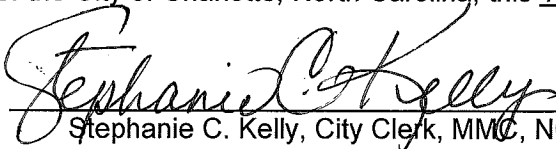
BE IT FURTHER RESOLVED that a certified copy of this Resolution be filed in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

**CERTIFICATION**

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17<sup>th</sup> day of June, 2019, the reference having been made in Minute Book 148 and recorded in full in Resolution Book 49, Page(s) 596-599.

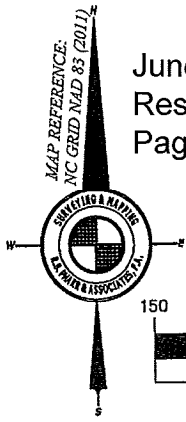
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17<sup>th</sup> day of June, 2019.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

**EXHIBIT "A-1"**

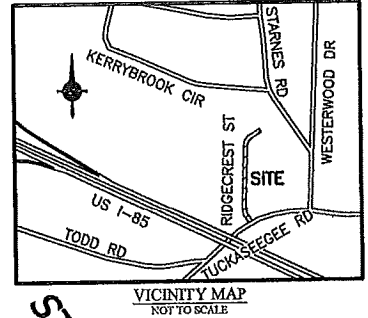
June 17, 2019  
 Resolution Book 49,  
 Page 597



**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 150 ft.



VICINITY MAP  
 NOT TO SCALE

**KERRYBROOK CIRCLE**  
 60' PUBLIC RIGHT-OF-WAY  
 MB. 7, PG. 837

**STARNES ROAD**  
 PUBLIC RIGHT-OF-WAY

**RIDGECREST STREET**  
 40' PUBLIC RIGHT-OF-WAY  
 MB. 7, PG. 517  
 (NO OPEN ON THE GROUND)

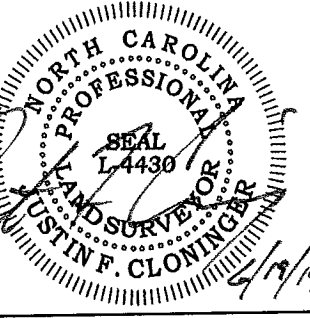
RIGHT-OF-WAY TO ABANDONED  
 44,376 SQ. FT.  
 OR 1.0187 ACRES

**LEGEND:**

- DB - DEED BOOK
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- GM - GAS METER
- MB - MAP BOOK
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PG - PAGE
- PM - POWER METER
- R/W - RIGHT-OF-WAY
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK

**REVIEW OFFICER'S CERTIFICATE**

I, Justin F. Cloninger REVIEW OFFICER OF  
 MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO  
 WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL  
 STATUTORY REQUIREMENTS FOR RECORDING.  
 REVIEW OFFICER: Justin F. Cloninger DATE: 6-19-19



**US I-85**  
 VARIABLE WIDTH PUBLIC  
 RIGHT-OF-WAY  
 NCDOT PROJECT  
 NO. 8.U672209

**TUCKASEEGEE ROAD**  
 60' PUBLIC RIGHT-OF-WAY

NGS "ME 27"  
 NAD 83(2011)  
 N:547,943.42'  
 E:1,407,876.26'  
 EL=630.38' (NAVD88)  
 C.F.=0.99984728

N74°23'38"E  
 7775.68'(GROUND)  
 7774.49'(GRID)

**SHEET 1 OF 2**  
 NOTE: NOT A VALID  
 SURVEY WITHOUT  
 BOTH SHEETS.

R/W ABANDONMENT SURVEY PREPARED FOR:  
**CLARIUS PARTNERS**  
 RE: RIDGECREST STREET  
 CITY OF CHARLOTTE, BERRYHILL TOWNSHIP,  
 MECKLENBURG COUNTY, NC  
 DEED REFERENCE: 2808-70, 4482-256 &  
 15023-834  
 TAX PARCEL: AS SHOWN

**R.B. PHARR AND ASSOCIATES, P.A.**  
 SURVEYING AND MAPPING  
 LICENSURE NO: C-1471  
 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

CREW: GH	DRAWN: CW	REVISED:	SCALE: 1" = 150'	DATE: DECEMBER 28, 2018	JOB NO. 89283
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**EXHIBIT "A-2"**

- ① GEORGE HENRY SADLER, ROBERT PARKS JR, SADLER & RONALD HENDRIX SADLER  
DB. 15023, PG. 834  
PIN: 055-271-03
- ② MELDONNA C. SADLER  
DB. 2808, PG. 70  
PIN: 055-271-02
- ③ JOSEPH HENRY JR SADLER  
DB. 4482, PG. 256  
PIN: 055-272-07  
LOT 1  
MB. 7, PG. 517
- ④ GEORGE HENRY SADLER, ROBERT PARKS JR, SADLER & RONALD HENDRIX SADLER  
DB. 15023, PG. 834  
LOT 2  
MB. 7, PG. 517  
PIN: 055-272-06
- ⑤ GEORGE HENRY SADLER, ROBERT PARKS JR, SADLER & RONALD HENDRIX SADLER  
DB. 15023, PG. 834  
LOT 3  
MB. 7, PG. 517  
PIN: 055-272-06
- ⑥ GEORGE HENRY SADLER, ROBERT PARKS JR, SADLER & RONALD HENDRIX SADLER  
DB. 15023, PG. 834  
LOT 4  
MB. 7, PG. 517  
PIN: 055-272-04
- ⑦ GEORGE HENRY SADLER, ROBERT PARKS JR, SADLER & RONALD HENDRIX SADLER  
DB. 15023, PG. 834  
LOT 5  
MB. 7, PG. 517  
PIN: 055-272-03
- ⑧ GEORGE HENRY SADLER, ROBERT PARKS JR, SADLER & RONALD HENDRIX SADLER  
DB. 15023, PG. 834  
LOT 6  
MB. 7, PG. 517  
PIN: 055-272-02

- ⑨ GEORGE HENRY SADLER, ROBERT PARKS JR, SADLER & RONALD HENDRIX SADLER  
DB. 15023, PG. 834  
LOT 7  
MB. 7, PG. 517  
PIN: 055-272-01
- ⑩ KENNETH E JR NANTZ & TERESA D NANTZ  
DB. 3450, PG. 323  
PIN: 055-273-10
- ⑪ K. SHANE NANTZ  
DB. 10153, PG. 371  
PIN: 055-273-01
- ⑫ MARCUS DARNELL MASON & MELONY DENISE MASON  
DB. 32367, PG. 70  
PIN: 055-272-09
- ⑬ DEAN RUSSELL HEARN & DELMA TURNER HEARN  
DB. 5721, PG. 83  
PIN: 055-272-12
- ⑭ SON VAN NGUYEN & HANH THI LE  
DB. 25371, PG. 47  
PIN: 055-272-11
- ⑮ TRUSTEES OF RIDGEVIEW BAPTIST CHURCH  
DB. 3802, PG. 530  
PIN: 055-272-08
- ⑯ TRUSTEES OF RIDGEVIEW BAPTIST CHURCH  
DB. 3802, PG. 356  
PIN: 055-272-08
- ⑰ CASEY HARTNESS  
DB. 28998, PG. 812  
PIN: 055-271-01

**NOTES:**

1. THE PURPOSE OF THIS MAP IS TO ABANDONED ALL OF RIDGECREST STREET AS SHOWN ON MAP BOOK 7, PAGE 517.
2. PHYSICAL IMPROVEMENTS EXIST ON SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS MAP WAS PREPARED 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.

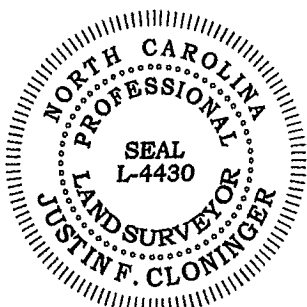
**SURVEYOR'S CERTIFICATE**

I, JUSTIN F. CLONINGER, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN EXISTING SURVEY AND INFORMATION PROVIDED BY OTHERS, AND THAT THE IMPROVEMENTS SHOWN HEREON WERE LOCATED FROM AN ACTUAL FIELD SURVEY.

*Justin F. Cloninger*  
JUSTIN F. CLONINGER NCPLS, L-4430

LINE	BEARING	DISTANCE
L1	N30°19'32"W	236.36'
L2	N03°07'48"E	398.36'
L3	N47°43'48"E	154.11'
L4	N54°52'48"E	124.52'
L5	S84°10'54"E	2.82'
L6	S05°02'13"W	49.92'
L7	S54°52'48"W	91.96'
L8	S47°43'48"W	151.61'
L9	S03°07'48"W	398.36'
L10	S30°19'32"E	241.18'
L11	N84°10'54"W	127.85'
L12	S84°12'51"E	103.48'
L13	S05°02'13"W	146.72'
L14	S30°19'32"E	1.49'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	968.00'	40.29'	N66°32'32"E	40.29'	2°23'06"
C2	968.00'	188.37'	N59°46'30"E	188.08'	11°09'00"
C3	968.00'	57.05'	N69°25'23"E	57.04'	3°22'36"
C4	189.67'	110.78'	N13°36'08"W	109.21'	33°28'00"
C5	161.91'	126.03'	N25°25'48"E	122.88'	44°36'00"
C6	121.91'	94.90'	S25°25'48"W	92.52'	44°36'00"
C7	149.67'	87.42'	S13°36'12"E	86.19'	33°28'00"



**SHEET 2 OF 2**  
**NOTE: NOT A VALID SURVEY WITHOUT BOTH SHEETS.**

R/W ABANDONMENT SURVEY PREPARED FOR:  
**CLARIUS PARTNERS**  
 RE: RIDGECREST STREET  
 CITY OF CHARLOTTE, BERRYHILL TOWNSHIP,  
 MECKLENBURG COUNTY, NC  
 DEED REFERENCE: 2808-70, 4482-256 & 15023-834  
 TAX PARCEL: AS SHOWN

**R.B. PHARR AND ASSOCIATES, P.A.**  
 SURVEYING AND MAPPING  
 LICENSURE NO: C-1471  
 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW: GH	DRAWN: CW	REVISED:	SCALE: N/A	DATE: DECEMBER 28, 2018	JOB NO. 89283
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That certain parcel or tract of land situated, lying and being in the City of Charlotte, Township of Berryhill, County of Mecklenburg, State of North Carolina and being all of Ridgecrest Street a public right-of-way as shown on Map Book 7, Page 517 and being more particularly described as follows:

Commencing at an existing NGS Monument "ME 27" having NC Grid NAD 83 coordinates of N:547,943.42, E: 1,407,876.26, thence North 74°23'38" East a horizontal ground distance of 7775.68 feet to an existing 6"x6" concrete monument, situated at the intersection of the westerly margin of Tuckaseegee Road a 60' public right-of-way with the northerly margin of US I-85 a variable width public right-of-way as shown on NCDOT Highway Project No. 8.U672209, thence along the aforesaid westerly margin of Tuckaseegee Road with a curve along the arc of a curve to the right said curve having an arc length of 188.37 feet a radius of 968.00 feet (chord bearing of North 59°46'30" East and chord distance of 188.08 feet) to a calculated point, situated at a common point between the westerly margin of the aforesaid Ridgecrest Street with the lands of Medonna C. Sadler as described in Deed Book 2808, Page 70 and being the Point of Beginning; thence along the westerly margin of the aforesaid Ridgecrest Street for the following six (6) courses and distances; 1) North 30°19'32" West a distance of 236.36 feet to a calculated point; 2) with a curve along the arc of a curve to the right said curve having an arc length of 110.78 feet a radius of 189.67 feet (chord bearing of North 13°36'08" West and chord distance of 109.21 feet) to a calculated point; 3) North 03°07'48" East a distance of 398.36 feet to a calculated point; 4) with a curve along the arc of a curve to the right said curve having an arc length of 126.03 feet a radius of 161.91 feet (chord bearing of North 25°25'48" East and chord distance of 122.88 feet) to a calculated point; 5) North 47°43'48" East a distance of 154.11 feet to a calculated point; 6) North 54°52'48" East a distance of 124.52 feet to a calculated point, situated on the southerly line of the lands of K. Shane Nantz as described in Deed Book 10153, Page 371; thence along the aforesaid southerly line South 84°10'54" East a distance of 2.82 feet to an existing 1/2" iron rod, situated on the westerly line of the lands of Marcus Darnell Mason and Melony Denise Mason as described in Deed Book 32367, Page 70 and also lying on the terminus line of the aforesaid Ridgecrest Street; thence along a common line between the aforesaid lands South 05°02'13" West a distance of 49.92 feet to a calculated point, situated at a common point between the easterly margin of the aforesaid Ridgecrest Street with the northerly corner of Lot 9 as shown on the aforesaid Map Book 7, Page 517; thence along the aforesaid easterly margin and along the westerly line of Lots 1-7 as shown on the aforesaid Map Book 7, Page 517 for the following six (6) courses and distances; 1) South 54°52'48" West a distance of 91.96 feet to a calculated point; 2) South 47°43'48" West a distance of 151.61 feet to a calculated point; 3) with a curve along the arc of a curve to the left said curve having an arc length of 94.90 feet a radius of 121.91 feet (chord bearing of South 25°25'48" West and chord distance of 92.52 feet) to a calculated point; 4) South 03°07'48" West a distance of 398.36 feet to a calculated point; 5) with a curve along the arc of a curve to the left said curve having an arc length of 87.42 feet a radius of 149.67 feet (chord bearing of South 13°36'12" East and chord distance of 86.19 feet) to a calculated point; 6) South 30°19'32" East a distance of 241.18 feet to a calculated point, situated on the northerly margin of the aforesaid Tuckaseegee Road; thence along the aforesaid northerly margin with a curve along the arc of a curve to the left said curve having an arc length of 40.29 feet a radius of 968.00 feet (chord bearing of South 66°32'32" West and chord distance of 40.29 feet) to the Point of Beginning; Containing 44,376 square feet or 1.0187 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated December 28, 2018 (Project No. 89283).