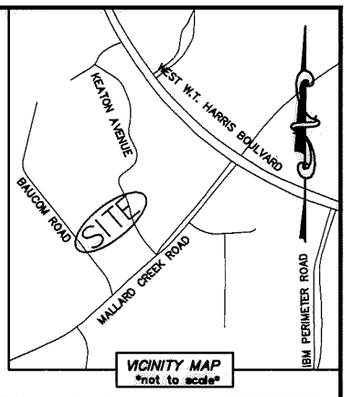
I, DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

David H. Snider 1/21/15

DAVID H. SNIDER, NC P.L.S. L-2942 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-2942 LAND SURVEYOR DAVID H. SNIDER



NOTE:
1) BEARINGS AND DISTANCE SHOWN IN PARENTHESIS ARE BASED ON RECORDED INFORMATION.
2) COMPUTED PROJECT DISTANCE – *
3) TOTAL AREA 299,717 SQ.FT.
4) TEMP. CONSTRUCTION EASEMENT 5,061 SQ.FT.
5) TOTAL AREA REMAINING 299,717 SQ.FT.

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.26'	N 64°37'13" E
L2	37.65'	N 77°49'34" E
L3	53.24'	S 27°22'06" E
(L4)	(253.20')	(N 27°18'18" W)
L5	———	N 27°02'57" W
(L6)	(161.40')	(S 28°55'45" E)
L7	———	S 28°40'24" E
(L8)	(148.37')	(S 44°19'40" W)
L9	———	S 44°35'01" W
(L10)	(182.39')	(N 48°20'10" W)
L11	———	N 48°04'49" W
(L12)	(178.71')	(S 48°16'23" E)
L13	———	S 48°01'02" E

(R=2928.32 L=455.12')
(S 41°33'02" E 454.67')
R=2928.32 L=455.45'
S 41°19'00" E 454.99'

(N 07°18'55" E 388.19')
N 07°31'51" E

(S 44°19'07" E)(168.15')
S 44°03'46" E

(S 49°09'54" E)(125.20')
S 48°54'33" E

WEST W.T. HARRIS BOULEVARD (VARIABLE) (PUBLIC R/W)

② 02703105
FAIRFIELD MALLARD I LLC.
DB 28041/PG 409
2301, 2305, 2309, 2315, 2319, 2325, 2411, 2415, 2419, 2423, 2427 KEATON AVENUE AND 7804, 7808, 7800, 7812, 7900, 7904, 7908, 7912, 7916 HARRIS HILL LANE

③ **02703110**
GOLDEN ARROW CHARLOTTE LLC.
DB 29483/PG 93
2201 WEST W.T. HARRIS BOULEVARD

(N 27°18'18" W)(228.05')
N 27°03'06" W

(N 51°12'37" E)(249.44')
N 51°24'45" E
R/W MONUMENT FOUND

(S 44°19'40" W)(212.79')
S 44°35'01" W

02703111
SUN TRUST BANK
DB 23783/PG 320
8121 MALLARD CREEK ROAD

#5 REBAR FOUND

TEMP. CONSTRUCTION EASEMENT

#4 REBAR FOUND

(N 27°16'47" W 229.93') (TOTAL)
N 27°01'26" W 165.68'

64.25'
82.95'
161.60'
S 62°57'03" W
244.55' (TOTAL)
(S 62°41'42" W)
(244.55')

02703112
FIRST-CITIZENS BANK AND TRUST COMPANY
DB 7581/PG 56
8105 MALLARD CREEK ROAD

(L8) L9
(L10) L11
(L12) L13
(L6) L7
(L4) L5
(C1) C2

S 39°01'41" W
(S 38°46'20" W)
(37.85')

MALLARD CREEK ROAD (VARIABLE PUBLIC R/W)

#4 REBAR FOUND
N: 575,234.64 FEET
E: 1,468,572.86 FEET

S 52°10'35" W
543.11' (GROUND)
543.02' (GRID)

02703104
BB&T
DB 4626/PG 609
8011 MALLARD CREEK ROAD

S 39°01'41" W
(S 38°46'20" W)
(81.20')

NC GRID NAD83 (NSRS 2011)

CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT SURVEY * MAPPING * GIS SECTION

CURVE TABLE		
CURVE	RADIUS & ARC	CHORD
(C1)	(R=58.50 L=48.60')	(S 52°43'42" E 47.21')
C2	R=58.50 L=48.60'	S 52°28'20" E 47.21'

MAG. NAIL
NC GRID NAD 83 (2011)
N: 574,901.65 FEET
E: 1,468,143.93 FEET
CGF: 0.999841279

LEGEND

REBAR OR IRON PIN FOUND
COMPUTED POINT
PROPERTY LINES
EXISTING RIGHT-OF-WAY R/W
TEMP. CONSTRUCTION EASEMENT e

PREPARED BY:
CITY OF CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT
600 EAST FOURTH STREET
CHARLOTTE, NC 28202
704-336-2291

CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT

REVISIONS	BAUCOM ROAD CONNECTOR	JOB NO. PM51214020
		FILE NO. 027-031-10
SCALE 0 1"=150' 1"	PROPERTY ACQUISITION OWNER: GOLDEN ARROW CHARLOTTE LLC. CHARLOTTE, MECKLENBURG CO., NC	SHEET 1
DRAWN BY LG	CHECKED BY DHS SURVEY SUPVR.	OF 1
DATE		

K:\AUTOCAD\EN_SU-LD4\214020\DWG\BAUCOMROADCONNECTORPLATSC3D2013.DWG

DB 30339 - 471