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

David H. Snider 9/10/13

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

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

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

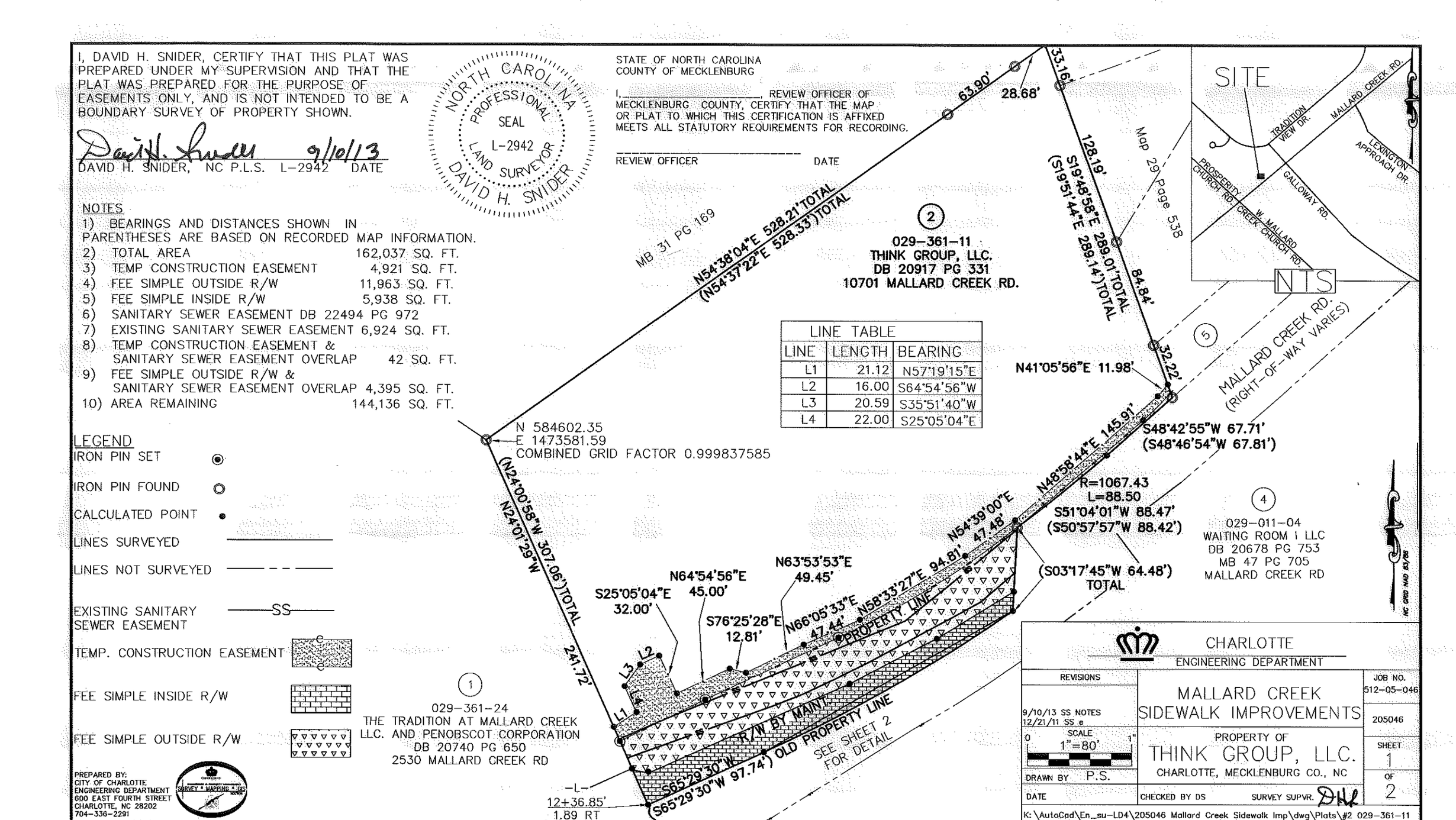
I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____
REVIEW OFFICER DATE

NOTES
1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP INFORMATION.
2) TOTAL AREA 162,037 SQ. FT.
3) TEMP CONSTRUCTION EASEMENT 4,921 SQ. FT.
4) FEE SIMPLE OUTSIDE R/W 11,963 SQ. FT.
5) FEE SIMPLE INSIDE R/W 5,938 SQ. FT.
6) SANITARY SEWER EASEMENT DB 22494 PG 972
7) EXISTING SANITARY SEWER EASEMENT 6,924 SQ. FT.
8) TEMP CONSTRUCTION EASEMENT & SANITARY SEWER EASEMENT OVERLAP 42 SQ. FT.
9) FEE SIMPLE OUTSIDE R/W & SANITARY SEWER EASEMENT OVERLAP 4,395 SQ. FT.
10) AREA REMAINING 144,136 SQ. FT.

LEGEND
IRON PIN SET
IRON PIN FOUND
CALCULATED POINT
LINES SURVEYED
LINES NOT SURVEYED
EXISTING SANITARY SEWER EASEMENT —SS—
TEMP. CONSTRUCTION EASEMENT
FEE SIMPLE INSIDE R/W
FEE SIMPLE OUTSIDE R/W

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	21.12	N57°19'15"E
L2	16.00	S64°54'56"W
L3	20.59	S35°51'40"W
L4	22.00	S25°05'04"E

(1)
029-361-24
THE TRADITION AT MALLARD CREEK LLC. AND PENOBSCOT CORPORATION
DB 20740 PG 650
2530 MALLARD CREEK RD

(2)
029-361-11
THINK GROUP, LLC.
DB 20917 PG 331
10701 MALLARD CREEK RD.

(4)
029-011-04
WAITING ROOM 1 LLC
DB 20678 PG 753
MB 47 PG 705
MALLARD CREEK RD

(5)

CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	MALLARD CREEK SIDEWALK IMPROVEMENTS	JOB NO. 512-05-046
9/10/13 SS NOTES 12/21/11 SS e		205046
SCALE 0 1"=80' 1"	PROPERTY OF THINK GROUP, LLC.	SHEET 1
DRAWN BY P.S.	CHARLOTTE, MECKLENBURG CO., NC	OF 2
DATE	CHECKED BY DS SURVEY SUPVR. DHS	

K:\AutoCad\En_su-LD4\205046 Mallard Creek Sidewalk Imp\dwg\Plats\#2 029-361-11

ACQUISITION BY DB 28725 PG 411

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

David H. Snider 9/10/13

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

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

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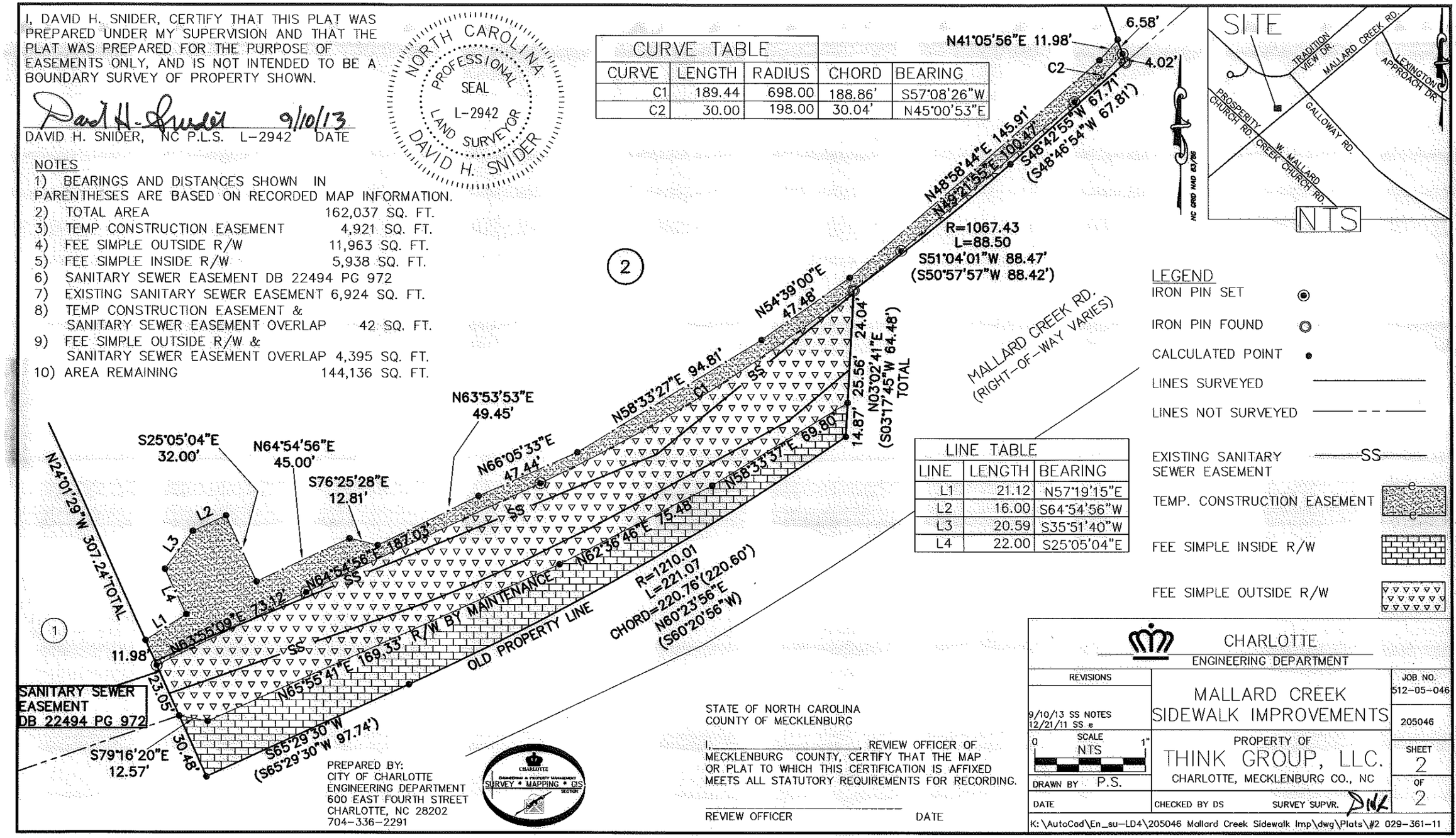
10) AREA REMAINING 144,136 SQ. FT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	189.44	698.00	188.86'	S57°08'26"W
C2	30.00	198.00	30.04'	N45°00'53"E



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LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CALCULATED POINT
- LINES SURVEYED
- LINES NOT SURVEYED
- EXISTING SANITARY SEWER EASEMENT — SS —
- TEMP. CONSTRUCTION EASEMENT
- FEE SIMPLE INSIDE R/W
- FEE SIMPLE OUTSIDE R/W

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

CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT SURVEY * MAPPING * GIS SECTION

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

CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	MALLARD CREEK SIDEWALK IMPROVEMENTS	JOB NO. 512-05-046
9/10/13 SS NOTES 12/21/11 SS e		205046
SCALE 0 NTS 1"	PROPERTY OF THINK GROUP, LLC. CHARLOTTE, MECKLENBURG CO., NC	SHEET 2 OF 2
DRAWN BY P.S.		
DATE	CHECKED BY DS SURVEY SUPVR. DHS	

K:\AutoCad\En_su-LD4\205046 Mallard Creek Sidewalk Imp\dwg\Plats\#2 029-361-11

ACQUISITION BY DB 28725 PG 411