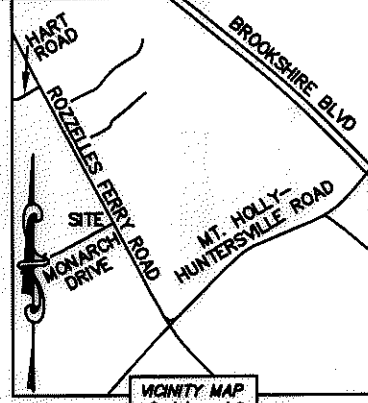
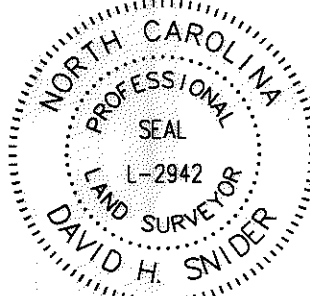


I, DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

*David H. Snider* 12/07/09  
 DAVID H. SNIDER, NC P.L.S. L-2942 DATE



NOTE:

- 1) BEARINGS AND DISTANCE SHOWN IN PARENTHESIS ARE BASED ON RECORDED INFORMATION.
- 2) TOTAL AREA 65,543 SQ.FT.
- 3) TEMPORARY CONSTRUCTION EASEMENT 3,423 SQ.FT.
- 4) SIDEWALK/UTILITY EASEMENT 1,077 SQ.FT.
- 5) STORM DRAINAGE EASEMENT 770 SQ.FT.
- 6) SIDEWALK/UTILITY AND STORM DRAINAGE EASEMENT OVERLAP 120 SQ.FT.
- 7) TOTAL AREA REMAINING 65,543 SQ.FT.
- 8) DETAIL ON PAGE TWO.

②  
 03119101  
 SPIVEY PROPERTIES LLC.  
 DB 18052/PG 577  
 10523 ROZZELLES FERRY ROAD

(N 61°44'05" E 288.75')  
 (N 61°44'16" E 288.66' (TOTAL)  
 270.89'

18+78.04  
 30.05" RT.  
 60p NAIL FOUND

TEMP. CONSTRUCTION EASEMENT

STORM DRAINAGE EASEMENT

SIDEWALK/UTILITY EASEMENT

DETAIL A:  
 (SEE PAGE TWO)

(N 27°12'36" W 224.87')  
 (N 27°12'47" W 226.31')

03119124  
 BOBBY J. HINSON AND  
 WIFE MARIE T. HINSON  
 DB 6230/PG 910  
 2923 MONARCH DRIVE

③  
 03119119  
 EWRD PERRY-RIVERBEND LLC.  
 DB 10067/PG 360  
 ROZZELLES FERRY ROAD

(S 28°10'55" E 226.31' (TOTAL)  
 (S 28°11'04" E 226.27')  
 (S 62°01'33" W 292.47')  
 (S 61°44'05" W 292.58')

EXIST R/W BY MAINTENANCE  
 MONARCH DRIVE (PUBLIC R/W)

④  
 03118263  
 ROBERT J. LOWERY JR.  
 DB 6472/PG 721  
 2912 MONARCH DRIVE



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 \_\_\_\_\_

LEGEND

- REBAR OR IRON PIN FOUND
- COMPUTED POINT
- PROPERTY LINES
- EXIST RIGHT-OF-WAY
- TEMP. CONSTRUCTION EASEMENT
- SIDEWALK/UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- EXIST R/W BY MAINTENANCE
- STORM DRAINAGE EASEMENT
- SIDEWALK/UTILITY EASEMENT
- TEMP. CONSTRUCTION EASEMENT

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

		CHARLOTTE	
ENGINEERING & PROPERTY MANAGEMENT			
REVISIONS	<b>BROOKSHIRE/1-485 AREA PLAN</b>	JOB NO.	512-08-006
		FILE NO.	031-191-19
SCALE 1"=60'		PROPERTY ACQUISITION	SHEET
DRAWN BY LG		OWNER: EWRD PERRY-RIVERBEND LLC.	1
DATE		CHARLOTTE, MECKLENBURG CO., NC	OF
CHECKED BY DHS		SURVEY SUPR. <i>DHS</i>	2
K:\AUTOCAD\EN_SU-LD4\208006\DWG\PARCEL 3.DWG			

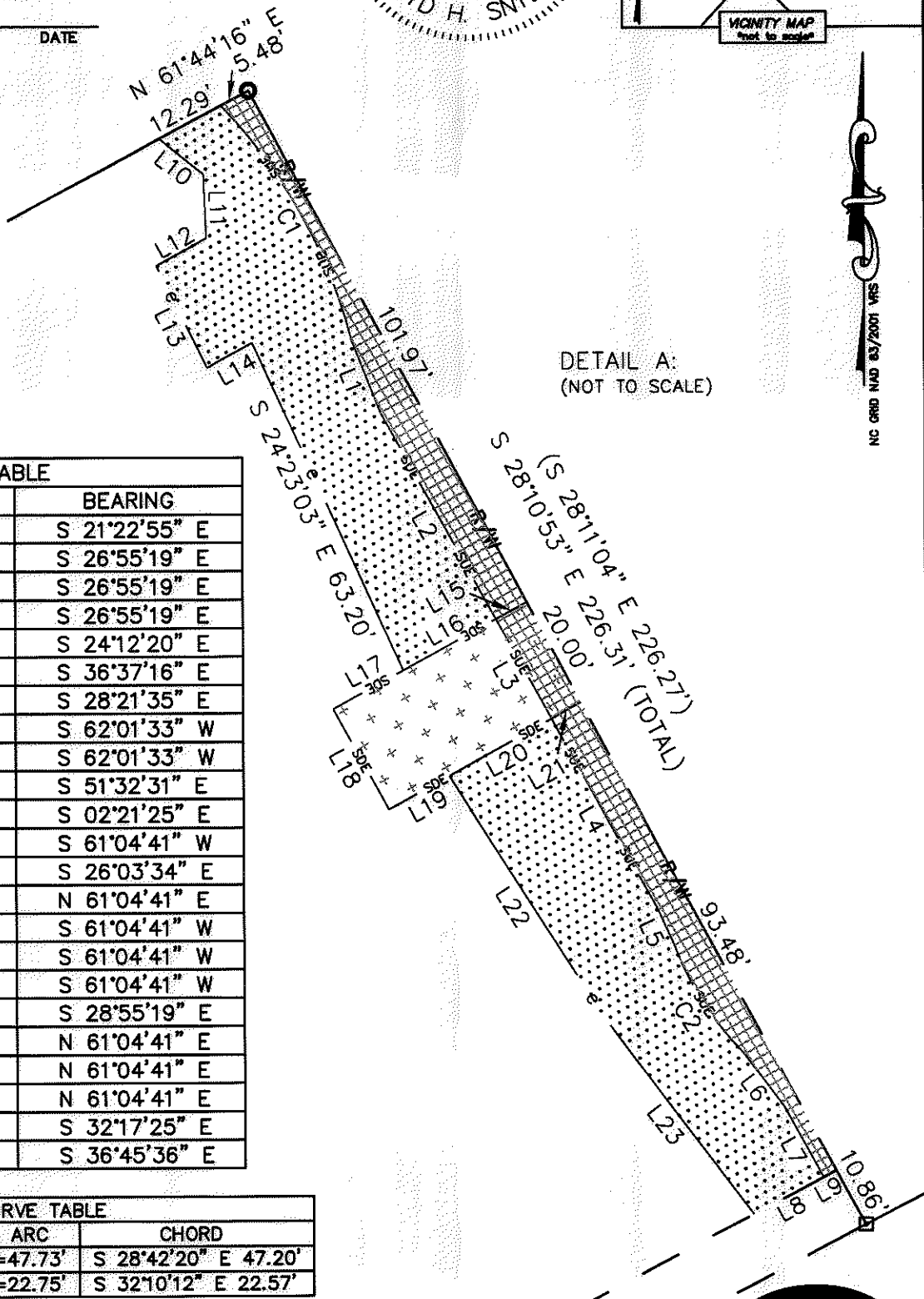
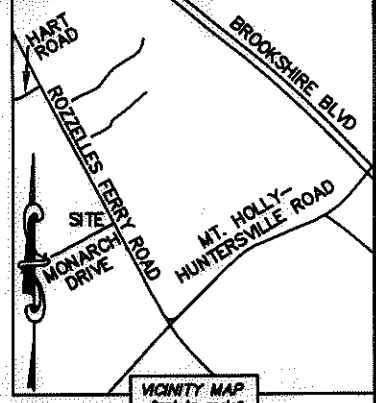
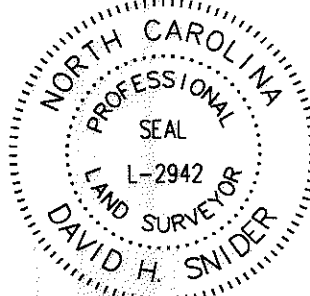
I, DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

*David H. Snider* 12/7/09  
 DAVID H. SNIDER, NC P.L.S. L-2942 DATE

STATE OF NORTH CAROLINA  
 COUNTY OF MECKLENBURG

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 \_\_\_\_\_



DETAIL A:  
 (NOT TO SCALE)

NC CRD NAD 83/2001 VRS

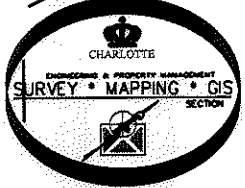
LINE TABLE		
LINE	LENGTH	BEARING
L1	13.65'	S 21°22'55" E
L2	41.29'	S 26°55'19" E
L3	20.00'	S 26°55'19" E
L4	37.96'	S 26°55'19" E
L5	7.09'	S 24°12'20" E
L6	11.81'	S 36°37'16" E
L7	14.16'	S 28°21'35" E
L8	13.73'	S 62°01'33" W
L9	2.52'	S 62°01'33" W
L10	9.93'	S 51°32'31" E
L11	11.18'	S 02°21'25" E
L12	10.00'	S 61°04'41" W
L13	20.02'	S 26°03'34" E
L14	9.00'	N 61°04'41" E
L15	6.13'	S 61°04'41" W
L16	18.50'	S 61°04'41" W
L17	14.00'	S 61°04'41" W
L18	20.00'	S 28°55'19" E
L19	12.00'	N 61°04'41" E
L20	20.50'	N 61°04'41" E
L21	5.87'	N 61°04'41" E
L22	49.88'	S 32°17'25" E
L23	43.82'	S 36°45'36" E

CURVE TABLE		
CURVE	RADIUS & ARC	CHORD
C1	R=92.00 L=47.73'	S 28°42'20" E 47.20'
C2	R=52.00 L=22.75'	S 32°10'12" E 22.57'

**LEGEND**

- REBAR OR IRON PIN FOUND
- COMPUTED POINT
- PROPERTY LINES
- EXIST RIGHT-OF-WAY
- TEMP. CONSTRUCTION EASEMENT
- SIDEWALK/UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- EXIST R/W BY MAINTENANCE
- STORM DRAINAGE EASEMENT
- SIDEWALK/UTILITY EASEMENT
- TEMP. CONSTRUCTION EASEMENT

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



CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT		
REVISIONS	BROOKSHIRE/1-485 AREA PLAN	JOB NO. 512-08-006
		FILE NO. 031-191-19
	PROPERTY ACQUISITION	SHEET 2
	OWNER: EWRD PERRY-RIVERBEND LLC.	OF 2
DRAWN BY LG	CHARLOTTE, MECKLENBURG CO., NC	
DATE	CHECKED BY DHS SURVEY SUPVR. <i>DHS</i>	
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ACQUISITION BY DB 25601 PG 777