

VICINITY MAP
Not to Scale

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 10/24/13
DAVID H. SNIDER, NC P.L.S. L-2942 DATE



LEGEND

- REBAR FOUND
- CITY TRAVERSE MAG NAIL
- CALCULATED POINT
- LINES SURVEYED
- LINES NOT SURVEYED
- STORM DRAINAGE EASEMENT (SDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE) TO BE ACCEPTED BY THE CITY OF CHARLOTTE AS STORM DRAINAGE EASEMENT (SDE)
- TEMPORARY CONSTRUCTION EASEMENT

031-291-19
MONTEITH LAMAR
JOHNSON
DB 25583-801
616 PECANWOOD RD.

031-291-21
CANYON INVESTMENTS
GROUP, LLC
DB 25874-294
911 BALSAM TER.

031-291-20
RICHARD B. REHAGEN
CATHY A. REHAGEN
DB 6236-817
600 PECANWOOD RD.

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 _____

MAG NAIL
NC GRID NAD 83 (2011)
NC GRID COORDINATES
N 583119.54
E 1418923.23
CGF: 0.999846059

(N03°44'20"E 116.66')
(N02°52'49"E 116.66')

PUBLIC DRAINAGE EASEMENT
PER MB 23-744

#4 REBAR ON LINE
NC GRID NAD 83 (2011)
NC GRID COORDINATES
N 565616.38'
E 1420652.88'

(S09°52'17"E 159.01')
(S10°43'48"E 159.01')
BALSAM TER.
40' PUBLIC R/W

(S68°42'03"W
210.05' GROUND
210.02' GRID)

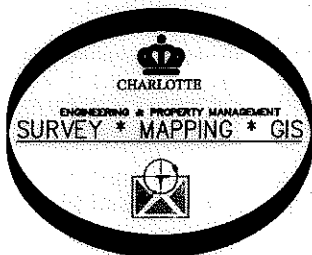
PECANWOOD RD.
50' PUBLIC R/W

87.16'
#4 REBAR
N79°27'29"E 160.65' TOTAL
(S80°19'00"W 160.62')

NOTES:

- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED INFORMATION, MB 23-744
- 2) TOTAL AREA 26,194 SQ.FT.
- 3) TEMPORARY CONSTRUCTION EASEMENT 1,055 SQ.FT.
- 4) SDE 214 SQ.FT.
- 5) EXISTING PDE TO BE ACCEPTED BY THE CITY OF CHARLOTTE AS SDE 135 SQ.FT.
- 6) TOTAL SDE 349 SQ.FT.
- 7) AREA REMAINING 26,194 SQ.FT.

NC GRID NAD 83 (2011)



PREPARED BY:
CITY OF CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT
600 EAST FOURTH STREET
CHARLOTTE, NC 28208
704-336-2291

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	DIST.
1	675.00'	35.61'	S77°56'48"W	35.61'
2	675.00'	7.97'	S76°46'26"W	7.97'
3	675.00'	15.49'	S77°46'11"W	15.49'
4	675.00'	12.14'	S78°56'34"W	12.14'

LINE TABLE		
LINE	BEARING	DIST.
1	S10°32'45"E	20.54'
2	N79°27'15"E	32.40'
3	N79°27'15"E	37.60'
4	N10°32'45"W	19.98'
5	N11°35'20"W	10.09'
6	N79°27'17"E	14.71'
7	N79°27'17"E	20.29'
8	S10°32'45"E	9.98'
9	S79°27'29"W	22.68'
10	N79°27'29"E	19.69'
11	S02°52'49"W	10.28'
12	S02°52'49"W	10.26'

CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT

REVISIONS	600 PECANWOOD RD. STORM WATER MAINTENANCE IMPROVEMENT PROJECT	JOB NO. 514-93-096
	OWNERS: RICHARD B. REHAGEN CATHY A. REHAGEN TAX CODE: 031-291-20 CHARLOTTE, MECKLENBURG CO., NC	FILE NO.
<p>SCALE 1" = 50'</p>		SHEET 1
DRAWN BY: JPG	CHECKED BY: GAI SURVEY SUPVR. <i>DJL</i>	OF 1

P:\Surpro\SWATER\MAINT\BALSAM TERRACE\824\PECANWOOD RD. PLATS\600plat.dwg