

AREA TABLE	
TOTAL PARCEL AREA	32,881 SF
TOTAL TEMP CONSTRUCTION EASEMENT (TCE)	974 SF
TOTAL SIDEWALK/UTILITY EASEMENT (SUE)	976 SF
TOTAL FEE SIMPLE INSIDE R/W BY MAINT.	430 SF
TOTAL PARCEL AREA REMAINING	32,451 SF



BARSCALE 1 INCH = 60 FEET

NOTE: PROPERTY CORNERS SHOWN CIRCLED WERE LOCATED BY ACTUAL FIELD SURVEY. BEARINGS ARE BASED ON N.C. STATE GRID NORTH. THIS MAP WAS PREPARED FOR THE PURPOSE OF RIGHT-OF-WAY AND/OR EASEMENT ACQUISITION ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN. THIS MAP WAS PREPARED UNDER MY SUPERVISION.

03/30/2018

TIMOTHY A. RUDOLPH NC PLS L-2666 DATE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	82.50'	184.10'	N 68°07'08" W	81.81'
C2	91.17'	169.50'	S 71°43'31" E	90.07'
C3	103.59'	197.27'	N 71°17'53" W	102.40'

DATUM DESCRIPTION:
THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON STATE PLANE COORDINATES ESTABLISHED BY: NCGS MONUMENT RESEVOIR NAD 83(2011) STATE PLANE COORDINATES OF NORTHING: 561,874.06 EASTING: 1,434,680.70 ELEVATION: 815.25. THE AVERAGE COMBINED GRID FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS: 0.999838520. VERTICAL DATUM: NAVD 88. ALL LINEAR DIMENSIONS ARE LOCALIZED HORIZONTAL DISTANCES. DATE OF SURVEY: 10/2016



Dewberry
Engineers Inc.
LICENSE # F-0929

9300 HARRIS CORNERS PARKWAY
SUITE 220
CHARLOTTE, NC 28269-3797
PHONE: (704) 509-9918
FAX: (704) 509-9937

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

REVIEW OFFICER DATE

037-014-05
VIOLET D. WILLIAMS
DB 5472 PG 596
MB 1166 PG 169
1612 OAKDALE RD.

037-014-04
BRIAN G. RHINES
JANE ANN RHINES
DB 11309 PG 98
MB 1166 PG 169
1620 OAKDALE RD.

037-014-15
ROGER DELANO MOORE, SR.
DB 28774 PG 115
MB 31 PG 179
VACANT OAK DR.

037-014-12
NANCY JANE ECKARD
DB 4082 PG 476
MB 5 PG 231
5709 OAK DR.

037-014-07
SHELIA A. MORRIS
DB 11400 PG 188
MB 5 PG 231
115 SHADY CR.

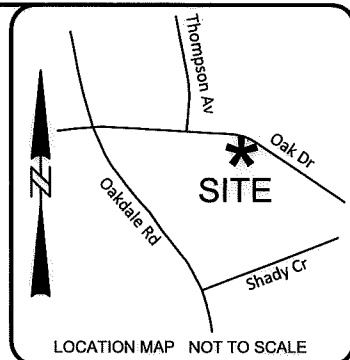
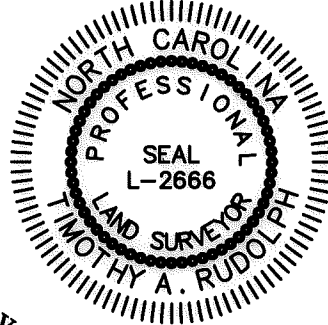
LINE	BEARING	DISTANCE
L1	N 39°29'47" W	13.11'
L2	S 86°20'27" E	15.62'
L3	S 86°20'27" E	78.61'
L4	S 04°15'22" W	14.74'
L5	S 56°15'19" E	23.62'
L6	S 56°15'19" E	1.35'
L7	S 20°28'28" W	9.38'
L8	S 20°28'28" W	8.09'
L9	S 20°28'28" W	60.34'
L10	N 57°39'41" W	9.71'
L11	S 22°14'17" W	6.65'
L12	N 87°27'06" W	22.43'
L13	S 87°08'01" E	16.35'
L14	S 56°19'01" E	10.99'

NO.	DATE	BY	REVISION

OAK DRIVE

N.C. GRID NORTH
NAD'83

LOCALIZED GRID
COORDINATES
N:569338.67
E:1435125.82



DEWBERRY TP #46
SET CAPPED REBAR
N: 569278.75
E: 1435261.84
ELEV: 834.88

DEWBERRY TP #45
SET CAPPED REBAR
N: 569026.05
E: 1435584.61
ELEV: 825.89

LEGEND

- SIDEWALK/UTILITY EASEMENT (SUE)
- SIDEWALK/UTILITY EASEMENT SUE
- TEMPORARY CONSTRUCTION ESMT (TCE)
- TEMPORARY CONST ESMT
- RIGHT OF WAY
- FEE SIMPLE INSIDE EXISTING R/W
- RIGHT OF WAY BY MAINTENANCE (MAINT.)
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- FIELD LOCATED/SET PROPERTY IRON
- DEED/PLAT CALL



Peachtree Hills
32 Sidewalk Project
Project Number PMES171503
Easement Acquisition for Parcel 32
KERRY B. WEBSTER et ux,
TERESA A. WEBSTER
TAX ID NO. 037-014-13
DB 25611 PG 610 - MB 1166 PG 169
5725 OAK DR.
CHARLOTTE, MECKLENBURG, NC

PMES171503
PROJECT NUMBER
M. DENNIS
PREPARED BY
03/30/2018
DATE

50085827 / PARCEL 32
DEWBERRY PROJECT / FILE NAME
1"=60'
SCALE
1 OF 1
SHEET

DB 32994 - 280