

AREA TABLE	
TOTAL PARCEL AREA	40,868 SF
TOTAL TEMP CONSTRUCTION EASEMENT (TCE)	1,630 SF
TOTAL SIDEWALK/UTILITY EASEMENT	1,381 SF
TOTAL STORM DRAINAGE EASEMENT	315 SF
OVERLAPPING SUE & SDE	211 SF
TOTAL FEE SIMPLE INSIDE R/W BY MAINT.	6,543 SF
TOTAL PARCEL AREA REMAINING	34,325 SF

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

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

LINE	BEARING	DISTANCE
L1	S 50°36'41" W	37.58'
L2	DELETED	DELETED
L3	S 79°39'35" W	41.19'
L4	S 79°39'35" W	24.71'
L5	S 79°39'35" W	13.44'
L6	S 79°39'35" W	53.17'
L7	S 24°15'30" E	26.80'
L8	S 24°15'30" E	6.70'
L9	S 24°15'30" E	10.67'
L10	S 24°15'30" E	1.76'
L11	S 24°15'30" E	20.72'

LINE	BEARING	DISTANCE
L12	S 50°36'41" W	15.25'
L13	N 50°33'05" E	15.75'
L14	N 41°52'55" W	19.39'
L15	N 50°36'41" E	32.76'
L16	S 40°00'03" E	17.87'
L17	N 51°55'59" E	52.18'
L18	N 25°50'13" E	29.58'
L19	S 50°36'41" W	107.65'
L20	N 50°36'41" E	81.37'
L21	N 50°36'41" E	20.66'
L30	N 50°34'54" E	0.62'

SEE SHEET 2 FOR ADDITIONAL LINE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	30.04'	580.00'	S 49°07'39" W	30.04'



Dewberry  
Engineers Inc.  
LICENSE # F-0929

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

SEE SHEET 2 FOR DETAIL

039-242-16  
TIMOTHY P. POPE  
and spouse  
EMILY ZIER POPE  
DB 31065 PG 135  
756 PEACHTREE 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 ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

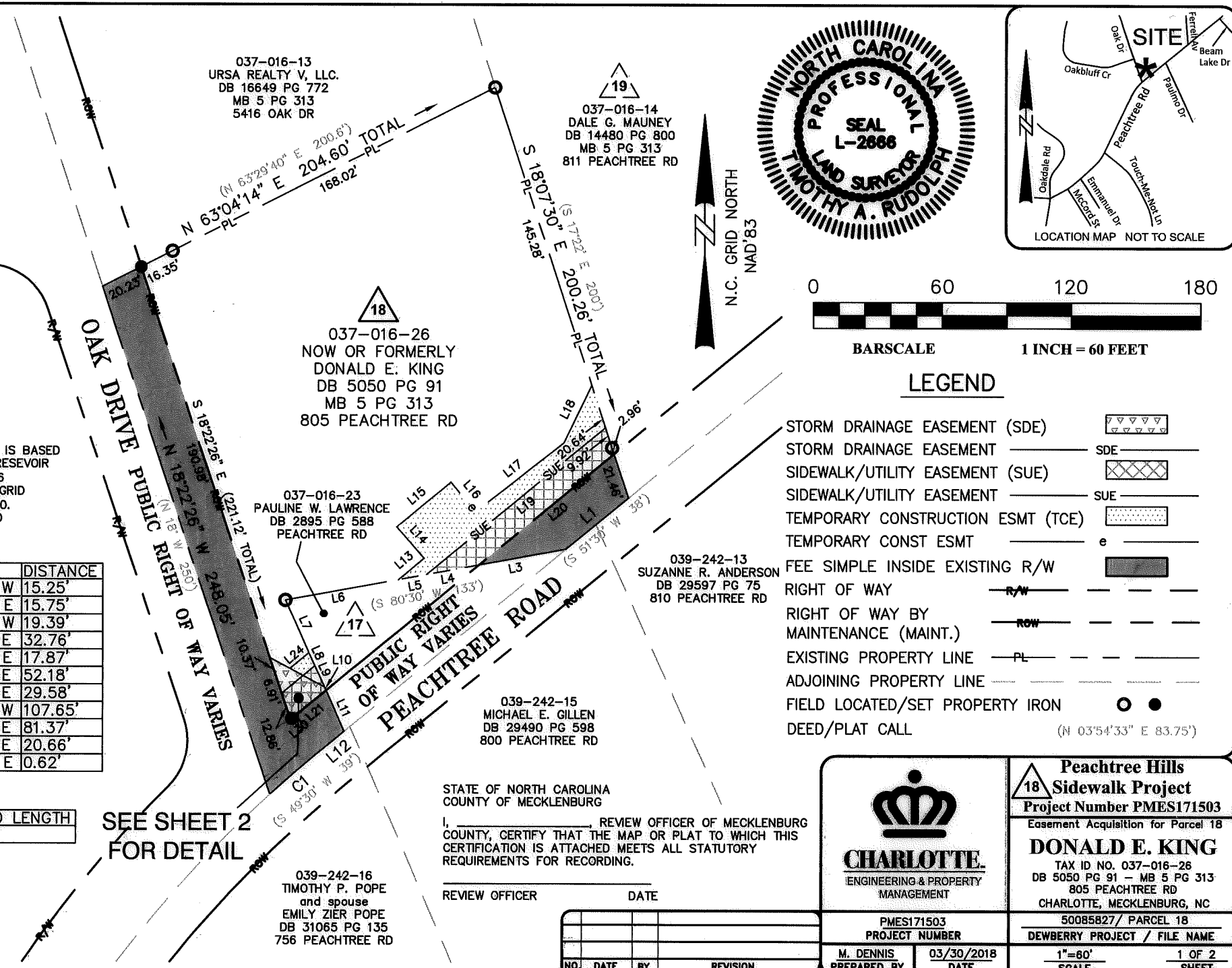
REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

NO.	DATE	BY	REVISION



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

**Peachtree Hills**  
**18 Sidewalk Project**  
Project Number PMES171503  
Easement Acquisition for Parcel 18  
**DONALD E. KING**  
TAX ID NO. 037-016-26  
DB 5050 PG 91 - MB 5 PG 313  
805 PEACHTREE RD  
CHARLOTTE, MECKLENBURG, NC  
50085827 / PARCEL 18  
DEWBERRY PROJECT / FILE NAME  
1"=60'  
SCALE  
1 OF 2  
SHEET



037-016-13  
URSA REALTY V, LLC.  
DB 16649 PG 772  
MB 5 PG 313  
5416 OAK DR

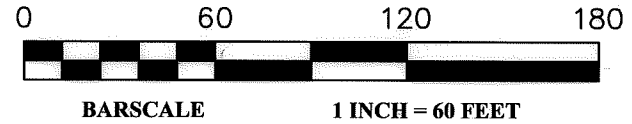
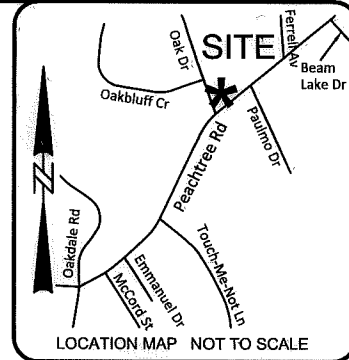
037-016-14  
DALE G. MAUNEY  
DB 14480 PG 800  
MB 5 PG 313  
811 PEACHTREE RD

037-016-26  
NOW OR FORMERLY  
DONALD E. KING  
DB 5050 PG 91  
MB 5 PG 313  
805 PEACHTREE RD

037-016-23  
PAULINE W. LAWRENCE  
DB 2895 PG 588  
PEACHTREE RD

039-242-13  
SUZANNE R. ANDERSON  
DB 29597 PG 75  
810 PEACHTREE RD

039-242-15  
MICHAEL E. GILLEN  
DB 29490 PG 598  
800 PEACHTREE RD



LEGEND

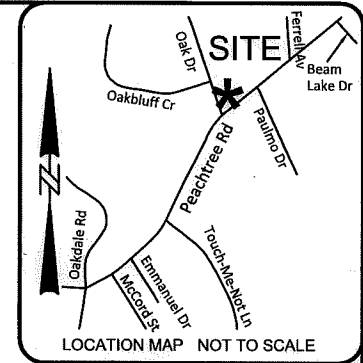
- STORM DRAINAGE EASEMENT (SDE)
- STORM DRAINAGE EASEMENT SDE
- SIDEWALK/UTILITY EASEMENT (SUE)
- SIDEWALK/UTILITY EASEMENT SUE
- TEMPORARY CONSTRUCTION ESMT (TCE)
- TEMPORARY CONST ESMT
- FEE SIMPLE INSIDE EXISTING R/W
- RIGHT OF WAY
- RIGHT OF WAY BY MAINTENANCE (MAINT.)
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- FIELD LOCATED/SET PROPERTY IRON
- DEED/PLAT CALL (N 03°54'33" E 83.75')

DB 32969-638

AREA TABLE	
TOTAL PARCEL AREA	40,868 SF
TOTAL TEMP CONSTRUCTION EASEMENT (TCE)	1,630 SF
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DEWBERRY TP #42  
SET CAPPED REBAR  
N 568085.11  
E 1436603.46  
ELEV:815.16

DETAIL - NOT TO SCALE



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-2866

DATE

DATUM DESCRIPTION:  
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LINE	BEARING	DISTANCE
L22	S 61°51'12" E	10.47'
L23	DELETED	DELETED
L24	S 50°33'05" W	11.46'
L25	S 61°51'12" E	6.99'
L26	N 50°36'41" E	12.87'
L27	N 50°36'41" E	7.04'
L28	S 61°51'12" E	11.14'
L29	N 13°42'02" W	43.97'

SEE SHEET 1 FOR ADDITIONAL LINE TABLE



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

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REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

037-016-26  
NOW OR FORMERLY  
DONALD E. KING  
DB 5050 PG 91  
MB 5 PG 313  
805 PEACHTREE RD

037-016-23  
PAULINE W. LAWRENCE  
DB 2895 PG 588  
PEACHTREE RD

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	30.04'	580.00'	S 49°07'39" W	30.04'

LEGEND

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

NO.	DATE	BY	REVISION

**CHARLOTTE**  
ENGINEERING & PROPERTY  
MANAGEMENT

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

**Peachtree Hills Sidewalk Project**  
Project Number PMES171503  
Easement Acquisition for Parcel 18  
**DONALD E. KING**  
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DB 5050 PG 91 - MB 5 PG 313  
805 PEACHTREE RD  
CHARLOTTE, MECKLENBURG, NC  
50085827 / PARCEL 18  
DEWBERRY PROJECT / FILE NAME  
NTS  
SCALE  
2 OF 2  
SHEET

DB 32969-638