

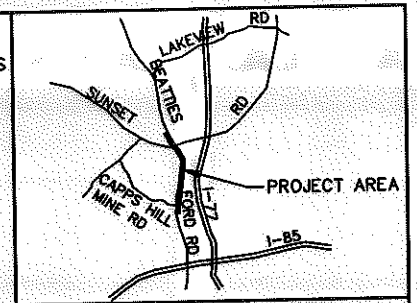
LEGEND

- TCE = TEMPORARY CONSTRUCTION EASEMENT
- SDE = STORM DRAINAGE EASEMENT
- = SDE
- = TCE
- = FEE SIMPLE OUTSIDE EXISTING R/W
- = FEE SIMPLE INSIDE EXISTING R/W
- = TCE
- = EXISTING R/W
- = SDE
- = NEW R/W
- = DEED LINE
- = IRON REBAR SET

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	5253.00'	17.18'	S 30°22'48" E	17.18'
C2	5253.00'	9.72'	S 30°25'14" E	9.72'
C3	5253.00'	7.45'	S 30°19'37" E	7.45'

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

REVIEW OFFICER _____ DATE _____



VICINITY MAP NOT TO SCALE

DETAIL 1"=40'

TAX ID # 037-371-10
FRANCES O. RILEY
D.B. 1229, PG. 193
D.B. 1088, PG. 190
5508 BEATTIES FORD ROAD

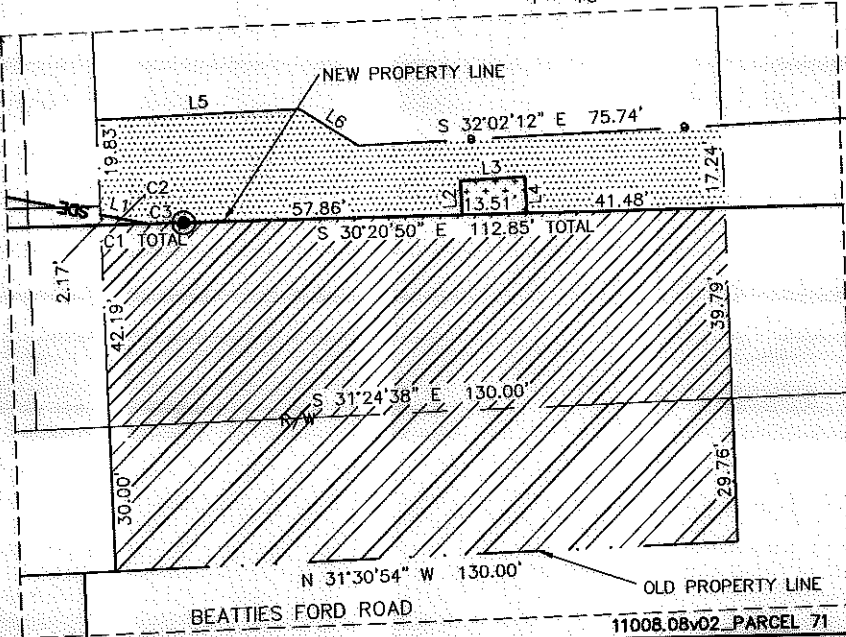
TAX ID# 037-371-11
DAVID LEE WEBB
DB 18643/PG 362
5508 BEATTIES FORD ROAD

TAX ID # 037-371-10
FRANCES O. RILEY
D.B. 1229, PG. 193
D.B. 1088, PG. 190
5508 BEATTIES FORD ROAD

TAX ID# 037-371-12
AVH ONE, LLC
DB 16360/PG 576
5432 BEATTIES FORD ROAD

TAX ID# 037-371-13
AVH ONE, LLC
DB 13321/PG 753
5416 BEATTIES FORD ROAD

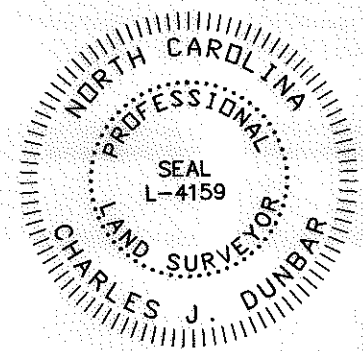
LINE	BEARING	DISTANCE
L1	S 17°54'52" E	10.00'
L2	N 57°36'56" E	7.12'
L3	N 32°23'04" W	13.50'
L4	N 57°36'56" E	7.60'
L5	S 31°43'18" E	42.42'
L6	N 03°20'35" E	14.42'



- NOTE:
- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP OR DEED INFORMATION.
 - 2) TOTAL AREA: 87,113 S.F., 2.000 AC.
 - 3) AREA IN TCE: 2,290 S.F., 0.053 AC.
 - 4) AREA IN SDE: 110 S.F., 0.003 AC.
 - 5) FEE SIMPLE INSIDE EXISTING R/W: 3,885 S.F., 0.089 AC.
 - 6) FEE SIMPLE OUTSIDE EXISTING R/W: 5,329 S.F., 0.122 AC.
 - 7) FEE AREA REMAINING: 77,899 S.F., 1.788 AC.

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

CHARLES J. DUNBAR NC PLS L-4159
DUNBAR GEOMATICS GROUP, PLLC
P.O. BOX 3053
HUNTERVILLE, NC 28070-3053
NC LIC. NO. P-0865



ATKINS
Plans Prepared By:
5200 77 CENTER DRIVE, SUITE 500
CHARLOTTE, NORTH CAROLINA 28217
(704) 522-7275 NCCOA: F-0326

CHARLOTTE
ENGINEERING DEPARTMENT

BEATTIES FORD ROAD WIDENING PROJECT

PROPERTY ACQUISITION OWNER:
AVH ONE, LLC
CHARLOTTE, MECKLENBURG CO., NC

DATE: 9/27/11 CHECKED BY: CJD SURVEY SUPVR.: RGG

JOB NO. 512-03-013
FILE NO. PARCEL 71
SHEET 1 OF 1

ACQUISITION BY DB 28532 PG 370