

**LEGEND**

TCE = TEMPORARY CONSTRUCTION EASEMENT

UE = UTILITY EASEMENT

[Pattern] = TCE

[Pattern] = FEE SIMPLE OUTSIDE EXISTING R/W

[Pattern] = UE

[Symbol] = TCE

[Symbol] = EXISTING R/W

[Symbol] = UE

[Symbol] = NEW R/W

[Symbol] = IRON PIN FOUND

[Symbol] = IRON REBAR SET

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 \_\_\_\_\_

**NOTE:**

- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP OR DEED INFORMATION.
- 2) TOTAL AREA: 82,285 S.F., 1.889 AC.
- 3) AREA IN TCE: 10,066 S.F., 0.231 AC.
- 4) AREA IN UE: 91 S.F., 0.002 AC.
- 5) AREA OF EXIST. EASEMENTS & TCE OVERLAP: 1,470 S.F., 0.034 AC.
- 6) AREA OF EXIST. EASEMENTS & FEE SIMPLE OVERLAP: 2,775 S.F., 0.064 AC.
- 7) FEE SIMPLE OUTSIDE EXISTING R/W: 8,242 S.F., 0.189 AC.
- 8) FEE AREA REMAINING: 74,043 S.F., 1.700 AC.

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

TAX ID# 037-372-08A  
HOUSING AUTHORITY OF  
THE CITY OF CHARLOTTE, N.C.  
DB 19646/PG 285  
MONTGOMERY GARDENS DRIVE

59

(N 67°49'24" E 349.13')  
(N 67°51'07" E 348.73' TOTAL  
289.29'

DRIVEWAY EASEMENT  
(DB 15578/PG 956)

PERMANENT UTILITY  
EASEMENT  
(MB 29/PG 40)  
(DB 11102/PG 711)

57

TAX ID# 037-372-09  
5100 BEATTIES FORD ROAD, LLC  
LOT 1, MB 41/PG 547  
DB 17167/PG 182  
5100 BEATTIES FORD ROAD

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	1399.95'	1.13'	S 77°25'41" W	1.13'
C2	52.00'	14.82'	N 83°16'18" E	14.77'
C3	42.00'	15.43'	S 80°54'34" W	15.35'
C4	1399.28'	104.61'	S 69°31'46" W	104.59'
C5	1399.28'	13.06'	S 71°56'19" W	13.06'
C6	1399.28'	126.97'	S 74°48'20" W	126.92'

CMUD SANITARY SEWER  
EASEMENT (DB 16362/PG 778)

PERMANENT UTILITY  
EASEMENT  
(MB 29/PG 40)  
(DB 11053/PG 758)

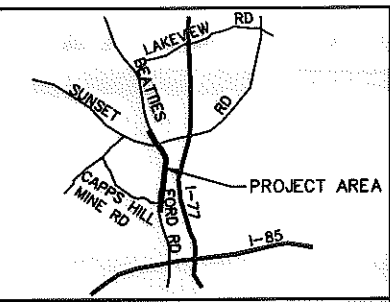
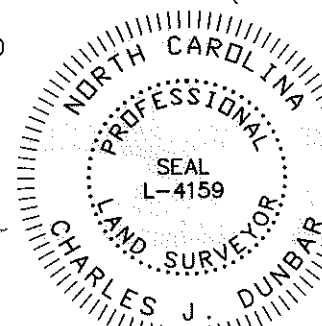
PERMANENT UTILITY  
EASEMENT  
(MB 29/PG 40)  
(DB 11102/PG 711)

SUNSET ROAD  
R/W VARIES

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

DATE 10/26/12



VICINITY MAP  
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 09°41'29" E	18.89'
L2	S 75°06'23" W	34.90'
L3	S 18°06'07" E	4.04'
L4	N 72°41'06" E	38.63'
L5	S 17°18'54" E	2.00'
L6	S 72°41'06" W	37.43'
L7	S 58°50'53" W	26.00'
L12	N 69°45'30" E	16.76'
L13	S 64°02'56" E	39.54'
L14	N 18°01'20" W	29.02'
L15	N 27°42'39" W	6.91'
L16	N 62°17'21" E	2.00'
L17	N 27°42'39" W	8.39'

TAX ID# 037-372-12  
ADVANCE SUNSET, LLC  
LOT 2A, MB 45/PG 814  
DB 20466/PG 954  
4309 SUNSET ROAD

30' ACCESS EASEMENT  
MB 45/PG 814

11008.06v03\_PARCEL 57

**CHARLOTTE ENGINEERING DEPARTMENT**

BEATTIES FORD ROAD WIDENING PROJECT

PROPERTY ACQUISITION OWNER:  
5100 BEATTIES FORD ROAD, LLC  
CHARLOTTE, MECKLENBURG CO., NC

REVISIONS  
09/24/12: REVISED UE & TCE  
10/28/12: REVISED UE & TCE

SCALE 1" = 50'

DRAWN BY: SLB

DATE: 5/13/12

CHECKED BY: CJD SURVEY SUPVR.: RGG

JOB NO. 512-03-013  
FILE NO. PARCEL 57  
SHEET 1 OF 1