

PROJECT  
BASELINE TIE  
STA. 112+00.12 L1  
20.00' RT.

LOCALIZED GRID  
COORDINATES  
N:557644.11  
E:1439440.67

**N. HOSKINS RD  
PUBLIC R/W VARIES**

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 \_\_\_\_\_

N 72°14'03" E  
60.31'

SEE DETAIL  
TOP RIGHT

039-023-12  
SOUTHERN PROPERTIES  
OF NORTH CAROLINA LLC  
DB 23622 PG 457  
MB 332 PG 29  
334 N. HOSKINS RD.

039-023-13  
MICHAEL PAUL JAMES  
DB 22637 PG 482  
MB 332 PG 29  
330 N. HOSKINS RD.

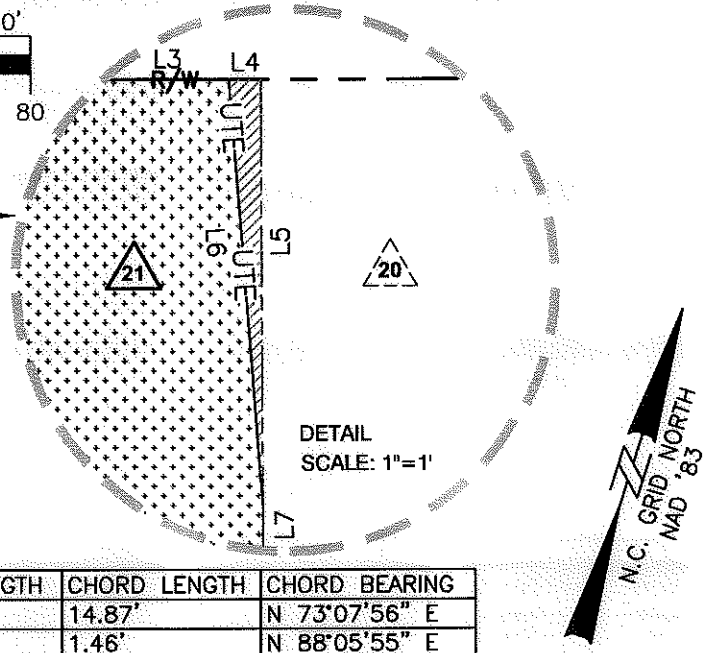
039-023-14  
MICHAEL PAUL JAMES  
DB 22637 PG 693  
MB 332 PG 29  
326 N. HOSKINS RD.

180.00' TOTAL  
166.62'  
N 17°47'50" W

180.07' TOTAL  
164.34'  
N 17°41'56" W

S 72°18'04" W  
60.00'  
20' ALLEY

039-023-01  
LGV II, LLC  
DB 21569 PG 80  
MB 332 PG 349 & 398  
314-338 CLARENCE ST  
3907-3927 TENNESSEE AVE.



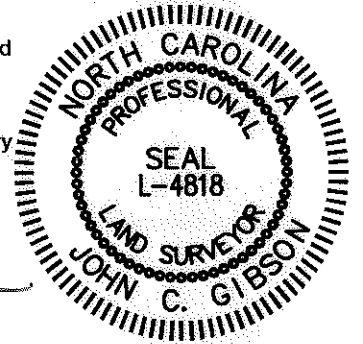
DETAIL  
SCALE: 1"=1'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	474.50'	14.87'	14.87'	N 73°07'56" E
C2	3.00'	1.47'	1.46'	N 88°05'55" E

LINE	BEARING	DISTANCE
L1	N 17°47'50" W	7.88'
L2	N 17°47'50" W	5.50'
L3	N 72°14'03" E	60.14'
L4	N 72°14'03" E	0.16'
L5	S 17°41'56" E	2.21'
L6	N 21°57'52" W	2.22'
L7	S 17°41'56" E	8.86'
L8	S 17°41'56" E	4.66'
L9	N 72°14'03" E	17.65'
L10	N 74°01'48" E	18.83'
L11	S 77°49'58" E	8.71'
L12	N 69°00'23" E	48.36'
L13	S 84°51'17" E	13.03'

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.

*John C. Gibson*  
JOHN C. GIBSON  
L-4818



**LEGEND**

- Sidewalk Utility Easement..... — SUE —
- Temporary Construction Easement ... — e —
- Utility Easement..... — UTE —
- Sidewalk Utility Easement..... [Pattern]
- Temporary Construction Easement ... [Pattern]
- Utility Easement..... [Pattern]
- Right-of-Way..... — R/W —
- Existing Property Line ..... — P —
- Field Located Property Iron ..... — O —

**AREA TOTALS**

Total Parcel Area	10,830 SF
Temporary Construction Easement Total	369 SF
Utility Easement Total ( Overlaps SUE)	0.2 SF
Sidewalk Utility Easement Total	370 SF
Total Parcel Area Remaining	10,830 SF

THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 83/01 STATE PLANE COORDINATES FOR THE NCGS MONUMENT "RESERVOIR" WITH A NORTHING OF 561874.06, EASTING OF 1434680.70. THE AVERAGE COMBINED FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS .999833715. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES.



Dewberry & Davis, Inc.  
LICENSE # F-0679

6135 LAKEVIEW ROAD  
SUITE 400  
CHARLOTTE, NC 28269-2609  
PHONE: (704) 509-9918  
FAX: (704) 509-9937



Project Name <b>North Hoskins Rd Sidewalk Project</b> 512-08-023	
Property Owner <b>Michael Paul James</b>	
Address 330 N. Hoskins Rd	
512-08-023 PROJECT NO.	1"=40' SCALE
JAT PREPARED BY	06/2010 DATE
1 OF 1 SHEET	

NO.	DATE	BY	REVISION
1	01/19/2011	JGO	Added SUE/SOE overlap hatching