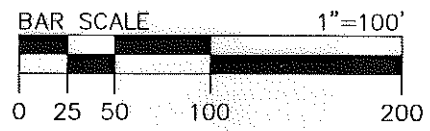


THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 83/01 STATE PLANE COORDINATES FOR THE NCGS MONUMENT "RESERVOIR" WITH A NORTHING OF 561874.06, EASTING OF 1434680.70. THE AVERAGE COMBINED FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS .999833715. ALL LINEAR DISTANCES ARE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

LEGEND

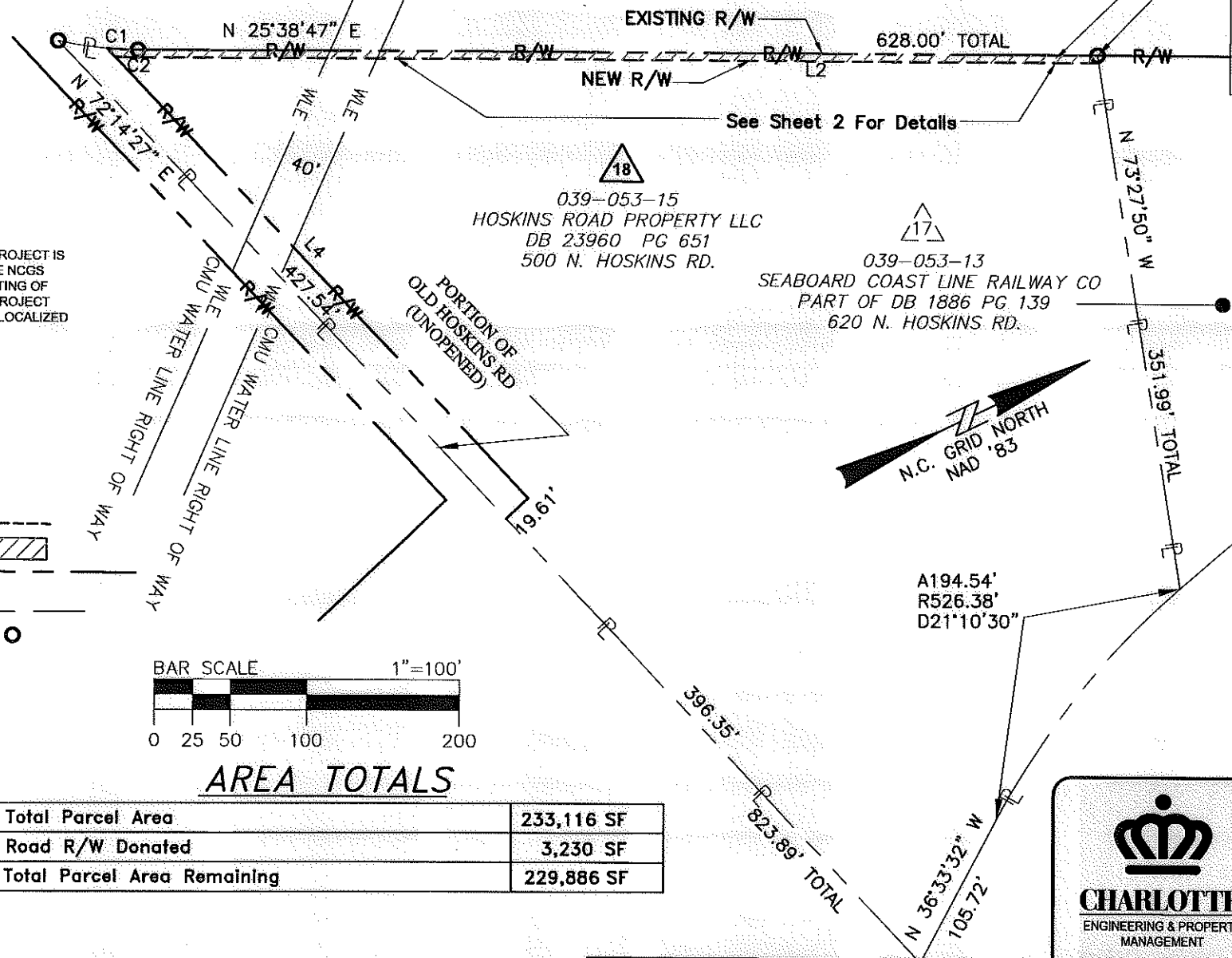
- New Right-of-Way - - - - -
- Right-of-way Donated [Hatched Box]
- Right-of-Way..... R/W [Dashed Line]
- Existing Property Line [Solid Line]
- Field Located Property Iron [Circle]



AREA TOTALS

Total Parcel Area	233,116 SF
Road R/W Donated	3,230 SF
Total Parcel Area Remaining	229,886 SF

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



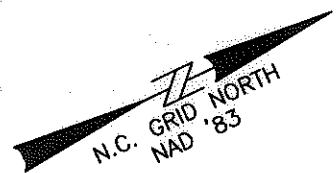
Note: Additional 5 feet of right of way being donated along Hoskins Road per approved rezoning request dated 3/15/2004, petition number 2004-001.

PROJECT BASELINE TIE STA 122+22.16 L1 28.61' RT.
LOCALIZED GRID COORDINATES N:558383.49 E:1440076.22

See Sheet 2 For Details

039-053-15
HOSKINS ROAD PROPERTY LLC
DB 23960 PG 651
500 N. HOSKINS RD.

039-053-13
SEABOARD COAST LINE RAILWAY CO
PART OF DB 1886 PG 139
620 N. HOSKINS RD.



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

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 _____



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
North Hoskins Rd Sidewalk Project
512-08-023
Property Owner
Hoskins Road Property, LLC
Address
500 N. Hoskins Rd.

NO	DATE	BY	REVISION
1	5-25-11	JG	road r/w donation

512-08-023
PROJECT NO.
1"=100'
SCALE
JAT
PREPARED BY
06/2010
DATE

P:\2008\741\CAD\Survey\BASE PLATS\2011-18.dwg
PATH
1 OF 2
SHEET

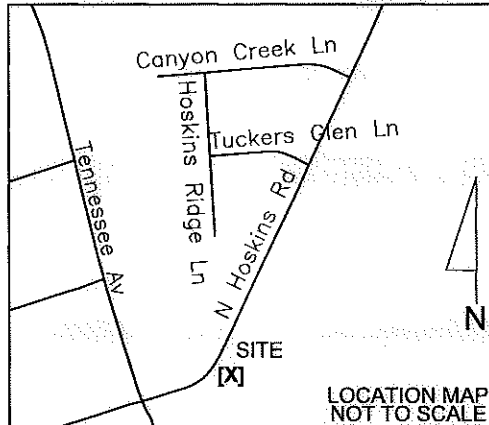
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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Review Officer _____ Date _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	229.97'	20.10'	20.09'	N 28°04'46" E	5°00'27"
C2	234.97'	14.99'	14.98'	N 27°24'10" E	3°39'16"

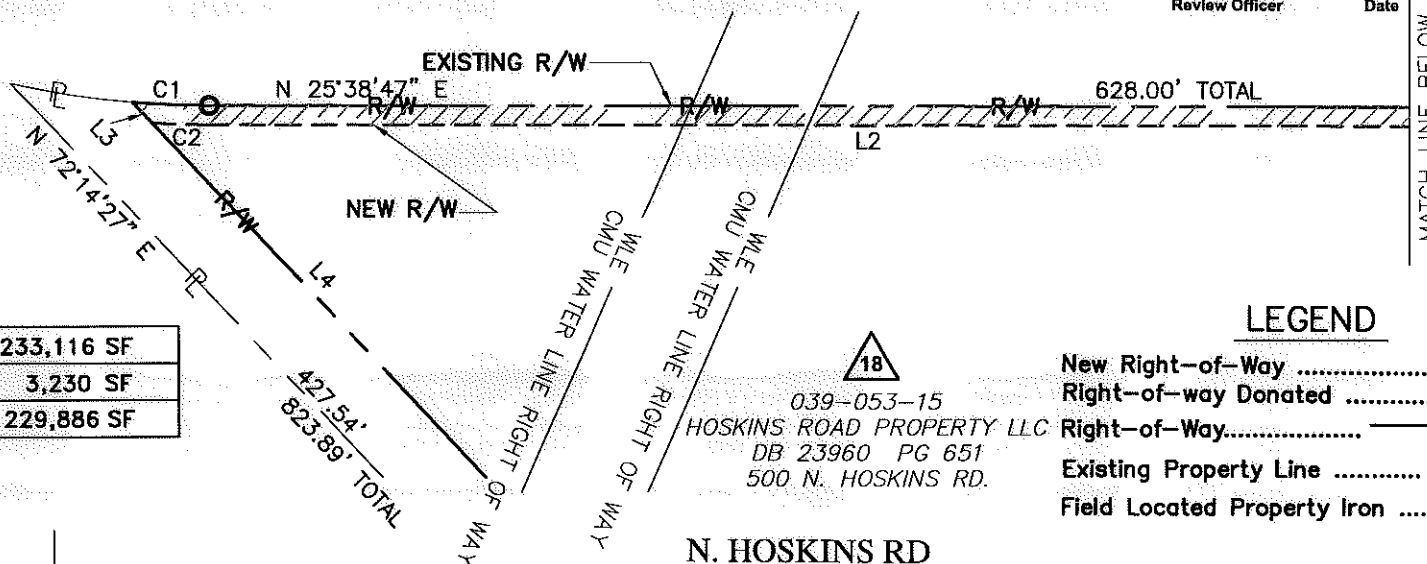
N. HOSKINS RD
PUBLIC R/W VARIES



LOCATION MAP NOT TO SCALE

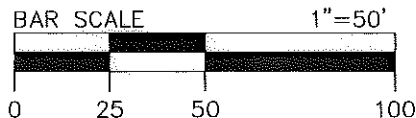
AREA TOTALS

Total Parcel Area	233,116 SF
Road R/W Donated	3,230 SF
Total Parcel Area Remaining	229,886 SF

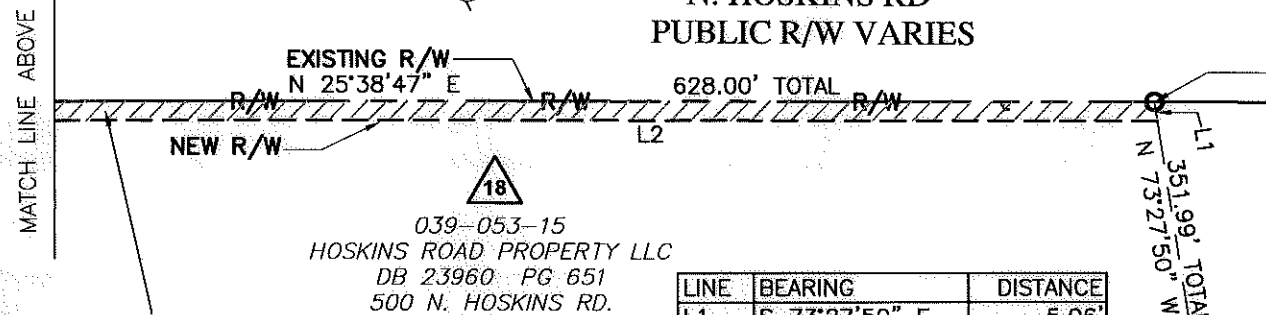


LEGEND

- New Right-of-Way [Symbol]
- Right-of-way Donated [Symbol]
- Right-of-Way..... R/W [Symbol]
- Existing Property Line [Symbol]
- Field Located Property Iron [Symbol]



N. HOSKINS RD
PUBLIC R/W VARIES



LINE	BEARING	DISTANCE
L1	S 73°27'50" E	5.06'
L2	N 25°38'47" E	628.81'
L3	N 72°14'03" E	7.42'
L4	N 72°14'03" E	394.64'

Note: Additional 5 feet of right of way being donated along Hoskins Road per approved rezoning request dated 3/15/2004, petition number 2004-001.

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.

PROJECT BASELINE TIE STA 122+22.16 L1 28.61' RT.	LOCALIZED GRID COORDINATES N:558383.49 E:1440076.22
--	---

039-053-13
SEABOARD COAST LINE RAILWAY CO
PART OF DB 1886 PG. 139
620 N. HOSKINS RD.



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

John C. Gibson
JOHN C. GIBSON
L-4818

Dewberry

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
North Hoskins Rd Sidewalk Project
512-08-023
Property Owner
Hoskins Road Property, LLC
Address
500 N. Hoskins Rd

NO	DATE	BY	REVISION
1	5-25-11	JG	road r/w donation

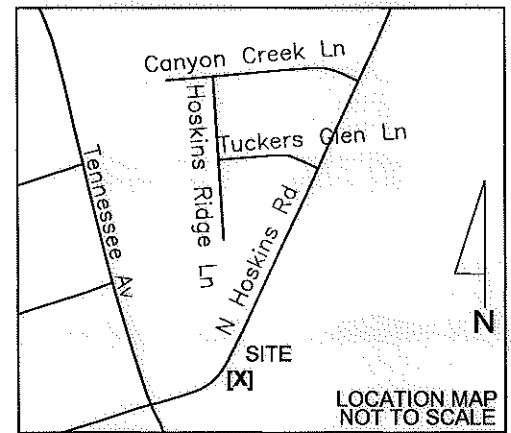
512-08-023
PROJECT NO.
1"=50'
SCALE
JAT
PREPARED BY
06/2010
DATE

2 OF 2
SHEET

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

PROJECT
BASELINE TIE
STA 122+22.16 L1
28.61' RT.

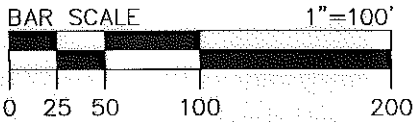
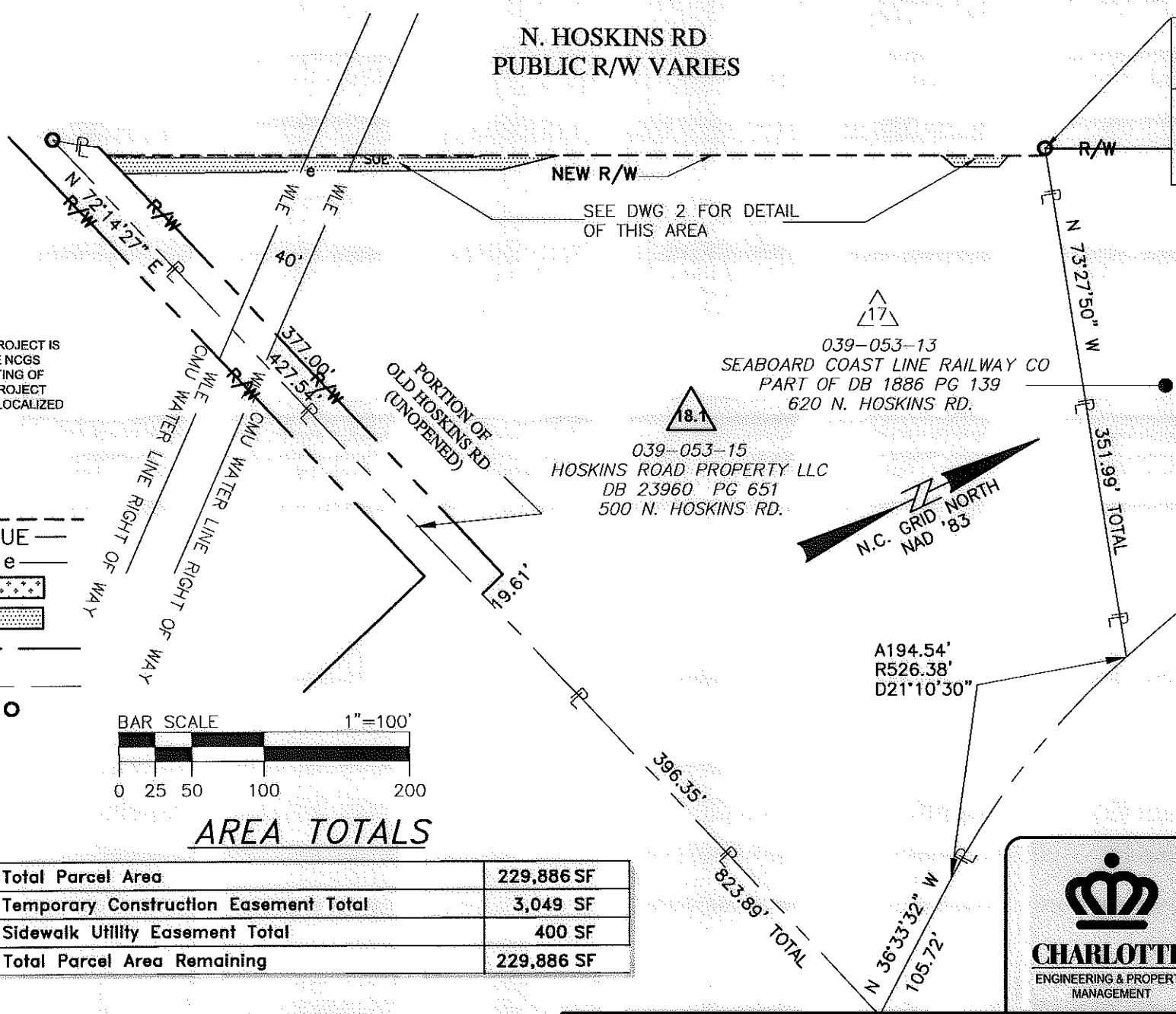
LOCALIZED GRID
COORDINATES
N:558383.49
E:1440076.22



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LEGEND

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



AREA TOTALS

Total Parcel Area	229,886 SF
Temporary Construction Easement Total	3,049 SF
Sidewalk Utility Easement Total	400 SF
Total Parcel Area Remaining	229,886 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.

John C. Gibson
JOHN C. GIBSON
L-4818

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 _____



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
North Hoskins Rd Sidewalk Project
512-08-023

Property Owner
Hoskins Road Property, LLC

Address
18.1 500 N. Hoskins Rd.

1	5-25-11	JG	show tce/sue only
NO	DATE	BY	REVISION

512-08-023
PROJECT NO.

JAT
PREPARED BY

1"=100'
SCALE

06/2010
DATE

PL0000741/2010/06/20/EA-PLAT/512-08-023

PATH

1 OF 2
SHEET

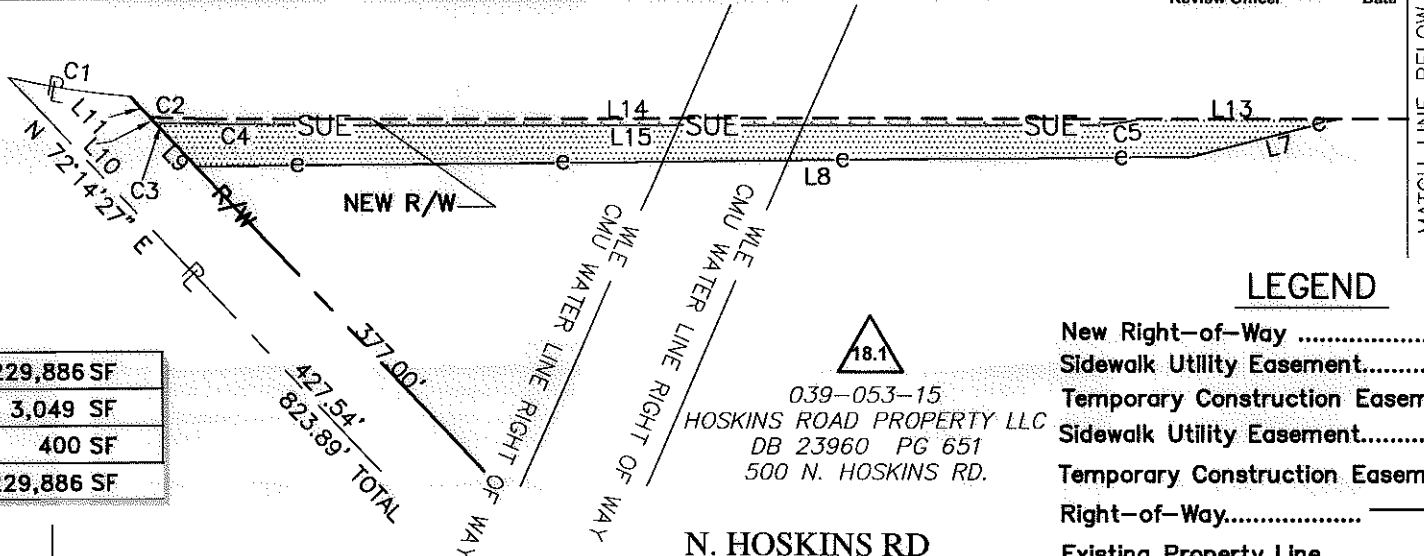
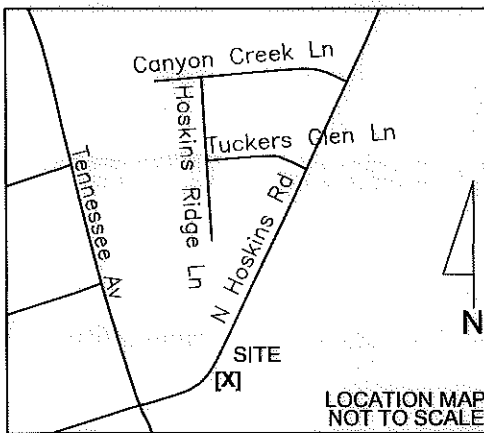
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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Review Officer _____ Date _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	459.94'	64.23'	64.18'	N 34°35'01" E	8°00'04"
C2	469.94'	29.97'	29.97'	N 27°24'10" E	3°39'16"
C3	283.51'	0.88'	0.88'	N 29°11'22" E	0°10'41"
C4	2583.87'	51.83'	51.83'	N 26°08'15" E	1°08'58"
C5	58.00'	13.81'	13.78'	N 18°50'23" E	13°38'26"

N. HOSKINS RD
PUBLIC R/W VARIES

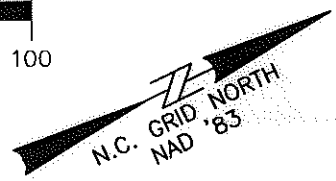
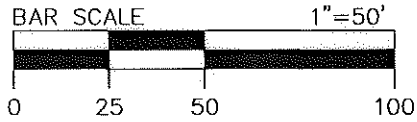


AREA TOTALS

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Temporary Construction Easement Total	3,049 SF
Sidewalk Utility Easement Total	400 SF
Total Parcel Area Remaining	229,886 SF

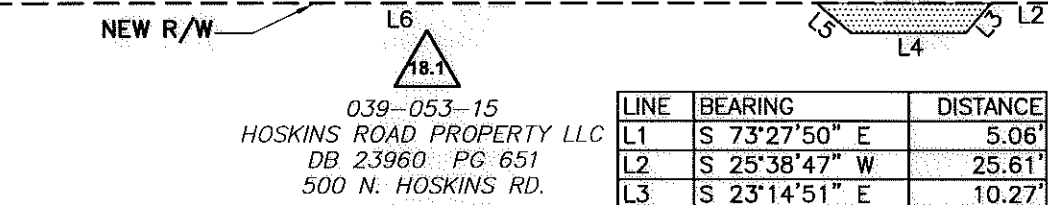
LEGEND

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



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

John C. Gibson
JOHN C. GIBSON
L-4818



LINE	BEARING	DISTANCE
L1	S 73°27'50" E	5.06'
L2	S 25°38'47" W	25.61'
L3	S 23°14'51" E	10.27'
L4	S 25°34'38" W	30.00'
L5	S 66°30'37" W	11.88'
L6	S 25°38'43" W	262.33'
L7	N 11°20'48" E	40.18'
L8	N 25°06'33" E	259.05'
L9	N 72°14'03" E	15.53'
L10	N 72°14'03" E	2.11'
L11	S 72°14'03" W	7.42'
L12	N 25°38'47" E	45.73'
L13	S 25°39'04" W	51.30'
L14	S 25°38'47" W	243.82'
L15	N 25°39'48" E	190.96'

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NO	DATE	BY	REVISION
1	5-25-11	JG	show tce/sue only

PROJECT BASELINE TIE STA 122+22.16 L1 28.61' RT.	LOCALIZED GRID COORDINATES N:558383.49 E:1440076.22
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039-053-13
SEABOARD COAST LINE RAILWAY CO
PART OF DB 1886 PG 139
620 N. HOSKINS RD.

 CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT	Project Name North Hoskins Rd Sidewalk Project 512-08-023
	Property Owner Hoskins Road Property, LLC Address 500 N. Hoskins Rd
512-08-023 PROJECT NO.	1"=50' SCALE
JAT PREPARED BY	06/2010 DATE
2 OF 2 SHEET	

Dewberry
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