

- NOTE:**
- 1) TOTAL PARCEL AREA 96,695 SF
 - 2) TEMP. CONSTRUCTION EASEMENT (TCE WITHIN EXISTING CMU R/W) 4747 SF (3697 SF)
 - 3) FEE SIMPLE OUTSIDE R/W (FEE SIMPLE WITH IN CMU R/W) 13,605 SF (199 SF)
 - 4) UTILITY EASEMENT (UE WITHIN EXISTING CMU R/W) 620 SF (481 SF)
 - 5) STORM DRAINAGE EASEMENT (SDE WITHIN EXISTING CMU R/W) 1790 SF (1420 SF) (SDE WITHIN UE) (12 SF)
 - 6) TOTAL PARCEL AREA REMAINING 83,090 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.



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.

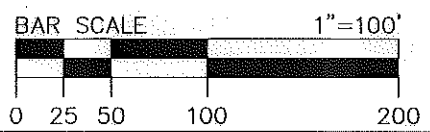
John C. Gibson
JOHN C. GIBSON
L-4818

LEGEND

- New Right-of-Way - - - - - R/W
- Utility Easement — UE —
- Temporary Construction Easement ... — e —
- Storm Drainage Easement — SDE —
- Storm Drainage Easement [Cross-hatched pattern]
- Fee Simple Area Outside R/W [Diagonal line pattern]
- Utility Easement..... [Horizontal line pattern]
- Temporary Construction Easement ... [Dotted pattern]
- Access Easement [Wavy line pattern]
- Right-of-Way..... - - - - - R/W
- Existing Property Line — P —
- Field Located Property Iron ○
- #4 Iron Rod Set ●

Revisions		
Tech.	Revisions	Date
RM	Corrected Owner Info.	8/11
MGR	Add Utility Easement	9/26

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Dewberry & Davis, Inc.
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SUITE 150
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PHONE: (704) 509-9918
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LICENSE #F-0679



30' ACCESS EASEMENT
REFER TO
DB 13950 PG 738

▲ 13
BRIGHT INVESTMENTS, INC.
039-172-03
DB 23100 PG 848,
DB 20515 PG 723
5521 BROOKSHIRE BLVD

TAX CODE: 039-172-04
5455 BROOKSHIRE LLC,
DB 17557 PG 473,
DB 17487 PG 63
SALEM CHURCH RD.

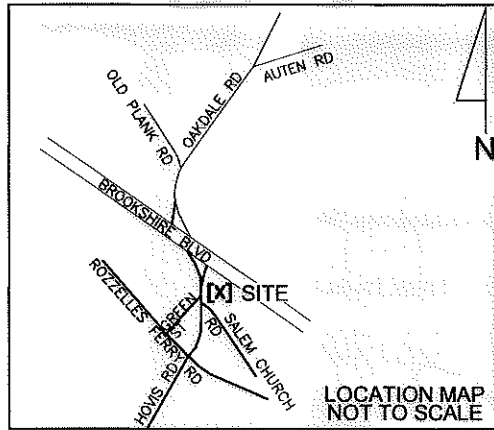
SALEM BAPTIST CHURCH
039-172-02
DB 4715 PG 148,
5318 SALEM CHURCH ROAD

LOCALIZED GRID
COORDINATES
N:561817.32
E:1434450.64



ACQUISITION BY DB 28185 PG 614

 CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT	Project Name Brookshire Boulevard/Hovis and Oakdale Road Intersection Project 512-08-008
	Property Owner 5455 BROOKSHIRE LLC Address SALEM CHURCH RD. Charlotte, Mecklenburg County, N.C.
512-08-008 PROJECT NO.	1"=100' SCALE
JCG PREPARED BY	10/2010 DATE
P:\50011573\CAD\Survey\ESMT-PLATS\ESMT-8.dwg PATH 1 OF 3 SHEET	



LOCATION MAP NOT TO SCALE

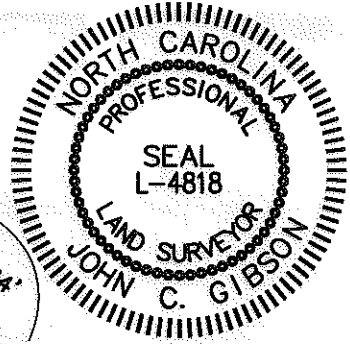
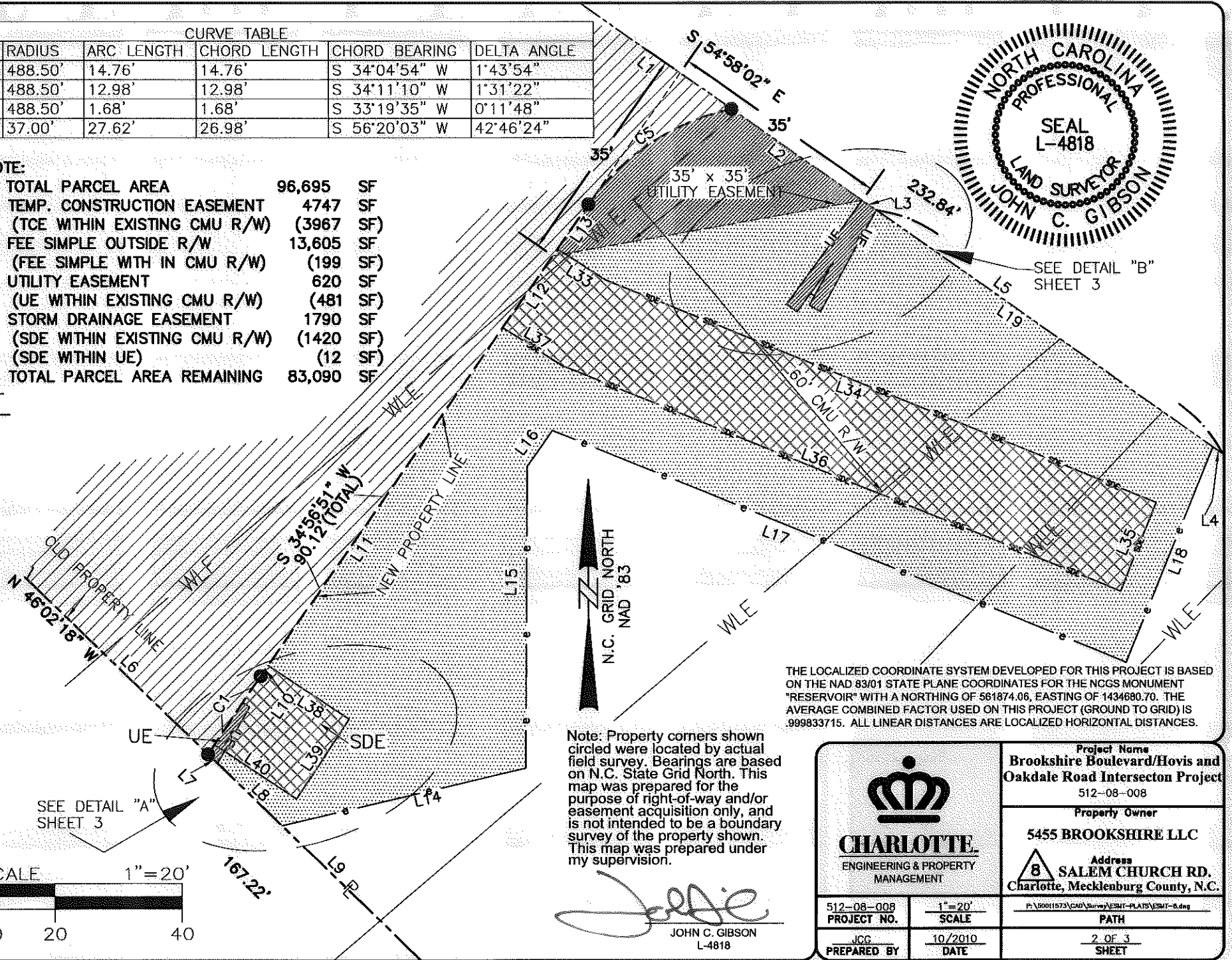
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	488.50'	14.76'	14.76'	S 34°04'54" W	1°43'54"
C2	488.50'	12.98'	12.98'	S 34°11'10" W	1°31'22"
C3	488.50'	1.68'	1.68'	S 33°19'35" W	0°11'48"
C5	37.00'	27.62'	26.98'	S 56°20'03" W	42°46'24"

NOTE:

- | | | |
|--|--------|--------------|
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LEGEND

- New Right-of-Way - - - - - R/W
- Utility Easement UE
- Temporary Construction Easement ... e
- Storm Drainage Easement SDE
- Storm Drainage Easement [Cross-hatched pattern]
- Fee Simple Area Outside R/W [Diagonal line pattern]
- Utility Easement..... [Stippled pattern]
- Temporary Construction Easement ... [Dotted pattern]
- Right-of-Way..... R/W
- Existing Property Line [Dashed line]
- Field Located Property Iron [Open circle]
- #4 Iron Rod Set [Solid circle]



SEE DETAIL "B" SHEET 3

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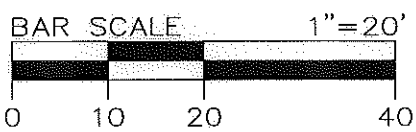
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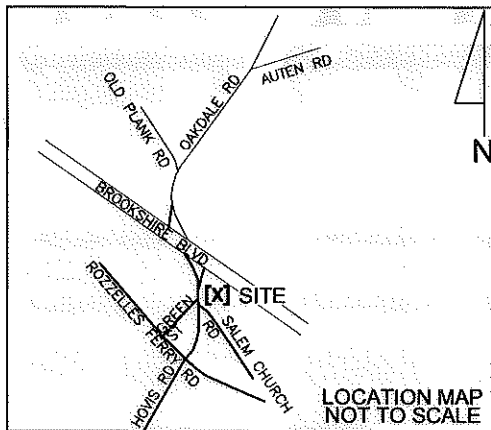
Revisions		
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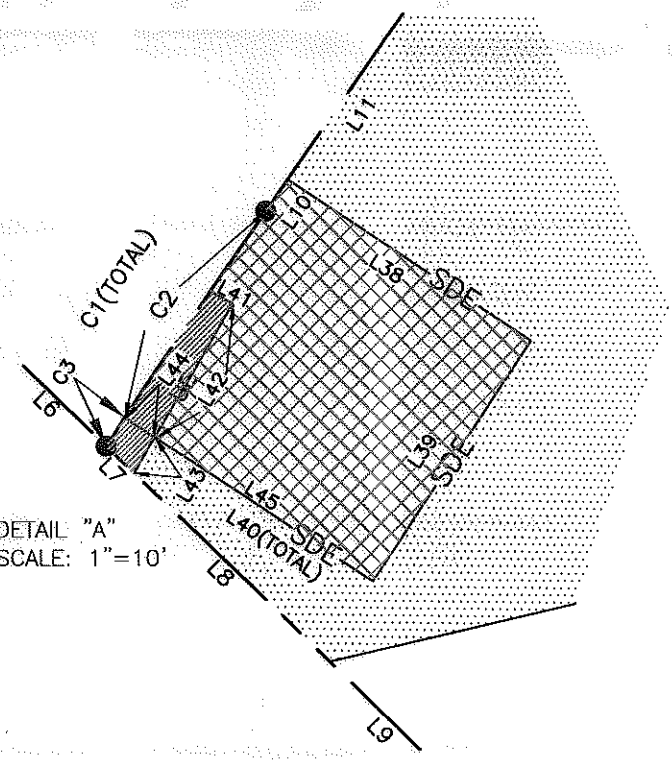
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512-08-008 PROJECT NO.	1"=20' SCALE
JCG PREPARED BY	10/2010 DATE
PATH 2 OF 3 SHEET	



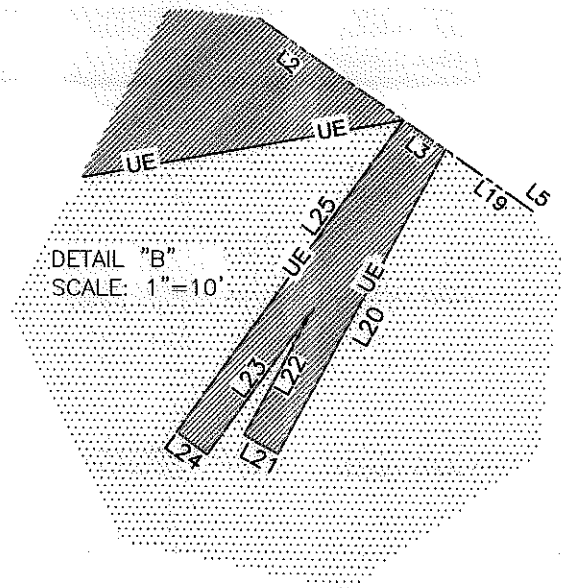
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- Existing Property Line — P —
- Field Located Property Iron ○
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DETAIL "A"
SCALE: 1"=10'



DETAIL "B"
SCALE: 1"=10'



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LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 54°58'02" E	137.48'	L33	S 57°18'19" E	8.94'
L2	S 54°58'02" E	25.08'	L34	S 67°59'41" E	93.30'
L3	S 54°58'02" E	2.65'	L35	S 22°00'19" W	15.00'
L4	S 54°58'02" E	3.03'	L36	S 67°59'41" E	94.70'
L5	S 54°58'02" E	67.63'	L37	S 57°18'19" E	10.93'
L6	N 46°02'18" W	96.57'	L38	S 56°34'31" E	15.22'
L7	N 46°02'18" W	2.02'	L39	S 33°25'29" W	15.00'
L8	N 46°02'18" W	14.10'	L40	S 56°34'31" E	15.45'
L9	N 46°02'18" W	54.53'	L41	N 60°01'56" W	1.31'
L10	N 34°56'51" E	2.02'	L42	S 29°58'04" W	8.02'
L11	N 34°56'51" E	64.56'	L43	S 29°58'04" W	2.16'
L12	N 34°56'51" E	15.01'	L44	S 56°34'31" E	1.86'
L13	N 34°56'51" E	8.53'	L45	S 56°34'31" E	13.59'
L14	N 76°47'03" E	39.30'			
L15	N 00°21'57" E	47.27'			
L16	N 34°54'11" E	6.90'			
L17	S 67°59'41" E	97.28'			
L18	N 22°00'19" E	36.44'			
L19	N 54°58'02" W	64.60'			
L20	S 28°58'29" W	18.09'			
L21	N 61°01'31" W	2.00'			
L22	N 28°58'29" E	7.59'			
L23	S 36°16'06" W	9.49'			
L24	N 53°43'54" W	2.00'			
L25	N 36°16'06" E	20.10'			

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PROJECT NO. 512-08-008	SCALE 1"=10'
PREPARED BY JCG	DATE 10/2010
PATH 3 OF 3 SHEET	