



9300 HARRIS CORNERS PARKWAY
SUITE 220
CHARLOTTE, NC 28269-3797
PHONE: (704) 509-9918
FAX: (704) 509-9937

REVIEW OFFICER _____
DATE _____

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.

DWBERRY TP #55
SET CAPPED REBAR
N 568056.28
E 1437933.24
ELEV: 808.15

DATUM DESCRIPTION:
THE LOCALIZED COORDINATE SYSTEM DEVELOPED
FOR THIS PROJECT IS BASED ON STATE PLANE
COORDINATES ESTABLISHED BY NCGS MONUMENT
RESERVOIR NAD 83(2011) STATE PLANE COORDINATES
OF NORTHING: 561,874.06 EASTING: 1,434,680.70
ELEVATION: 815.25. THE AVERAGE COMBINED GRID
FACTOR USED ON THIS PROJECT (GROUND TO GRID)
IS: 0.99983520. VERTICAL DATUM: NAVD 88. ALL
LINEAR DIMENSIONS ARE LOCALIZED HORIZONTAL
DISTANCES. DATE OF SURVEY: 10/2016

AREA TABLE

TOTAL PARCEL AREA	17,503 SF
TOTAL TEMP CONSTRUCTION EASEMENT (TCE)	952 SF
TOTAL SIDEWALK/UTILITY EASEMENT (SUE)	898 SF
TOTAL STORM DRAINAGE EASEMENT (SDE)	528 SF
OVERLAPPING SUE & SDE	528 SF
TOTAL PARCEL AREA REMAINING	17,503 SF



039-241-04
CAROLE P. MARLOW
SHERYL P. GARVER
DB 11385 PG 475
MB 7 PG 463
5501 ROCKWOOD RD.

039-241-03
BEATRIZ RAMIREZ
SERGIO PEDRAZA
DB 29793 PG 931
MB 7 PG 463
5433 TEMPEST PL.

039-241-17
2015B PROPERTY OWNER LLC
DB 29866 PG 47
MB 6 PG 633
5430 BEAM LAKE DR

039-241-12
NOW OR FORMERLY
BETTY K. HATCHELL
DB 4571 PG 919
MB 6 PG 633
5424 BEAM LAKE DR

039-241-13
LARRY J. NEWMAN
and w/ NORENE J. NEWMAN
DB 18303 PG 54
MB 6 PG 633
5412 BEAM LAKE DR

LOCALIZED GRID
N: 567971.74
E: 1438122.50

DWBERRY TP #56
SET CAPPED REBAR
N 567787.64
E 1438241.07
ELEV: 800.71

NO	DATE	BY	REVISION
L1			S 39.32.54" E 67.53
L2			N 59.59.11" E 10.54
L3			S 43.24.05" E 17.69
L4			N 43.24.05" W 87.51
L5			S 43.25.55" E 87.51
L6			N 43.28.29" W 87.51

DB 32947-517
DB 32947-521

NO	DATE	BY	REVISION

PREPARED BY	M. DENNIS	DATE	03/30/2018
PROJECT NUMBER	PMS171503	SCALE	1"=40'
DEWBERRY PROJECT / FILE NAME	50085827 / PARCEL 44	SHEET	1 OF 1



Peachtree Hills
44 Sidewalk Project
Project Number PMS171503
Easement Acquisition for Parcel 44
BETTY K. HATCHELL
TAX ID NO. 039-241-12
DB 4571 PG 91 - MB 6 PG 633
5424 BEAM LAKE DR
CHARLOTTE, MECKLENBURG, NC
50085827 / PARCEL 44
DEWBERRY PROJECT / FILE NAME

- LEGEND**
- STORM DRAINAGE EASEMENT (SDE)
 - STORM DRAINAGE EASEMENT (SUE)
 - SIDEWALK/UTILITY EASEMENT (SUE)
 - TEMPORARY CONSTRUCTION ESMT (TCE)
 - TEMPORARY CONST ESMT
 - RIGHT OF WAY
 - EXISTING PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - FIELD LOCATED PROPERTY IRON

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.

TIMOTHY A. RUDOLPH, NC PLS. -2666
DATE 03/30/2018

