

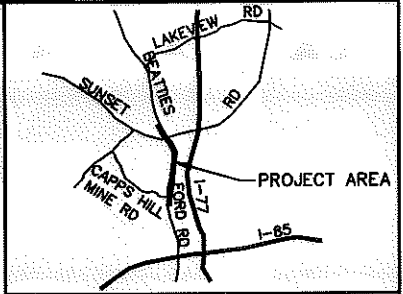
LEGEND

TCE = TEMPORARY CONSTRUCTION EASEMENT
 UE = UTILITY EASEMENT

= TCE
 = UE

= TCE
 = EXISTING R/W
 = UE

= IRON PIN FOUND

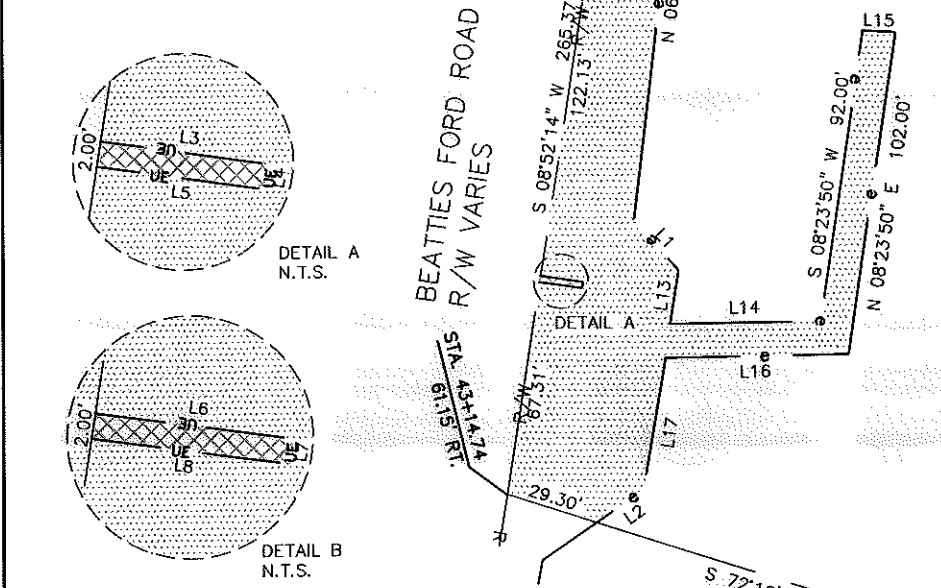
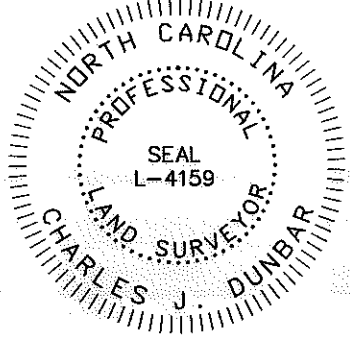


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TAX ID# 041-171-05
 RANDY T. CLARK AND WIFE,
 NANCY L. HARRIS
 DB 8269/PG 888
 4416 BEATTIES FORD ROAD

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 DATE
 DUNBAR GEOMATICS GROUP, PLLC
 P.O. BOX 5053
 HUNTERSVILLE, NC 28070-3053
 NC LIC. NO. P-0865



LINE	BEARING	DISTANCE
L1	N 41°41'33" W	20.86'
L2	S 55°31'06" W	17.65'
L3	S 81°38'41" E	13.28'
L4	N 08°21'19" E	2.00'
L5	S 81°38'41" E	13.30'
L6	N 81°55'54" W	15.36'
L7	N 08°04'06" E	2.00'
L8	N 81°55'54" W	15.39'
L9	S 89°27'57" E	11.63'
L10	S 08°21'19" W	1.61'
L11	N 81°38'41" W	11.52'
L12	N 08°52'14" E	0.03'
L13	N 09°12'57" E	17.20'
L14	S 89°33'06" W	46.80'
L15	N 87°18'48" W	10.05'
L16	N 89°16'01" E	56.72'
L17	N 09°45'40" E	42.01'

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TAX ID# 041-171-06
 JOHN F. MONTGOMERY AND
 SANDRA H. GRIFFITH
 DB 10891/PG 177
 4414 BEATTIES FORD ROAD

TAX ID# 041-114-70
 ANGLEE ELLIS
 LOT 48, MB 38/PG 989
 DB 16037/PG 610
 2525 PHEASANT CHASE LN

TAX ID# 041-114-69
 SEAN GALLMAN
 LOT 49, MB 38/PG 989
 DB 17034/PG 537
 2517 PHEASANT CHASE LN

TAX ID# 041-114-68
 WESLEY TURNER AND
 TERESA A. TURNER
 LOT 50, MB 38/PG 989
 DB 17080/PG 712
 2511 PHEASANT CHASE LN

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TAX ID# 041-171-13
 JOHN F. MONTGOMERY
 DB 6285/PG 330
 4410 BEATTIES FORD ROAD

TAX ID# 041-171-67
 SANDRA L MOORE
 LOT 51, MB 38/PG 989
 DB 16414/PG 466
 2507 PHEASANT CHASE LN

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: 108,869 S.F., 2.499 AC.
 - 3) AREA IN TCE: 9,233 S.F., 0.212 AC.
 - 4) AREA IN UE: 67 S.F., 0.002 AC.
 - 5) FEE AREA REMAINING: 108,869 S.F., 2.499 AC.

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

CHARLOTTE ENGINEERING DEPARTMENT

BEATTIES FORD ROAD WIDENING PROJECT

PROPERTY ACQUISITION OWNER:
 JOHN F. MONTGOMERY AND SANDRA H. GRIFFITH
 CHARLOTTE, MECKLENBURG CO., NC

REVISIONS

SCALE 1" = 60'

DRAWN BY: SLB

DATE: 5/09/12

CHECKED BY: CJD SURVEY SUPVR.: RGG

JOB NO. 512-03-013
 FILE NO. PARCEL 34
 SHEET 1 OF 1

