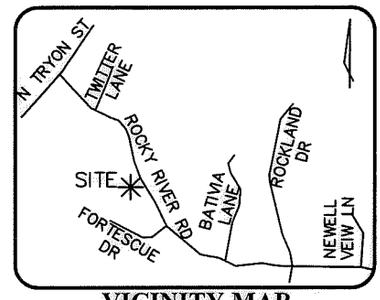
I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

Stephen S. Dyer, PLS
2017.10.16 08:27:11-04'00'

STEPHEN S. DYER, NC P.L.S. L-3509 DATE

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

NORTH CAROLINA PROFESSIONAL SEAL L-3509 LAND SURVEYOR STEPHEN S. DYER

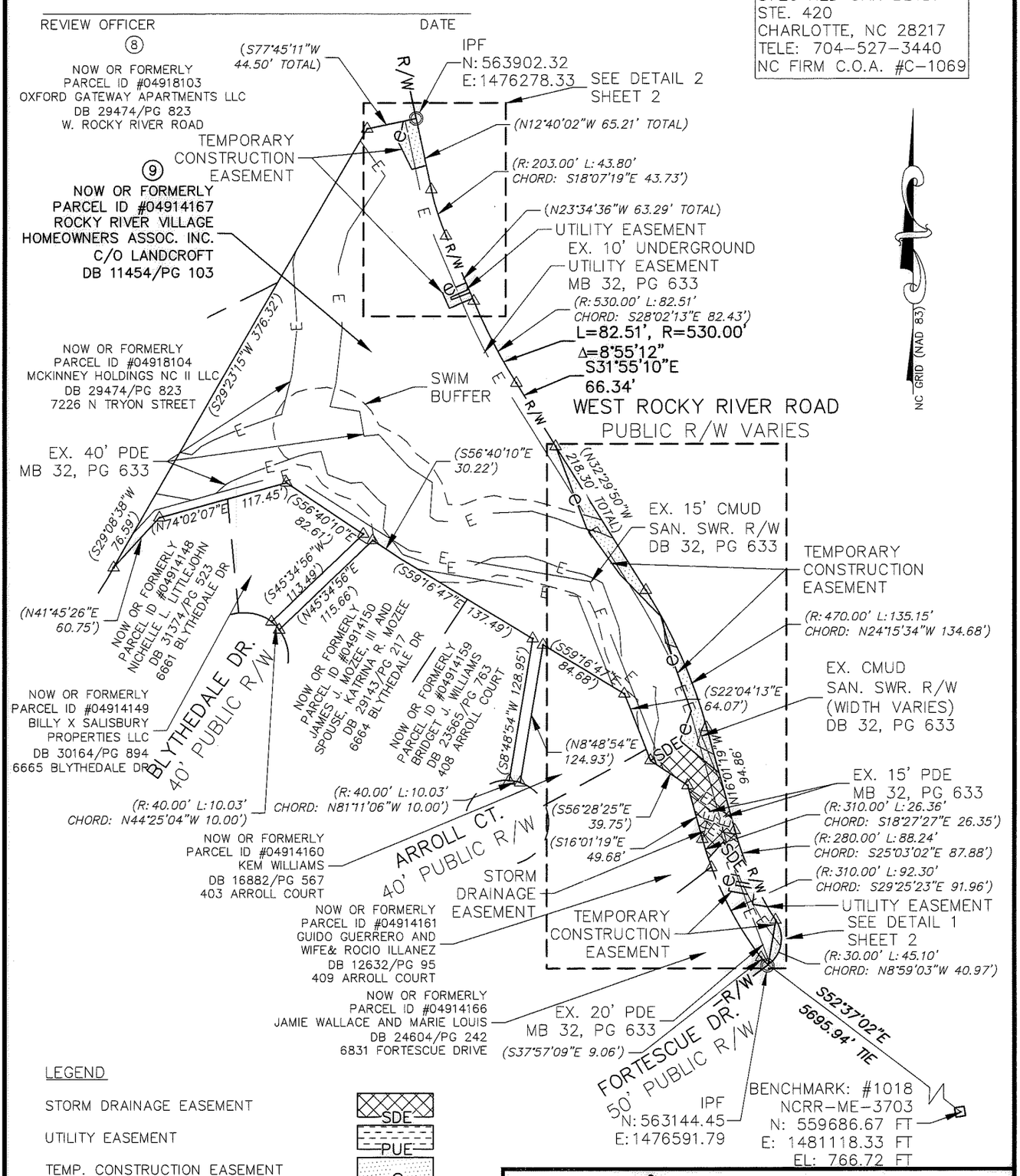


VICINITY MAP
(Not to Scale)

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

PREPARED BY:
THE ISAACS GROUP
8720 RED OAK BLVD.
STE. 420
CHARLOTTE, NC 28217
TELE: 704-527-3440
NC FIRM C.O.A. #C-1069



LEGEND

STORM DRAINAGE EASEMENT	SDE
UTILITY EASEMENT	PUE
TEMP. CONSTRUCTION EASEMENT	e
EXISTING EASEMENT	E
SWIM BUFFER	
EXISTING RIGHT OF WAY	R/W
IRON PIN FOUND	
CALCULATED POINT	

REVISIONS	
1	09/25/17 CITY REVIEW
2	10/06/17 CITY REVIEW

CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS

ROCKY RIVER ROAD WEST STREETSCAPE

CITY PRJ. NO 512-14-022
FILE NO

SCALE 1"=120' (0' – 120')

PROPERTY ACQUISITION
OWNER: ROCKY RIVER VILLAGE HOMEOWNERS ASSOCIATION, INC.
TAX ID#: 049-141-67
CHARLOTTE, MECKLENBURG CO., NC

SHEET 1 OF 3

DRAWN BY: RJG
DATE: 7/31/2017
CHECKED BY: SSD
SURVEY SUPVR.: SSD

ACSGC01\Projects\Active Projects\City of Charlotte\Rocky River Road 15207\Rocky River Road\Surveying\Drawings\Current\Record Plats\ROCKY RIVER ROAD\LOT 09-04914167.dwg, 10/14/2017 5:32:36 PM

DB 32648-524, DB 32648-530

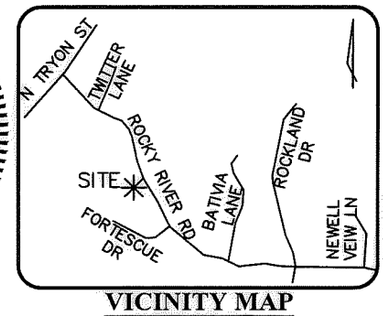
I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

Stephen S. Dyer, PLS
2017.10.16 08:27:26-04'00'

STEPHEN S. DYER, NC P.L.S. L-3509 DATE

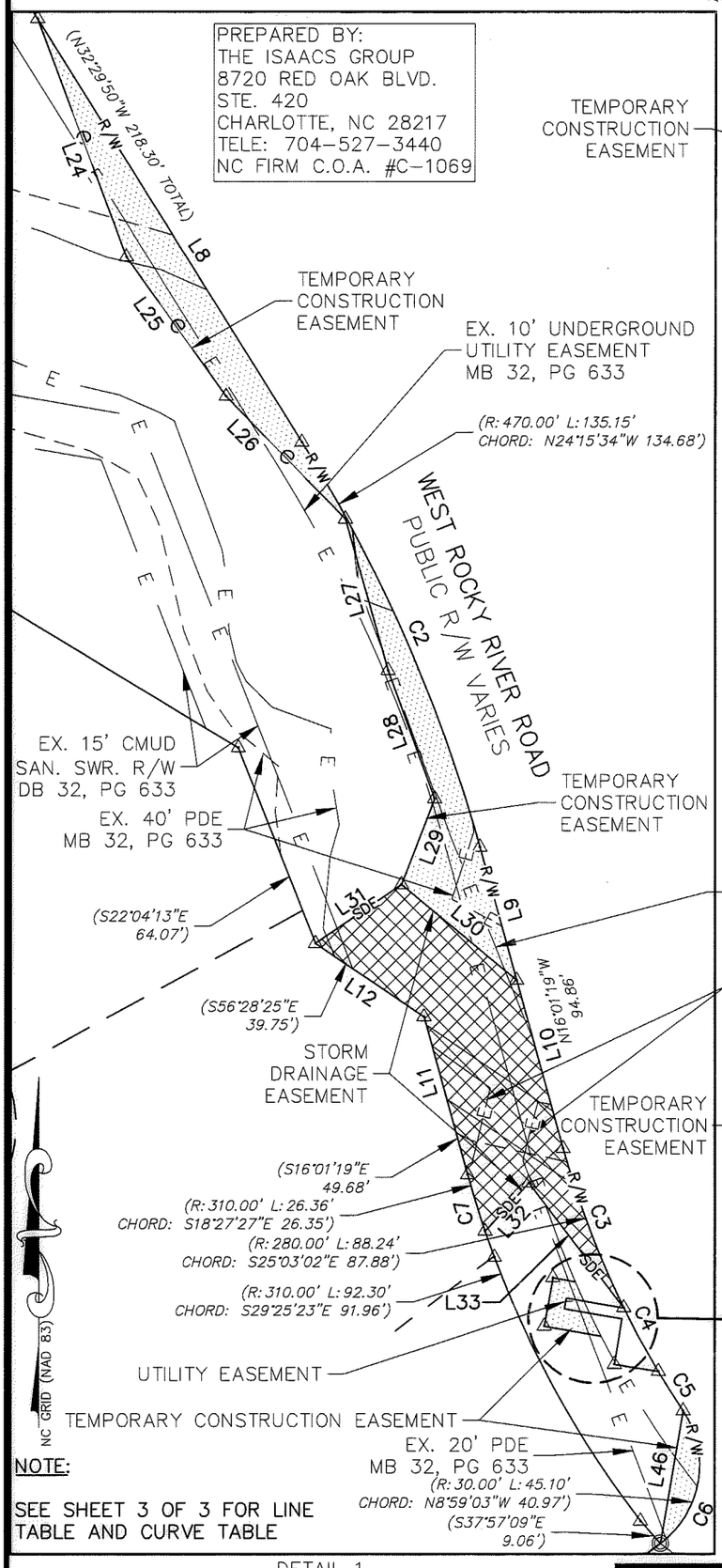
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

NORTH CAROLINA PROFESSIONAL SEAL L-3509 LAND SURVEYOR STEPHEN S. DYER



VICINITY MAP
(Not to Scale)

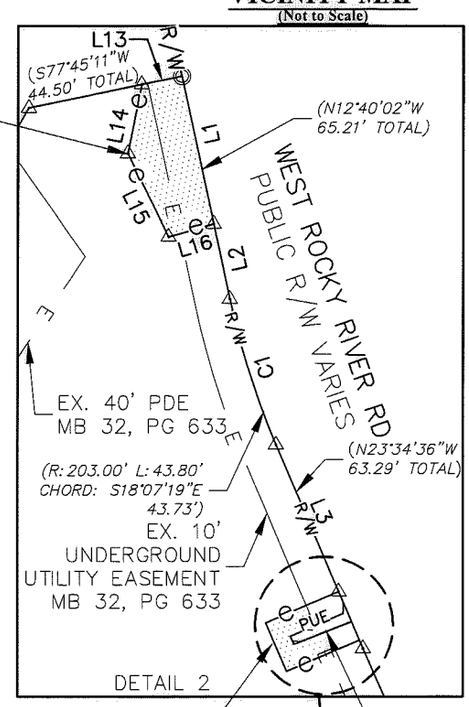
PREPARED BY:
THE ISAACS GROUP
8720 RED OAK BLVD.
STE. 420
CHARLOTTE, NC 28217
TELE: 704-527-3440
NC FIRM C.O.A. #C-1069



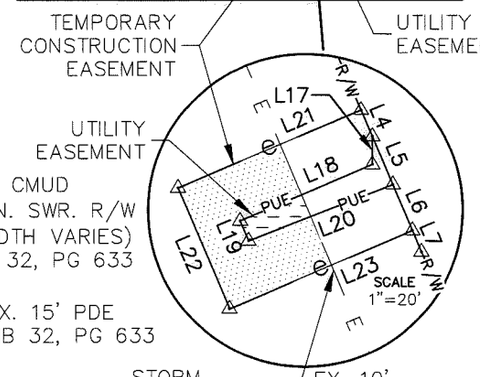
NOTE:

SEE SHEET 3 OF 3 FOR LINE TABLE AND CURVE TABLE

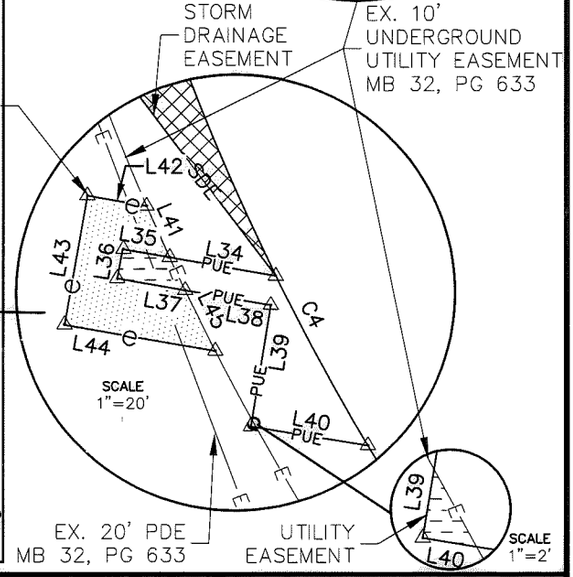
DETAIL 1



DETAIL 2



EX. 15' PDE MB 32, PG 633



FORTESCUE DR.
50' PUBLIC R/W

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

REVISIONS	
1 09/25/17 CITY REVIEW	
2 10/06/17 CITY REVIEW	

CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS

ROCKY RIVER ROAD WEST STREETSCAPE

CITY PRJ. NO 512-14-022

FILE NO

SCALE 1"=50' (0' – 50')

PROPERTY ACQUISITION
OWNER: ROCKY RIVER VILLAGE HOMEOWNERS ASSOCIATION, INC.
TAX ID#: 049-141-67
CHARLOTTE, MECKLENBURG CO., NC

SHEET 2 OF 3

DRAWN BY: RJG
DATE: 7/31/2017
CHECKED BY: SSD
SURVEY SUPVR.: SSD

ACSGC01\Projects\Active Projects\City of Charlotte\Rocky River Road 15207\Rocky River Road\Surveying\Drawings\Current\Record Plats\ROCKY RIVER ROAD\LOT 09-04914167.dwg, 10/14/2017 5:32:42 PM

DB 32648-524, DB 32648-530

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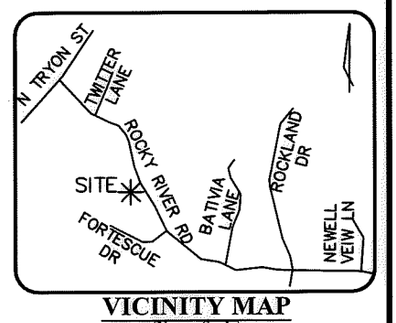
Stephen S. Dyer, PLS
2017.10.16 08:27:51-04'00'

STEPHEN S. DYER, NC P.L.S. L-3509 DATE

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

NORTH CAROLINA PROFESSIONAL SEAL L-3509 LAND SURVEYOR STEPHEN S. DYER



VICINITY MAP
(Not to Scale)

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REVIEW OFFICER DATE

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THE ISAACS GROUP
8720 RED OAK BLVD.
STE. 420
CHARLOTTE, NC 28217
TELE: 704-527-3440
NC FIRM C.O.A. #C-1069

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.31	S12°07'06"E
L2	22.04	S12°07'06"E
L3	45.63	S22°59'56"E
L4	3.32	S22°59'56"E
L5	5.97	S22°59'56"E
L6	5.71	S22°59'56"E
L7	2.66	S22°59'56"E
L8	151.96	S31°55'10"E
L9	41.93	S15°26'39"E
L10	52.93	S15°26'39"E
L11	49.68	N15°26'39"W
L12	39.75	N55°53'45"W
L13	11.67	N78°09'28"E
L14	20.21	S11°11'49"W
L15	26.47	S25°57'53"E
L16	13.36	N74°03'46"E

LINE TABLE		
LINE	LENGTH	BEARING
L17	3.20	S0°00'00"E
L18	16.35	S66°47'08"W
L19	2.47	S23°12'52"E
L20	17.60	N68°35'43"E
L21	22.62	S66°47'08"W
L22	15.00	S23°12'52"E
L23	22.57	N66°47'08"E
L24	77.52	S20°26'31"E
L25	52.15	S35°30'23"E
L26	52.11	S44°05'51"E
L27	47.64	S15°46'16"E
L28	41.70	S19°47'04"E
L29	28.05	S20°54'20"W
L30	45.36	S50°21'31"E
L31	31.52	S55°41'11"W
L32	19.78	N42°03'58"E

LINE TABLE		
LINE	LENGTH	BEARING
L33	39.86	S37°06'32"E
L34	12.26	S80°01'13"E
L35	5.45	N80°01'13"W
L36	3.41	S9°58'47"W
L37	7.84	S80°01'13"E
L38	9.91	S80°01'13"E
L39	6.27	S9°17'48"W
L40	13.50	S80°42'12"E
L41	6.43	N24°01'23"W
L42	6.85	N80°01'13"W
L43	15.00	S9°58'47"W
L44	17.43	S80°01'13"E
L45	7.77	N26°14'51"W
L46	40.97	S9°33'43"W

NOTE:
1) BEARINGS AND DISTANCES IN PARENTHESES SHOWN ARE BASED ON RECORDED INFORMATION, MB 32, PG 633.

2) TOTAL AREA= 108,252 SQ.FT.

EASEMENTS
3) STORM DRAINAGE EASEMENT=3,293 SQ.FT.

4) UTILITY EASEMENT=42 SQ.FT.

5) TEMP. CONSTRUCTION EASEMENT=4,397 SQ.FT.

OVERLAPS
6) EX. PUBLIC STORM DRAINAGE EASEMENT ACCEPTED BY CITY OF CHARLOTTE AS STORM DRAINAGE EASEMENT=2529 SQ.FT.

7) STORM DRAINAGE EASEMENT OVERLAPS EX. UTILITY EASEMENT=923 SQ.FT.

8) STORM DRAINAGE EASEMENT OVERLAPS EX. SEWER EASEMENT=771 SQ.FT.

9) UTILITY EASEMENT OVERLAPS EX. PUBLIC DRAINAGE EASEMENT=13 SQ.FT.

10) TEMP. CONSTRUCTION EASEMENT OVERLAPS EX. PUBLIC DRAINAGE EASEMENT=2,224 SQ.FT.

11) TEMP. CONSTRUCTION EASEMENT OVERLAPS EX. UTILITY EASEMENT=3,265 SQ.FT.

12) TEMP. CONSTRUCTION EASEMENT OVERLAPS EX. SEWER EASEMENT=918 SQ.FT.

REMAINING AREA
13) REMAINING AREA= 108,252 SQ.FT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	43.80	230.00	S17°32'39"E	43.73
C2	135.15	470.00	S23°40'54"E	134.68
C3	52.00	280.00	N20°45'51"W	51.92
C4	22.12	280.00	S28°20'49"E	22.11
C5	14.13	298.39	N32°03'20"W	14.13
C6	45.10	30.00	S9°33'43"W	40.97
C7	18.02	310.00	N17°06'34"W	18.02

REVISIONS	
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CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS

ROCKY RIVER ROAD WEST STREETSCAPE

CITY PRJ. NO 512-14-022

FILE NO

SCALE

PROPERTY ACQUISITION
OWNER: ROCKY RIVER VILLAGE HOMEOWNERS ASSOCIATION, INC.
TAX ID#: 049-141-67
CHARLOTTE, MECKLENBURG CO., NC

SHEET 3 OF 3

DRAWN BY: RJG
DATE: 7/31/2017
CHECKED BY: SSD
SURVEY SUPVR.:SSD

DB 32648-524, DB 32648-530