

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.

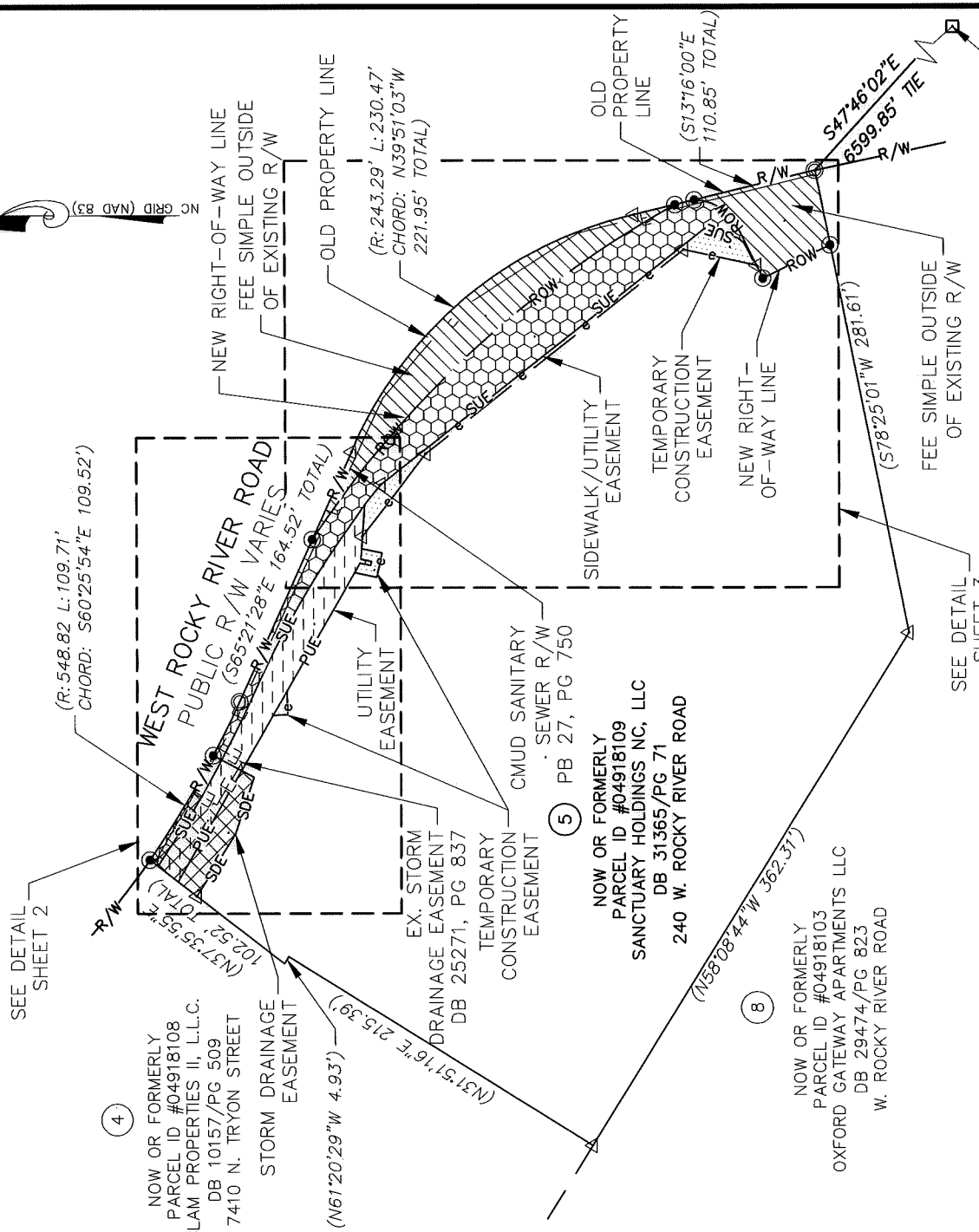
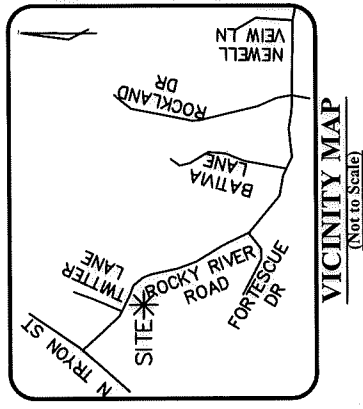
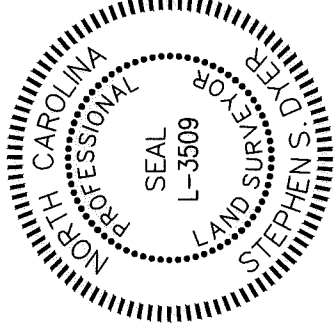
SSDye
 Stephen S. Dyer, PLS
 2017.10.16 08:23:17-04'00"

STEPHEN S. DYER, NC P.L.S. L-3509 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 AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____



BENCHMARK: #1018
 NCRR-ME-3703
 N: 559686.67 FT
 E: 1481118.33 FT
 EL: 766.72 FT

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**
- FEE SIMPLE OUTSIDE EX. RIGHT OF WAY
 - STORM DRAINAGE EASEMENT
 - UTILITY EASEMENT
 - SIDEWALK/UTILITY WALL EASEMENT
 - TEMP. CONSTRUCTION EASEMENT
 - EXISTING EASEMENT
 - PROPOSED RIGHT OF WAY
 - EXISTING RIGHT OF WAY
 - #4 REBAR SET
 - IRON PIN FOUND
 - CALCULATED POINT

REVISIONS	DATE	BY	REVIEW
1	09/25/17	CITY	REVIEW



CHARLOTTE
 ENGINEERING DEPARTMENT
**ROCKY RIVER ROAD WEST
 STREETScape**

PROPERTY ACQUISITION
 OWNER: SANCTUARY HOLDINGS NC, LLC
 TAX ID#: 04918109
 CHARLOTTE, MECKLENBURG CO., NC

SCALE
 1"=100'

DRAWN BY: R/JG

DATE: 7/31/2017

CHECKED BY: SSD SURVEY SUPERVISOR

CITY PRJ. NO 512-14-022	FILE NO	SHEET 1	OF 4
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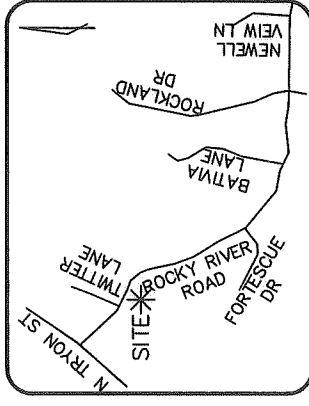
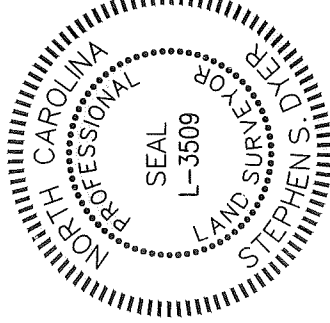
DB 32502-662, DB 32582-670

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
 Stephen S. Dyer, PLS
 2017.10.16 08:23:34-04'00"

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

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG



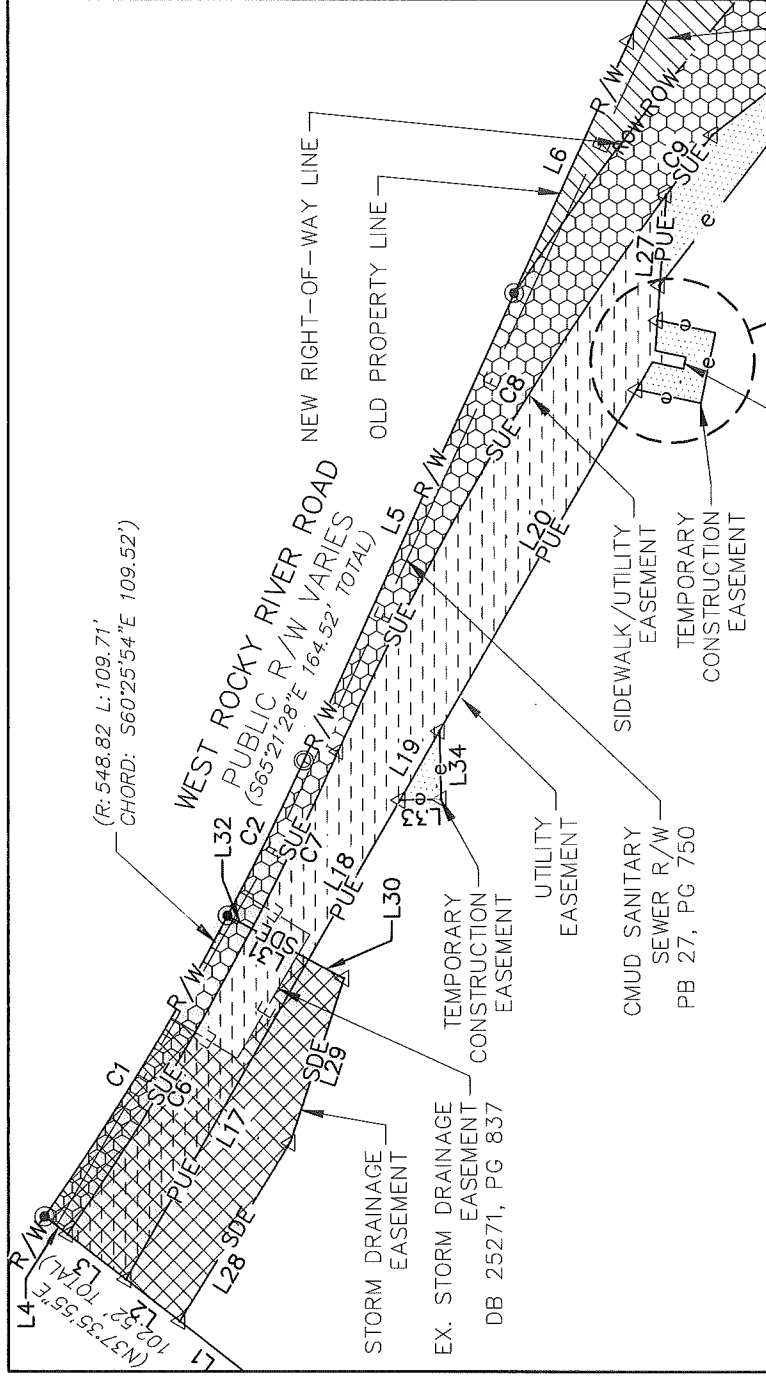
VICINITY MAP
 (Not to Scale)

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 _____

NOTE:

SEE SHEET 4 OF 4 FOR LINE TABLE AND CURVE TABLE



NOTE:

1) BEARINGS AND DISTANCES IN PARENTHESES SHOWN ARE BASED ON RECORDED INFORMATION, MB 27, PG 750.

2) TOTAL AREA=157,916 SQ.FT.

EASEMENTS

3) FEE SIMPLE OUTSIDE EX. RIGHT OF WAY=7,761 SQ.FT.

4) STORM DRAINAGE EASEMENT=2,134 SQ.FT.

5) UTILITY EASEMENT=3,867 SQ.FT.

6) SIDEWALK/UTILITY EASEMENT=9,198 SQ.FT.

7) TEMP. CONSTRUCTION EASEMENT=1,586 SQ.FT.

OVERLAPS

8) STORM DRAINAGE EASEMENT OVERLAPS
 EX. CMUD SEWER EASEMENT=112 SQ.FT.

9) STORM DRAINAGE EASEMENT OVERLAPS
 UTILITY EASEMENT=1,039 SQ.FT.

10) STORM DRAINAGE EASEMENT OVERLAPS
 SIDEWALK/UTILITY EASEMENT=437 SQ.FT.

11) UTILITY EASEMENT OVERLAPS
 EX. STORM DRAINAGE EASEMENT=324 SQ.FT.

12) SIDEWALK/UTILITY EASEMENT OVERLAPS
 EX. CMUD SEWER EASEMENT=525 SQ.FT.

REMAINING AREA

13) REMAINING AREA=150,155 SQ.FT. SQ.FT.

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 NC FIRM C.O.A. #C-1069



CHARLOTTE
 ENGINEERING DEPARTMENT

ROCKY RIVER ROAD WEST
 STREETSCAPE

PROPERTY ACQUISITION
 OWNER: SANCTUARY HOLDINGS NC, LLC
 TAX ID#: 04918109

CHARLOTTE, MECKLENBURG CO., NC

CHECKED BY: SSD SURVEY SUPVR.:SSD

CITY, PRJ. NO
 512-14-022

FILE NO

SHEET

2

OF

4

REVISIONS

SCALE, 1"=40'

40'

0'

DRAWN BY: RJG

DATE: 7/31/2017

CITY REVIEW

REVISIONS

1 09/25/17

CITY REVIEW

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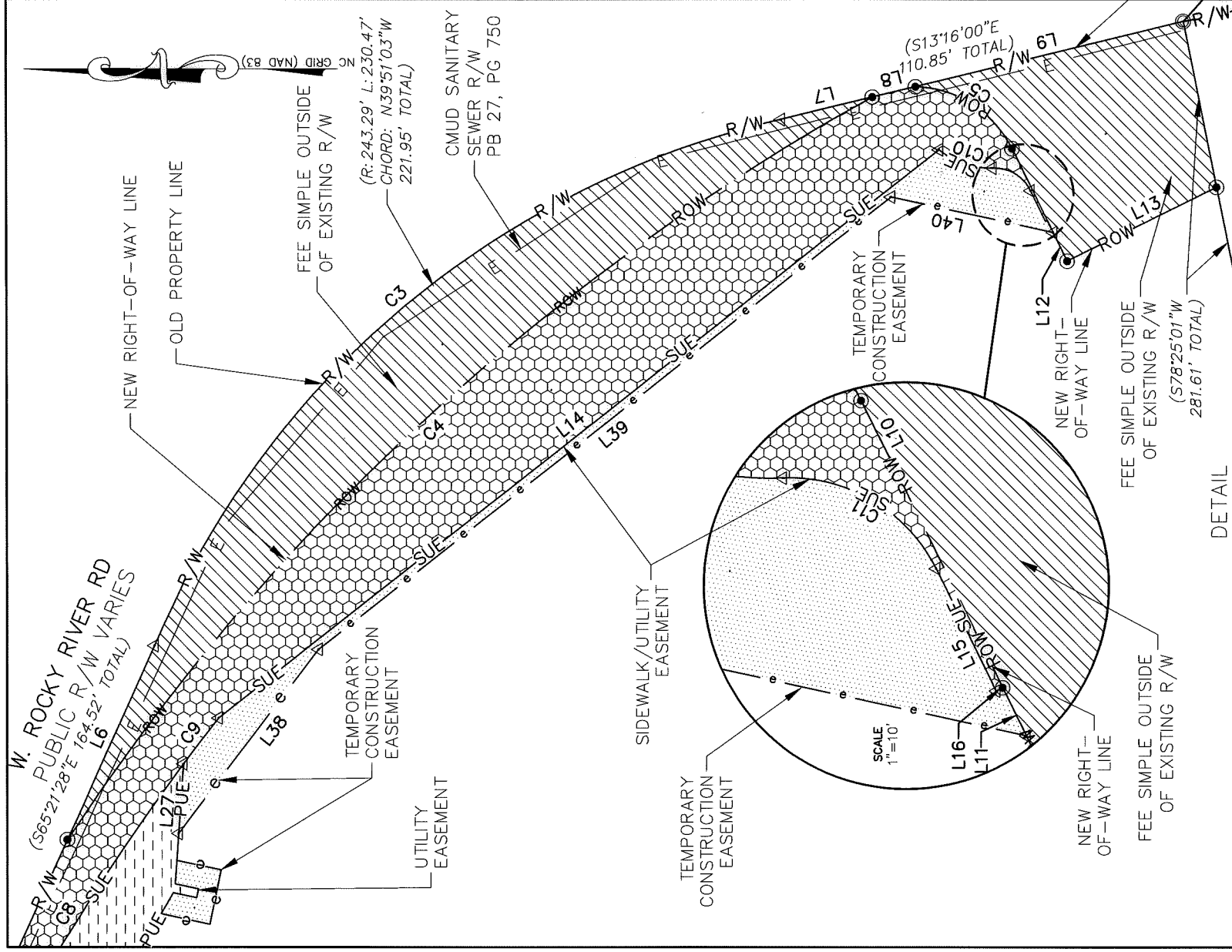
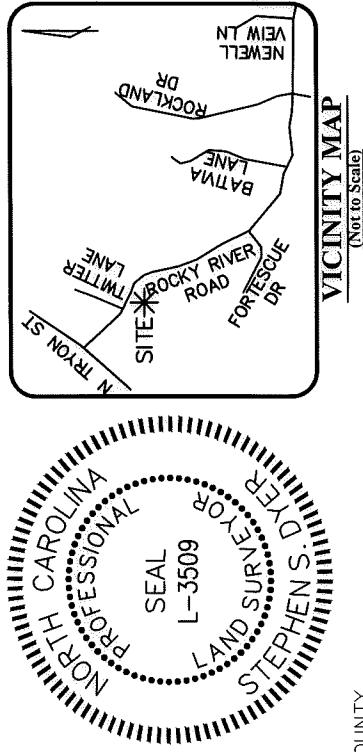
SSD Stephen S. Dyer, PLS
2017.10.16 08:23:51-04:00'

STEPHEN S. DYER, NC P.L.S. L-3509 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 AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____



NOTE:

SEE SHEET 4 OF 4 FOR LINE TABLE AND CURVE TABLE

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



CHARLOTTE
ENGINEERING DEPARTMENT
**ROCKY RIVER ROAD WEST
STREETSCAPE**

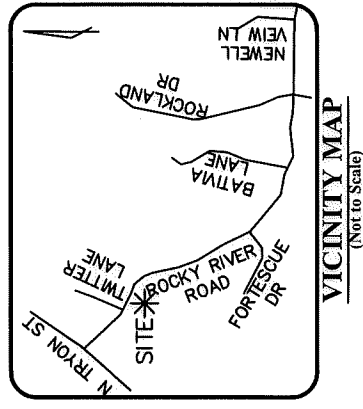
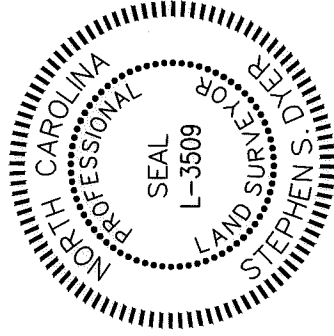
REVISIONS	PROPERTY ACQUISITION OWNER: SANCTUARY HOLDINGS NC, LLC TAX ID#: 04918109	CITY PRJ. NO 512-14-022
SCALE: 1"=40' 40'	PROPERTY ACQUISITION	FILE NO
DRAWN BY: R.J.G.	OWNER: SANCTUARY HOLDINGS NC, LLC TAX ID#: 04918109	SHEET 3
DATE: 7/31/2017	CHARLOTTE, MECKLENBURG CO., NC	OF 4
REVISIONS 1 09/25/17 CITY REVIEW	CHECKED BY: SSD	SURVEY SUPVR.: SSD

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 2017.10.16 08:24:09-04'00"

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

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG



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 _____

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.76	N37°34'04"E
L2	14.30	N37°34'04"E
L3	15.41	N37°34'04"E
L4	6.05	N37°34'04"E
L5	106.94	S65°35'51"E
L6	57.61	S65°35'51"E
L7	25.53	S13°41'52"E
L8	11.92	S13°41'52"E
L9	74.62	S13°41'52"E
L10	21.63	S63°45'40"W
L11	3.62	S63°45'40"W
L12	8.63	S63°45'40"W
L13	45.10	S26°14'20"E
L14	248.73	S38°10'21"E
L15	9.21	S63°45'40"W
L16	0.50	S26°14'20"E
L17	77.04	S59°58'38"E
L18	38.31	S59°58'38"E
L19	16.65	S59°58'38"E
L20	82.15	S59°58'38"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	6.59	S59°58'38"E
L22	6.57	S11°58'33"W
L23	2.47	S78°01'27"E
L24	6.51	N11°58'33"E
L25	6.32	S85°52'59"E
L26	7.35	S85°52'59"E
L27	18.82	S85°52'59"E
L28	43.87	S57°56'42"E
L29	36.12	S71°38'45"E
L30	8.43	N27°59'49"E
L31	13.57	N27°59'49"E
L32	5.79	N27°59'49"E
L33	8.67	S1°20'38"E
L34	14.22	N88°39'22"E
L35	13.61	S11°58'33"W
L36	15.00	S78°01'27"E
L37	12.37	N11°58'33"E
L38	62.76	S52°27'52"E
L39	197.74	S38°13'45"E
L40	44.92	S12°15'44"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	73.61	616.26	S58°28'17"E	73.56
C2	36.08	616.26	S63°34'13"E	36.07
C3	230.47	243.29	S39°52'54"E	221.95
C4	299.96	625.00	S42°31'52"E	297.09
C5	32.58	30.00	S32°38'43"W	31.01
C6	74.60	639.00	S58°39'31"E	74.56
C7	41.16	639.00	S63°50'55"E	41.16
C8	134.99	611.00	S59°21'53"E	134.72
C9	15.74	611.00	S52°17'51"E	15.74
C10	15.65	21.00	S18°49'18"W	15.29
C11	12.73	11.00	S30°36'54"W	12.03

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REVISIONS	
1	09/25/17 CITY REVIEW



CHARLOTTE
 ENGINEERING DEPARTMENT

**ROCKY RIVER ROAD WEST
 STREETSCAPE**

REVISIONS	CITY PRL NO 512-14-022
SCALE	FILE NO
DRAWN BY: RJG	SHEET 4
DATE: 7/31/2017	OF 4
CHECKED BY: SSD	SURVEY SUPVR:SSD
PROPERTY ACQUISITION OWNER: SANCTUARY HOLDINGS NC, LLC TAX ID#: 04918109	
CHARLOTTE, MECKLENBURG CO., NC	

DB 32582-662, DB 32582-670