

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.

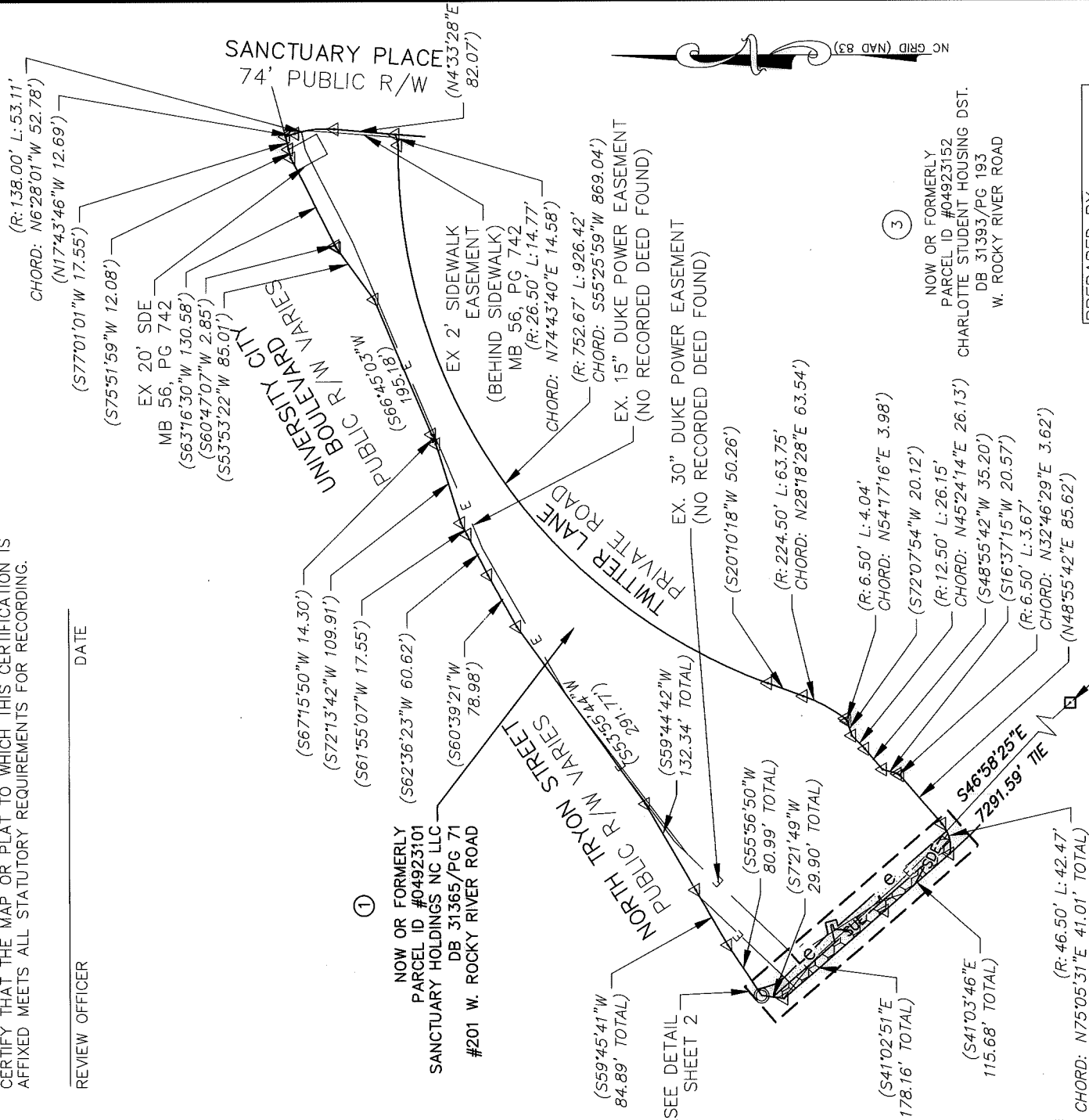
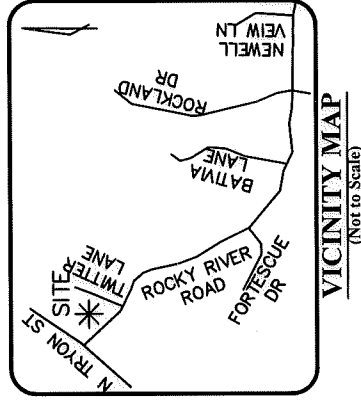
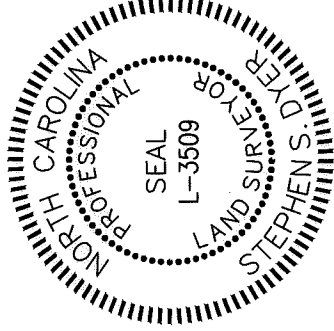
Stephen S. Dyer
 Stephen S. Dyer, PLS
 2017.11.01 10:49:00-04'00"

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 _____



NOW OR FORMERLY
 PARCEL ID #04923152
 CHARLOTTE STUDENT HOUSING DST.
 DB 31393/PG 193
 W. ROCKY RIVER ROAD

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

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

LEGEND

- STORM DRAINAGE EASEMENT
- UTILITY EASEMENT
- SIDEWALK/UTILITY WALL EASEMENT
- TEMP. CONSTRUCTION EASEMENT
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- #4 REBAR SET
- IRON PIN FOUND
- CALCULATED POINT
- R/W

REVISIONS	CITY REVIEW
1	09/25/17



REVISIONS	PROPERTY ACQUISITION
1	OWNER: SANCTUARY HOLDINGS NC LLC TAX ID#: 049-231-01

CHARLOTTE ENGINEERING DEPARTMENT	
ROCKY RIVER ROAD WEST STREETSCAPE	
CITY PRJ. NO 512-14-022	FILE NO
PROPERTY ACQUISITION	
OWNER: SANCTUARY HOLDINGS NC LLC TAX ID#: 049-231-01	
CHARLOTTE, MECKLENBURG CO., NC	
CHECKED BY: SSD	SURVEY SUP.VR.:SSD
DATE: 7/31/2017	
DRAWN BY: RJG	
SCALE: 1"=200'	
SHEET 1	OF 3

DB 32 582-697 \$ DB 32 582-704

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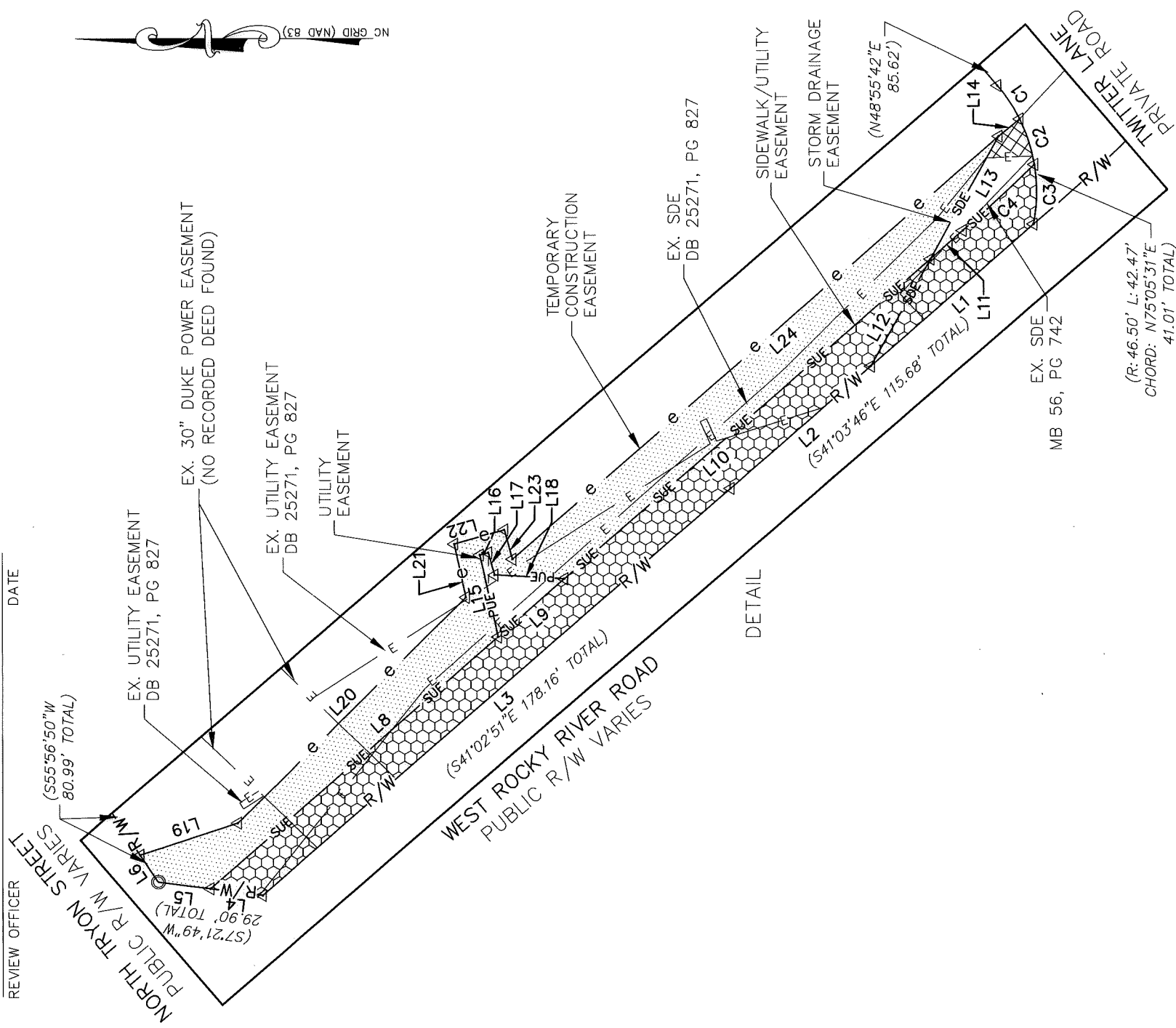
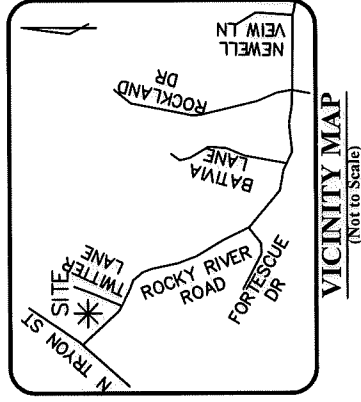
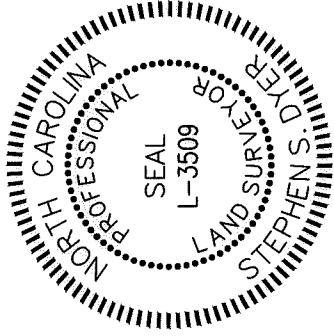
Stephen S. Dyer
 Stephen S. Dyer, PLS
 2017.11.01
 10:49:17-04:00'

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REVIEW OFFICER _____ DATE _____



NOTE:

SEE SHEET 3 OF 3 FOR LINE TABLE AND CURVE TABLE

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



CHARLOTTE
 ENGINEERING DEPARTMENT

**ROCKY RIVER ROAD WEST
 STREETScape**

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

CITY PRJ. NO 512-14-022	FILE NO	SHEET 2	OF 3
PROPERTY ACQUISITION OWNER: SANCTUARY HOLDINGS NC LLC TAX ID#: 049-231-01			
DRAWN BY: RJG			
DATE: 7/31/2017			
CHECKED BY: SSD			
SURVEY SUPVR.: SSD			

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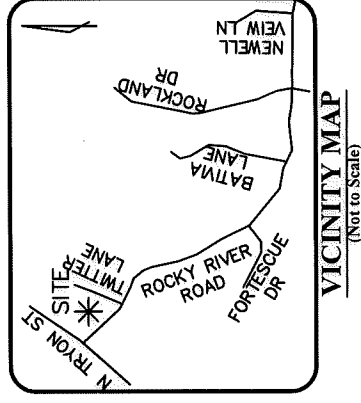
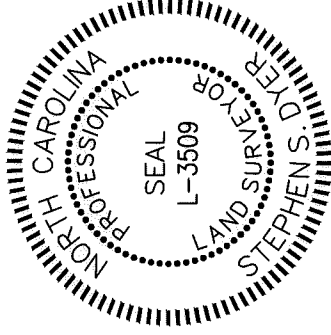
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VICINITY MAP
 (Not to Scale)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	11.55	46.50	N56°14'46"E	11.52
C2	13.74	46.50	N71°49'37"E	13.69
C3	17.18	46.50	S89°07'35"E	17.08
C4	28.01	559.00	N42°25'48"W	28.00

NOTE:

1) BEARINGS AND DISTANCES IN PARENTHESES SHOWN ARE BASED ON RECORDED INFORMATION, MB 58, PG 116.

2) TOTAL AREA=197,113 SQ.FT.

EASEMENTS

3) STORM DRAINAGE EASEMENT=85 SQ.FT.

4) UTILITY EASEMENT=26 SQ.FT.

5) SIDEWALK/UTILITY EASEMENT=3,565 SQ.FT.

6) TEMP. CONSTRUCTION EASEMENT=3,960 SQ.FT.

OVERLAPS

7) SIDEWALK/UTILITY EASEMENT OVERLAPS

EX. STORM DRAINAGE EASEMENT=3,196 SQ.FT.

8) SIDEWALK/UTILITY EASEMENT OVERLAPS

EX. UTILITY EASEMENT=1,738 SQ.FT.

9) SIDEWALK/UTILITY EASEMENT OVERLAPS

EX. DUKE POWER EASEMENT=343 SQ.FT.

10) TEMP. CONSTRUCTION EASEMENT OVERLAPS

EX. STORM DRAINAGE EASEMENT=791 SQ.FT.

11) TEMP. CONSTRUCTION EASEMENT OVERLAPS

EX. UTILITY EASEMENT=1,117 SQ.FT.

12) TEMP. CONSTRUCTION EASEMENT OVERLAPS

EX. DUKE POWER EASEMENT=318 SQ.FT.

REMAINING AREA

13) REMAINING AREA=197,113 SQ.FT. SQ.FT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	62.08	N40°51'46"W
L2	53.60	N40°51'46"W
L3	178.16	N40°50'51"W
L4	15.12	N7°19'50"E
L5	14.97	N7°19'50"E
L6	9.26	N56°18'27"E
L7	71.69	N56°18'27"E
L8	109.94	S40°59'41"E
L9	25.38	S40°59'41"E
L10	139.58	S40°59'41"E
L11	12.40	S40°59'41"E
L12	35.15	S60°44'22"E
L13	40.24	S60°44'22"E
L14	7.84	S38°57'45"E
L15	24.03	N77°29'18"E
L16	2.47	S15°43'49"E
L17	6.64	S74°16'11"W
L18	20.21	S3°05'13"W
L19	29.37	S18°13'21"E
L20	92.29	S44°27'46"E
L21	15.63	N77°29'18"E
L22	15.00	S15°43'49"E
L23	8.71	S74°16'11"W
L24	185.05	S40°51'21"E

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CHARLOTTE
 ENGINEERING DEPARTMENT

**ROCKY RIVER ROAD WEST
 STREETSCAPE**

CITY PRJ. NO
 512-14-022

FILE NO

REVISIONS

SCALE PROPERTY ACQUISITION
 OWNER: SANCTUARY HOLDINGS NC LLC
 TAX ID#: 049-231-01

SHEET

3

OF

3

REVISIONS

1 09/25/17 CITY REVIEW

DRAWN BY: RJG

DATE: 7/31/2017

CHECKED BY: SSD

SURVEY SUPVR.:SSD

DB 32582-697 \$ DB 32582-704