

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  
 2017.11.20  
 11:17:41-05'00"

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

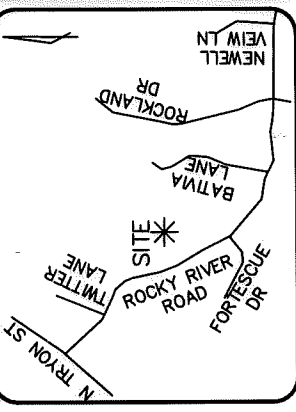
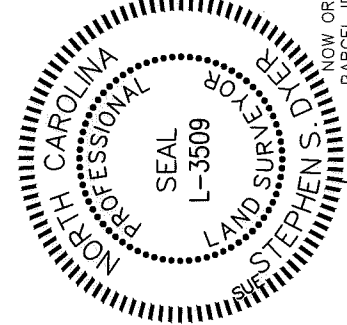
3  
 NOW OR FORMERLY  
 PARCEL ID #04923152  
 CHARLOTTE STUDENT HOUSING DST.  
 DB 31393/PG 193  
 W. ROCKY RIVER ROAD

DATE 594.88'

POST CONSTRUCTION  
 NATURAL AREA/  
 TREE SAVE AREA

1  
 NOW OR FORMERLY  
 PARCEL ID #04924215  
 L. FRANK CALDWELL AND  
 VIRGINIA B. CALDWELL  
 DB 29198/PG 775  
 JOE WHITENER 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



VICINITY MAP  
 (Not to Scale)

1  
 NOW OR FORMERLY  
 PARCEL ID #04923128  
 MIROSLAV ZORKO  
 DB 13544/PG 976  
 7731 BATAVIA LN

2  
 NOW OR FORMERLY  
 PARCEL ID #04923122  
 MICHAEL BRADY  
 DB 31136/PG 242  
 7729 BATAVIA LN

3  
 NOW OR FORMERLY  
 PARCEL ID #04923126  
 THOMAS J. BATTLE AND  
 WIFE REGINA L. BATTLE  
 DB 08757/PG 235  
 7725 BATAVIA LN

4  
 NOW OR FORMERLY  
 PARCEL ID #04923125  
 THERESA A. MACK  
 DB 15836/PG 67  
 7721 BATAVIA LN

5  
 NOW OR FORMERLY  
 PARCEL ID #04923124  
 DENISE CAPERS  
 DB 18008/PG 882  
 7717 BATAVIA LN

6  
 NOW OR FORMERLY  
 PARCEL ID #04923123  
 STANLEY C. WILLIAMS AND  
 WIFE, BRENDA J. WILLIAMS  
 DB 05589/PG 847  
 7713 BATAVIA LN

7  
 NOW OR FORMERLY  
 PARCEL ID #04923122  
 HEATHER K. HINSON  
 DB 30691/PG 886  
 7707 BATAVIA LN

8  
 NOW OR FORMERLY  
 PARCEL ID #04923121  
 TANJELA HALL  
 AND DERICE HALL  
 DB 13676/PG 192  
 7701 BATAVIA LN

9  
 NOW OR FORMERLY  
 PARCEL ID #04923120  
 DAVID CHARLES GRIFFES AND  
 WIFE, JENNY LEE GRIFFES  
 DB 09318/PG 521  
 7627 BATAVIA LN

10  
 NOW OR FORMERLY  
 PARCEL ID #04923119  
 SCOTT C. HAMONS  
 DB 13927/PG 915  
 7619 BATAVIA LN

11  
 NOW OR FORMERLY  
 PARCEL ID #04923116  
 MICHAEL E. HUGHES  
 AND DEBORAH C. HUGHES  
 DB 05440/PG 959  
 505 GLEN ELLYN CT

12  
 NOW OR FORMERLY  
 PARCEL ID #04923104  
 JANICE MARIE INGRAM  
 DB 14004/PG 73  
 511 W. ROCKY RIVER ROAD

13  
 NOW OR FORMERLY  
 PARCEL ID #04923103  
 THE CHARLOTTE-MECKLENBURG  
 BOARD OF EDUCATION  
 DB 31056/PG 341  
 445 W. ROCKY RIVER ROAD

14  
 NOW OR FORMERLY  
 PARCEL ID #04923104  
 JANICE MARIE INGRAM  
 DB 14004/PG 73  
 511 W. ROCKY RIVER ROAD

15  
 NOW OR FORMERLY  
 PARCEL ID #04923116  
 MICHAEL E. HUGHES  
 AND DEBORAH C. HUGHES  
 DB 05440/PG 959  
 505 GLEN ELLYN CT

16  
 NOW OR FORMERLY  
 PARCEL ID #04923115  
 JAMES ALLEN LUCIOW  
 AND YVONNE HOWARD  
 DB 06489/PG 843  
 501 GLEN ELLYN CT

17  
 NOW OR FORMERLY  
 PARCEL ID #04923104  
 JANICE MARIE INGRAM  
 DB 14004/PG 73  
 511 W. ROCKY RIVER ROAD

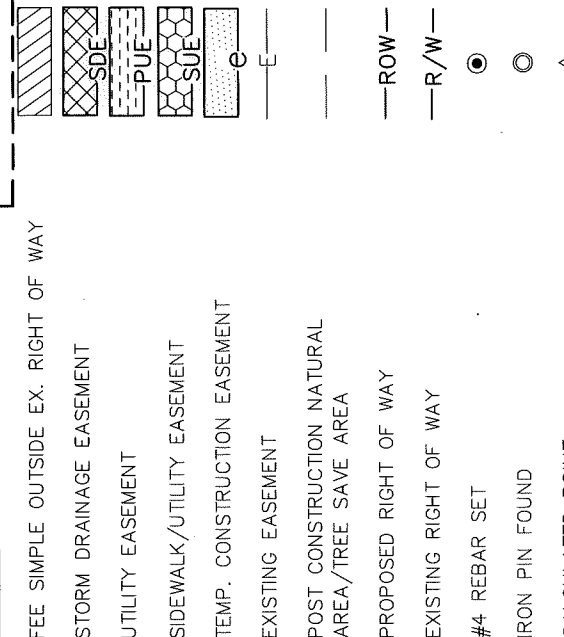
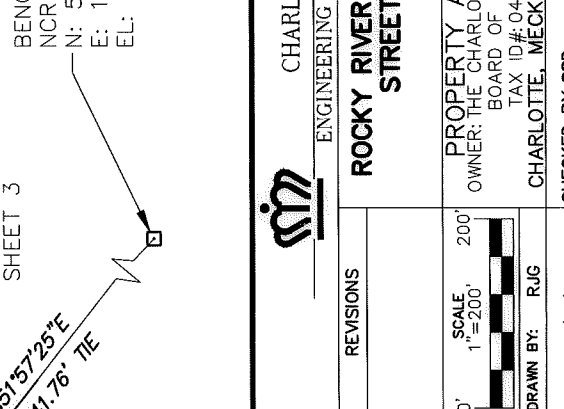
18  
 NOW OR FORMERLY  
 PARCEL ID #04923103  
 THE CHARLOTTE-MECKLENBURG  
 BOARD OF EDUCATION  
 DB 31056/PG 341  
 445 W. ROCKY RIVER ROAD

19  
 NOW OR FORMERLY  
 PARCEL ID #04923116  
 MICHAEL E. HUGHES  
 AND DEBORAH C. HUGHES  
 DB 05440/PG 959  
 505 GLEN ELLYN CT

20  
 NOW OR FORMERLY  
 PARCEL ID #04923115  
 JAMES ALLEN LUCIOW  
 AND YVONNE HOWARD  
 DB 06489/PG 843  
 501 GLEN ELLYN CT

21  
 NOW OR FORMERLY  
 PARCEL ID #04923104  
 JANICE MARIE INGRAM  
 DB 14004/PG 73  
 511 W. ROCKY RIVER ROAD

22  
 NOW OR FORMERLY  
 PARCEL ID #04923103  
 THE CHARLOTTE-MECKLENBURG  
 BOARD OF EDUCATION  
 DB 31056/PG 341  
 445 W. ROCKY RIVER ROAD



LEGEND  
 FEE SIMPLE OUTSIDE EX. RIGHT OF WAY  
 STORM DRAINAGE EASEMENT  
 UTILITY EASEMENT  
 SIDEWALK/UTILITY EASEMENT  
 TEMP. CONSTRUCTION EASEMENT  
 EXISTING EASEMENT  
 POST CONSTRUCTION NATURAL  
 AREA/TREE SAVE AREA  
 PROPOSED RIGHT OF WAY  
 EXISTING RIGHT OF WAY  
 #4 REBAR SET  
 IRON PIN FOUND  
 CALCULATED POINT

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

REVISIONS
1 09/25/17 CITY REVIEW
2 11/09/17 CITY REVIEW
3 11/29/17 ISAACS REVIEW

0'	SCALE	200'
1"=200'		
DRAWN BY: RJG		
DATE: 7/31/2017	CHECKED BY: SSD	SURVEY SUPVR.: SSD

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

REVISIONS

OWNER: THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION  
 TAX ID# 049-231-03  
 CHARLOTTE, MECKLENBURG CO., NC

CITY PRJ. NO  
 512-14-022

FILE NO

SHEET 1 OF 5

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.

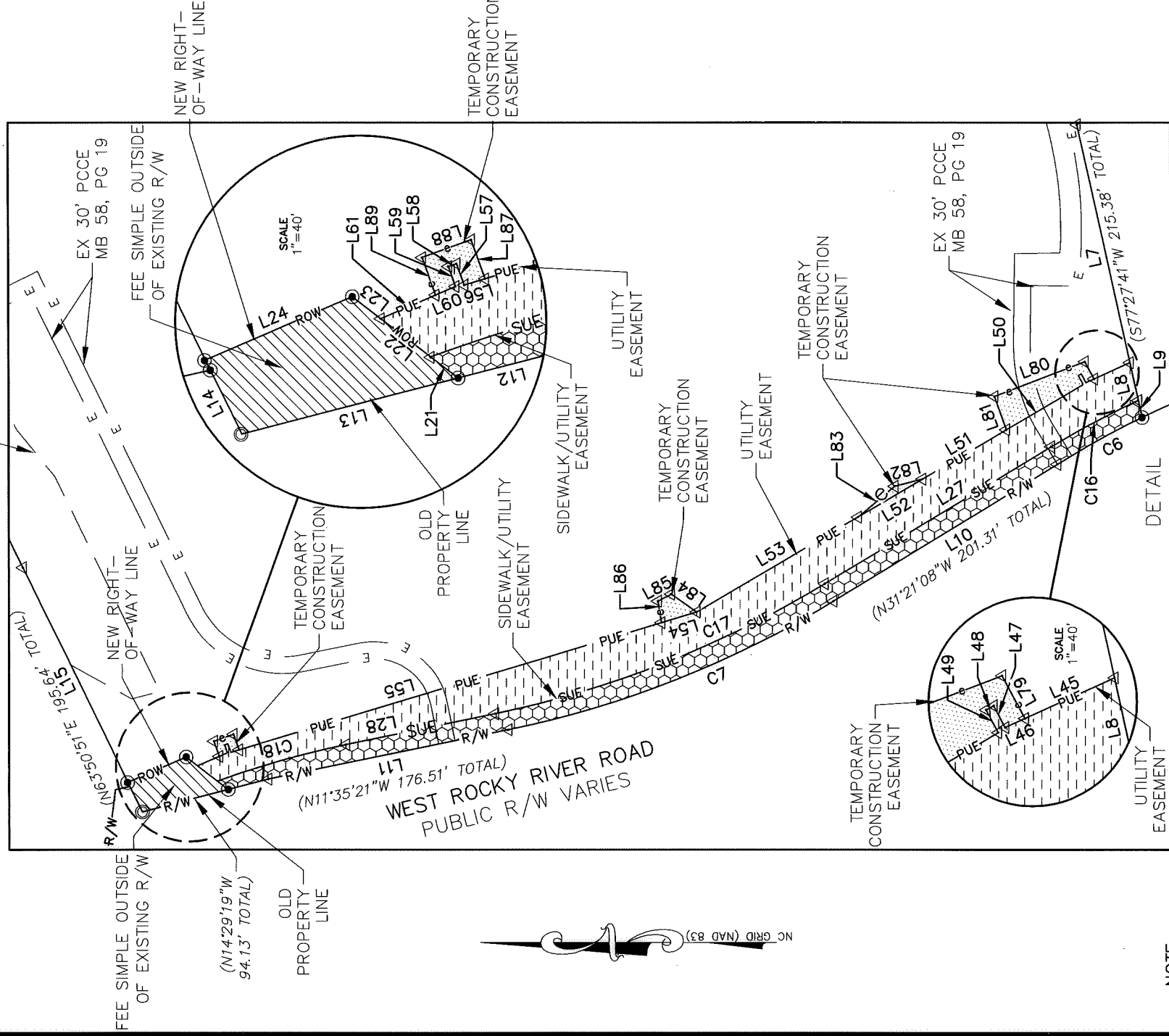
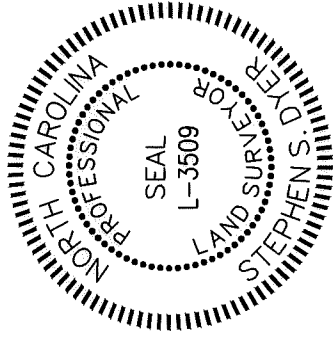
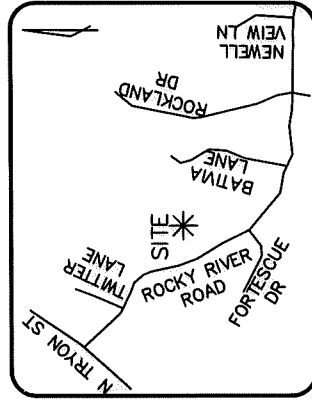
*Stephen S. Dyer*  
 Stephen S. Dyer, PLS  
 2017.11.20  
 11:18:06-05'00"

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 5 FOR LINE TABLE AND SHEET 5 OF 5 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	0'	SCALE: 1"=40'	OWNER: THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION TAX ID # 049-231-03	CITY PRJ. NO 512-14-022
	1	09/25/17	CITY REVIEW	FILE NO
2	11/09/17	CITY REVIEW	CHARLOTTE, MECKLENBURG CO., NC	SHEET 2
3	11/20/17	ISAACS REVIEW	CHECKED BY: SSD	OF 5
			SURVEY SUPVR.: SSD	

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.

*SSD*  
Stephen S. Dyer, PLS

2017.11.20  
11:18:24-05'00"

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

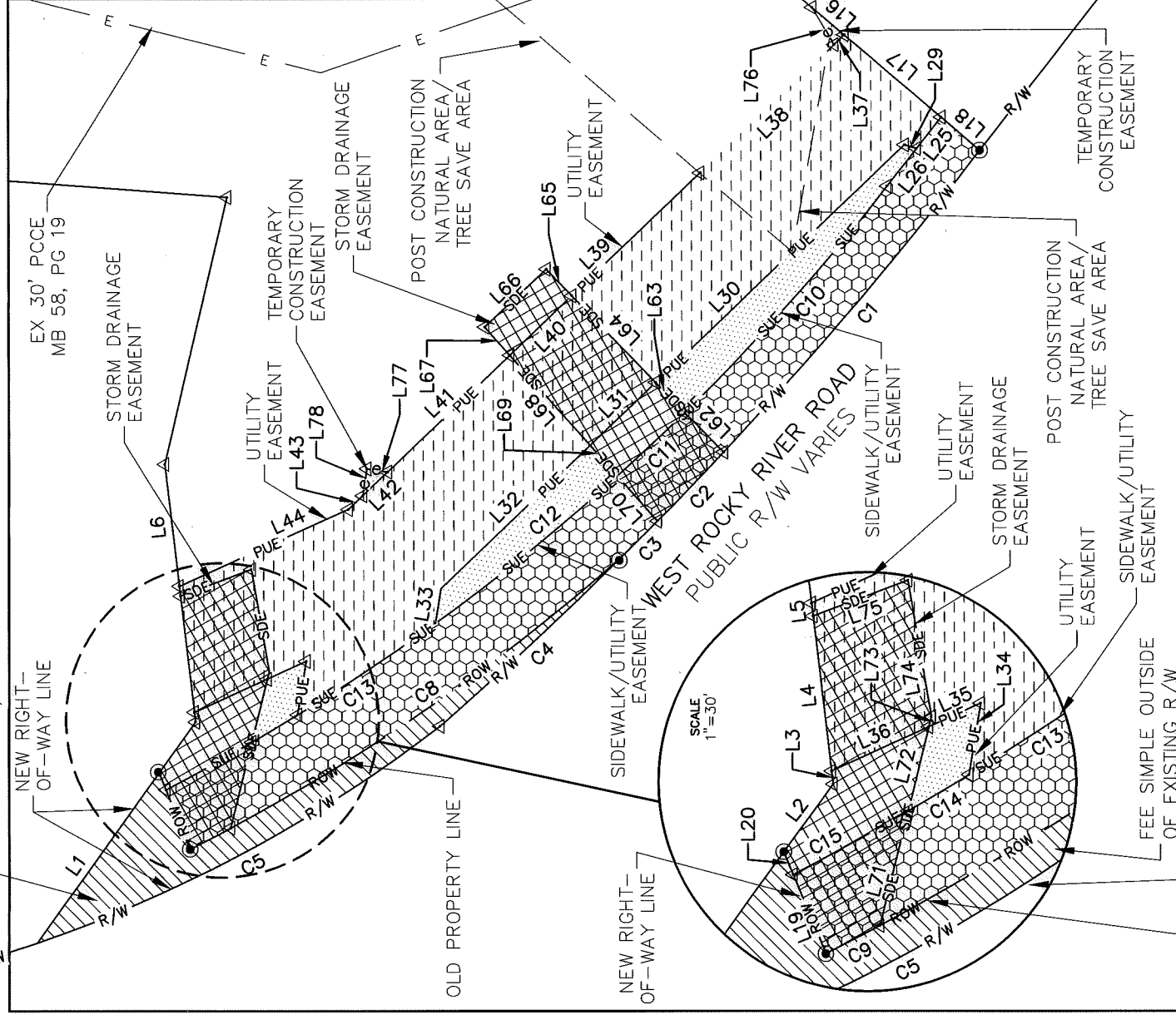
STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

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 \_\_\_\_\_

FEE SIMPLE OUTSIDE  
OF EXISTING R/W

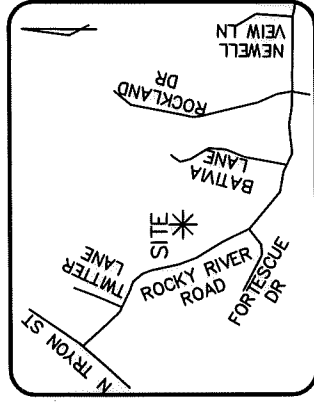
NEW RIGHT-  
OF-WAY LINE



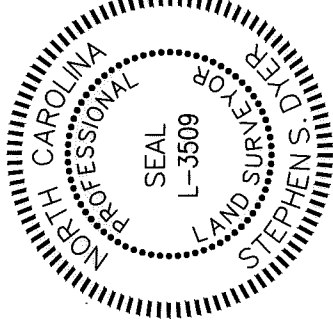
DETAIL

NOTE:

SEE SHEET 4 OF 5 FOR LINE TABLE  
AND SHEET 5 OF 5 CURVE TABLE

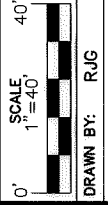


VICINITY MAP  
(NOT TO SCALE)



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

REVISIONS	
1	09/25/17 CITY REVIEW
2	11/09/17 CITY REVIEW
3	11/20/17 ISAACS REVIEW



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



CHARLOTTE  
ENGINEERING DEPARTMENT

**ROCKY RIVER ROAD WEST  
STREETSCAPE**

CITY PRJ. NO  
512-14-022

FILE NO

SHEET  
3

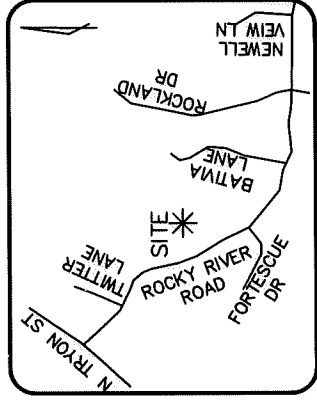
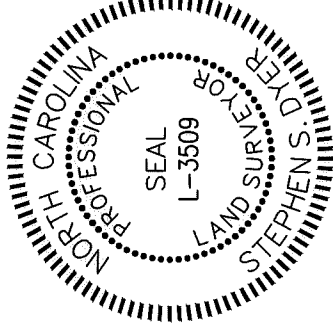
OF  
5

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  
 2017.11.20  
 11:18:41-05'00"

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	52.78	S53°59'21"E
L2	15.71	S53°59'21"E
L3	2.45	N83°14'20"E
L4	29.33	N83°14'20"E
L5	2.43	N83°14'20"E
L6	30.79	N83°14'20"E
L7	175.08	S77°26'55"W
L8	27.83	S77°26'55"W
L9	12.48	S77°26'55"W
L10	201.31	N31°21'53"W
L11	176.51	N11°36'06"W
L12	29.76	N14°30'04"W
L13	64.38	N14°30'04"W
L14	23.68	N63°50'06"E
L15	171.96	N63°50'06"E
L16	10.64	S40°20'38"W
L17	31.72	S40°20'38"W
L18	12.80	S40°20'38"W
L19	16.07	N67°48'02"E
L20	4.63	N67°48'02"E
L21	9.96	N37°33'24"E
L22	18.00	N37°33'24"E
L23	10.32	N37°33'24"E
L24	46.17	N23°13'12"W
L25	10.03	N51°59'49"W
L26	11.90	N51°59'49"W
L27	190.60	N31°06'28"W
L28	109.45	N11°43'55"W
L29	3.13	N17°49'16"E
L30	86.22	N43°34'24"W

LINE TABLE		
LINE	LENGTH	BEARING
L31	22.86	N43°34'24"W
L32	51.96	N43°34'24"W
L33	8.85	N80°42'12"W
L34	13.58	S80°42'12"E
L35	10.71	N24°25'44"W
L36	20.11	N24°25'44"W
L37	3.48	N43°34'24"W
L38	44.27	N43°34'24"W
L39	44.55	N43°34'24"W
L40	21.60	N43°34'24"W
L41	42.41	N43°34'24"W
L42	8.60	N43°34'24"W
L43	4.98	N43°34'24"W
L44	46.52	N24°25'44"W
L45	28.27	N24°25'44"W
L46	6.28	N24°25'44"W
L47	7.11	N61°38'12"E
L48	2.47	N28°21'48"W
L49	7.40	S61°38'12"W
L50	64.28	N30°23'49"W
L51	70.01	N30°23'49"W
L52	54.00	N30°23'49"W
L53	134.73	N30°23'49"W
L54	26.74	N16°42'25"W
L55	317.71	N16°42'25"W
L56	6.27	N16°42'25"W
L57	6.54	N70°08'10"E
L58	2.47	N19°51'50"W
L59	6.08	S70°08'10"W
L60	6.28	N23°17'20"W

LINE TABLE		
LINE	LENGTH	BEARING
L61	17.10	N23°17'20"W
L62	13.89	N45°48'22"E
L63	10.49	N45°48'22"E
L64	30.27	N45°48'22"E
L65	9.24	N45°48'22"E
L66	21.21	N43°00'00"W
L67	9.46	S48°11'37"W
L68	30.28	S48°11'37"W
L69	10.26	S48°11'37"W
L70	15.14	S48°11'37"W
L71	22.13	S76°03'48"E
L72	16.31	S76°03'48"E
L73	2.00	S76°03'48"E
L74	25.92	N80°10'25"E
L75	19.03	N20°30'49"W
L76	8.76	N58°58'05"E
L77	5.22	N9°01'15"E
L78	6.83	N80°58'45"W
L79	13.98	N61°38'12"E
L80	69.75	N20°57'36"W
L81	25.39	S70°14'57"W
L82	20.89	N14°20'31"W
L83	34.42	N40°03'31"W
L84	22.50	N34°46'35"E
L85	10.78	N28°03'51"W
L86	15.63	S81°15'08"W
L87	11.89	N70°08'10"E
L88	15.00	N19°51'50"W
L89	11.45	S70°08'10"W

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**

CITY PROJ. NO  
 512-14-022

FILE NO

PROPERTY ACQUISITION  
 OWNER: THE CHARLOTTE-MECKLENBURG  
 BOARD OF EDUCATION  
 TAX ID# 049-231-03

CHARLOTTE, MECKLENBURG CO., NC

REVISIONS

- 1 09/25/17 CITY REVIEW
- 2 11/09/17 CITY REVIEW
- 3 11/20/17 ISAACS REVIEW

DRAWN BY: R/JG

DATE: 7/31/2017

CHECKED BY: SSD

SURVEY SUPVR: SSD

SHEET 4

OF 5

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

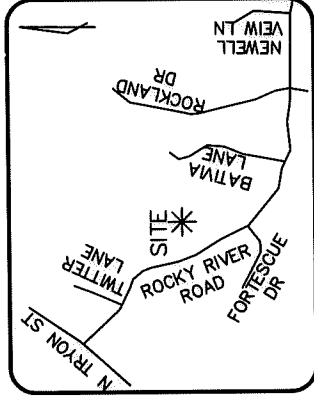
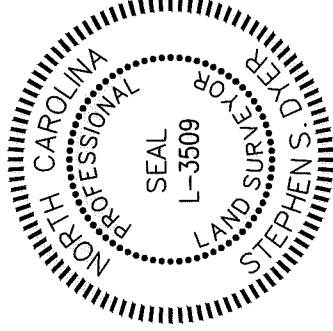
*S.S. Dyer*  
 Stephen S. Dyer, PLS  
 2017.11.20  
 11:19:00-05'00"

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 PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
 (NOT TO SCALE)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	99.32	984.77	N49°34'22"W	99.28
C2	23.93	984.77	N45°59'14"W	23.93
C3	12.59	984.77	N44°55'30"W	12.59
C4	62.58	984.77	N42°44'18"W	62.56
C5	115.58	350.66	N28°11'16"W	115.05
C6	57.32	558.50	N28°25'28"W	57.30
C7	253.35	734.50	N21°29'00"W	252.10
C8	119.79	529.02	N34°39'11"W	119.53
C9	11.48	529.02	N27°32'39"W	11.48
C10	76.13	559.00	N48°05'43"W	76.07
C11	23.29	559.00	N43°00'00"W	23.29
C12	58.93	559.00	N38°47'11"W	58.90
C13	41.35	559.00	N33°38'49"W	41.34
C14	13.38	559.00	N30°50'31"W	13.38
C15	24.65	559.00	N28°53'34"W	24.65
C16	70.94	641.00	N27°56'14"W	70.91
C17	256.67	759.00	N21°25'11"W	255.45
C18	96.65	691.00	N15°44'20"W	96.57

**NOTE:**

1) BEARINGS AND DISTANCES IN PARENTHESES SHOWN ARE BASED ON RECORDED INFORMATION, MB 58, PG 19.

2) TOTAL AREA=882,160 SQ.FT.

**EASEMENTS**

3) FEE SIMPLE OUTSIDE EX. RIGHT OF WAY=2,770 SQ.FT.

4) STORM DRAINAGE EASEMENT=2,612 SQ.FT.

5) UTILITY EASEMENT=26,257 SQ.FT.

6) SIDEWALK/UTILITY EASEMENT=13,430 SQ.FT.

7) TEMPORARY CONSTRUCTION EASEMENT=3,309 SQ.FT.

**OVERLAPS**

8) STORM DRAINAGE EASEMENT OVERLAPS UTILITY EASEMENT=1,222 SQ.FT.

9) STORM DRAINAGE EASEMENT OVERLAPS SIDEWALK/UTILITY EASEMENT=632 SQ.FT.

10) UTILITY EASEMENT OVERLAPS POST CONSTRUCTION NATURAL AREA/TREE SAVE AREA=670 SQ.FT.

11) TEMPORARY CONSTRUCTION EASEMENT OVERLAPS POST CONSTRUCTION NATURAL AREA/TREE SAVE AREA=9 SQ.FT.

**REMAINING AREA**

12) REMAINING AREA=879,390 SQ.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

REVISIONS	
1	09/25/17 CITY REVIEW
2	11/09/17 CITY REVIEW
3	11/20/17 ISAACS REVIEW



CHARLOTTE

ENGINEERING DEPARTMENT

**ROCKY RIVER ROAD WEST  
 STREETScape**

CITY PRJ. NO  
 512-14-022

FILE NO

SCALE  
 OWNER: THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION  
 TAX ID # 049-231-03

DRAWN BY: R/JG  
 DATE: 7/31/2017

CHECKED BY: SSD  
 SURVEY SUPVR.: SSD

SHEET  
 5

OF  
 5

*DB 32629-489*, *DB 32629-497*