

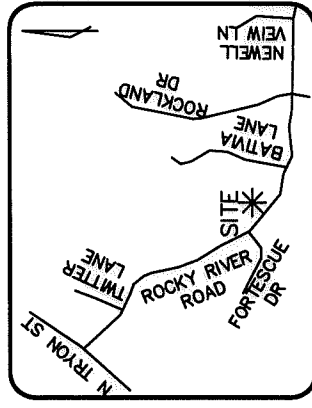
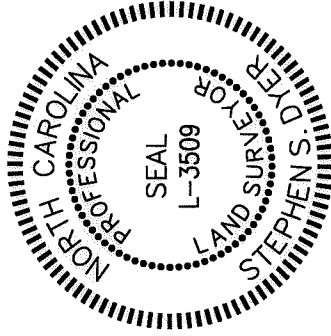
I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

SSD

Stephen S. Dyer, PLS
2017.08.11 08:37:45-04'00"

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

7

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

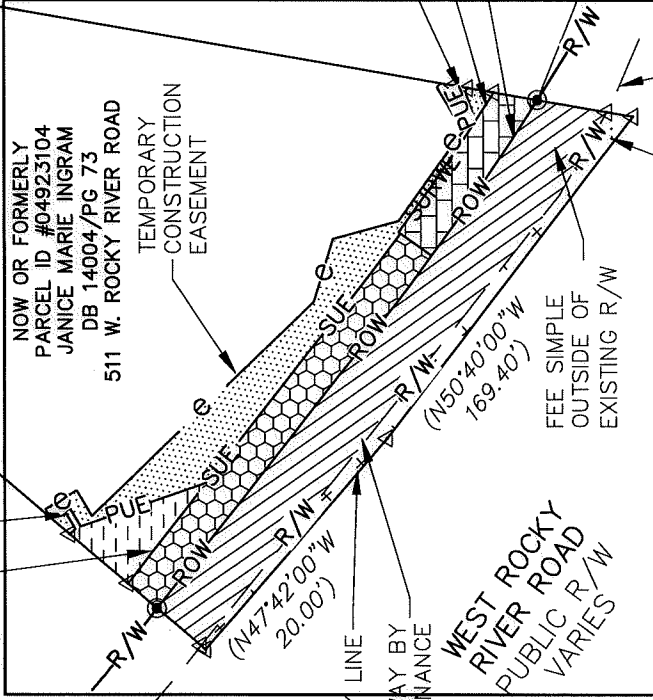
NOW OR FORMERLY
PARCEL ID #04923103
CHARLOTTE-MECKLENBURG
BOARD OF EDUCATION
DB 28693/PG 164
445 W. ROCKY RIVER ROAD

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

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

NOW OR FORMERLY
PARCEL ID #04923114
TIMOTHY H. CHAVEL
AND WIFE, ELIZABETH J. CHAVEL
DB 09437/PG 200
500 GLEN ELLYN CT

NOW OR FORMERLY
PARCEL ID #04923108
NEIL P. MANGAN
AND LORRI L. ELLIOTT
DB 26236/PG 233
527 W. ROCKY RIVER ROAD



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

(S1120'00"W 565.00'
N946'22"E 479.33'
(TOTAL)

(N420'71"E 493.24'
N40'20'38"E 405.31'
(TOTAL)

(N50'40'00"W 169.40'
R/W

(N47'42'00"W 20.00'
R/W

IPF
N: 562829.53
E: 1477162.08

EX EOP
N51'32'10"W 5052.67' TIE
N51'32'10"W 5052.67' TIE
N51'32'10"W 5052.67' TIE
N51'32'10"W 5052.67' TIE

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

FEE SIMPLE INSIDE
OF EXISTING R/W

LEGEND.

- + + + FEE SIMPLE INSIDE EX. RIGHT OF WAY
- ▨ FEE SIMPLE OUTSIDE EX. RIGHT OF WAY
- ▨ UTILITY EASEMENT
- ▨ SIDEWALK/UTILITY EASEMENT
- ▨ SIDEWALK/UTILITY/RETAINING WALL EASEMENT
- ▨ TEMP. CONSTRUCTION EASEMENT
- ▨ SWIM BUFFER
- ▨ PROPOSED RIGHT OF WAY
- ▨ EXISTING RIGHT OF WAY
- #4 REBAR SET
- IRON PIN FOUND
- △ CALCULATED POINT

		CITY PRJ. NO 512-14-022	
		FILE NO	SHEET
ROCKY RIVER ROAD WEST STREETSCAPE		1	3
PROPERTY ACQUISITION OWNER: JANICE MARIE INGRAM TAX ID# 049-231-04		CHECKED BY: SSD SURVEY SUPVR.:SSD	
REVISIONS SCALE 1"=80' 80' 0'	DRAWN BY: RJG DATE: 7/31/2017	CHARLOTTE, MECKLENBURG CO., NC	
ENGINEERING DEPARTMENT CHARLOTTE		SURVEY SUPVR.:SSD	

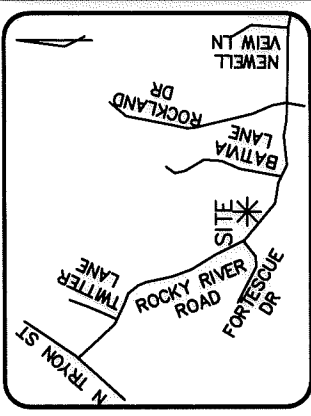
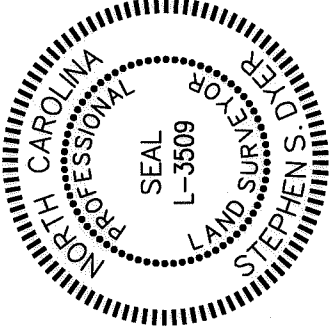
DB 32781-469

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SSD
 Stephen S. Dyer, PLS
 2017.08.11 08:38:05-04'00"

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

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG



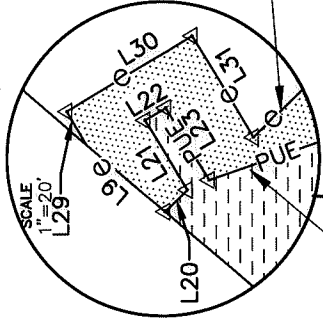
VICINITY MAP
 (NOT TO SCALE)



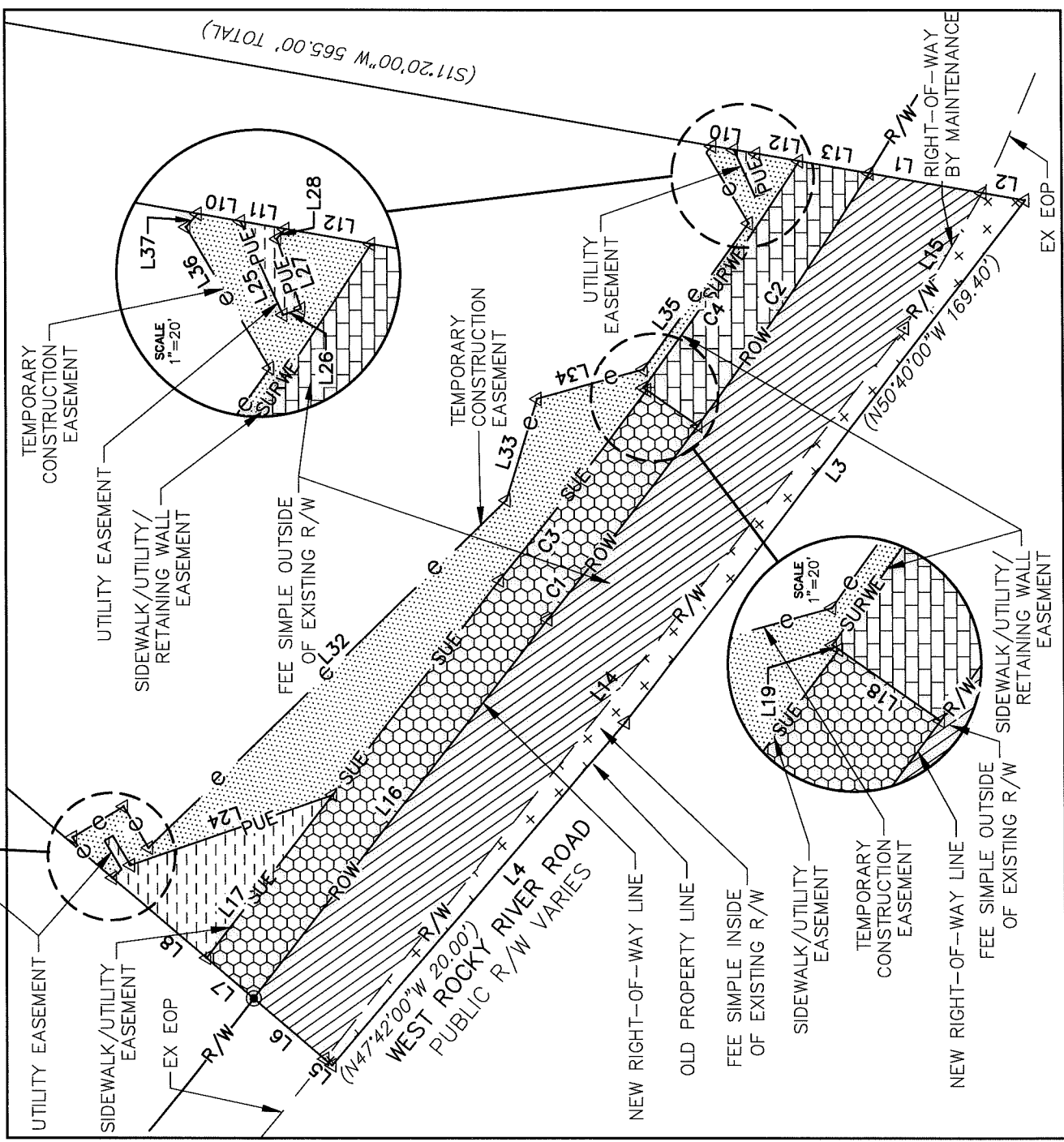
I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

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



DETAIL



NOTE:

SEE SHEET 3 OF 3 FOR LINE TABLE AND CURVE TABLE



CHARLOTTE
 ENGINEERING DEPARTMENT

ROCKY RIVER ROAD WEST
 STREETSCAPE

CITY PRJ. NO
 512-14-022

FILE NO

PROPERTY ACQUISITION
 OWNER: JANICE MARIE INGRAM
 TAX ID # 049-231-04

CHARLOTTE, MECKLENBURG CO., NC
 CHECKED BY: SSD SURVEY SUPVR.:SSD

SCALE
 1"=40'

REVISIONS
 1 08/10/17 CITY REVIEW

SHEET
 2

OF
 3

DB 32781-469

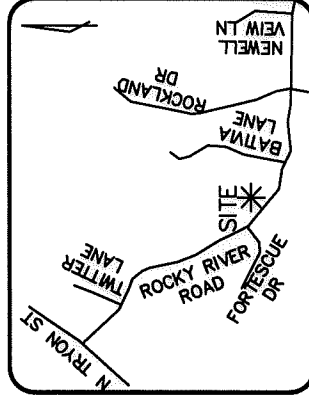
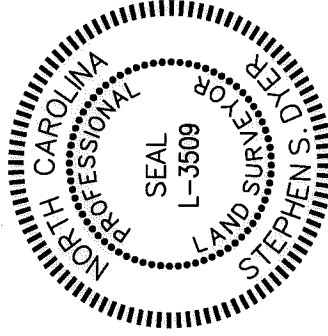
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COUNTY OF MECKLENBURG



VICINITY MAP
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REVIEW OFFICER

DATE

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.49	S9°43'47"W
L2	11.15	S9°43'47"W
L3	169.40	N52°16'13"W
L4	116.31	N49°18'13"W
L5	2.49	N40°20'38"E
L6	24.07	N40°20'38"E
L7	16.01	N40°20'38"E
L8	31.72	N40°20'38"E
L9	10.64	S40°20'38"W
L10	5.68	S9°43'47"W
L11	5.83	S9°43'47"W
L12	11.32	N9°43'47"E
L13	18.49	S9°43'47"W
L14	240.58	S51°18'42"E
L15	40.02	S59°58'35"E
L16	123.66	S51°59'49"E
L17	53.21	S51°59'49"E
L18	16.01	N34°55'04"E
L19	1.00	N34°55'04"E

LINE TABLE		
LINE	LENGTH	BEARING
L20	3.27	S43°34'24"E
L21	8.51	N58°58'05"E
L22	2.47	S31°01'55"E
L23	8.78	S58°58'05"W
L24	55.36	S19°04'51"E
L25	13.14	S65°30'09"W
L26	2.47	S19°06'41"E
L27	9.46	N70°53'19"E
L28	1.62	S49°02'15"E
L29	4.13	N58°58'05"E
L30	15.33	S31°01'55"E
L31	12.34	S58°58'05"W
L32	128.71	S43°56'21"E
L33	27.26	S72°48'35"E
L34	28.43	S15°26'23"E
L35	46.36	S53°56'49"E
L36	21.05	N59°05'54"E
L37	2.25	S49°02'15"E

NOTE:

1) BEARINGS AND DISTANCES IN PARENTHESES SHOWN ARE BASED ON RECORDED INFORMATION, DB 14004, PG 73.

2) TOTAL AREA=70,501 SQ.FT.

PROPOSED EASEMENTS

3) FEE SIMPLE INSIDE EX. RIGHT OF WAY=1,521 SQ.FT.

4) FEE SIMPLE OUTSIDE EX. RIGHT OF WAY=7,085 SQ.FT.

5) UTILITY EASEMENT=948 SQ.FT.

6) SIDEWALK/UTILITY EASEMENT=2,976 SQ.FT.

7) SIDEWALK/UTILITY/RETAINING WALL EASEMENT=1,270 SQ.FT.

8) TEMP. CONSTRUCTION EASEMENT=3,269 SQ.FT.

REMAINING AREA

9) REMAINING AREA=62,895 SQ.FT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	63.08	1180.91	S51°56'59"E	63.07
C2	78.67	1180.91	S65°23'18"E	78.65
C3	61.99	1164.91	N51°56'00"W	61.99
C4	70.79	1163.91	N55°11'56"W	70.78

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CHARLOTTE
ENGINEERING DEPARTMENT

**ROCKY RIVER ROAD WEST
STREETSCAPE**

PROPERTY ACQUISITION
OWNER: JANICE MARIE INGRAM
TAX ID #: 049-231-04

CHARLOTTE, MECKLENBURG CO., NC

CITY PRJ. NO
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OF
3

DRAWN BY: RJG

DATE: 7/31/2017

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