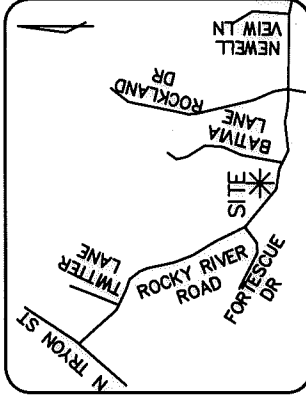
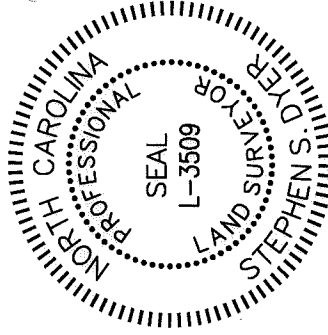


I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

SSD Stephen S. Dyer, PLS
2017.08.16 09:25:39-04'00"

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 _____

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 #04923113
MATTHEW HYPOLITE MARTIN, JR.
AND SPOUSE, TINA LOUISE MARTIN
DB 29348/PG 030
504 GLEN ELLYN CT

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

(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 #04923108
NEIL P. MANGAN
AND LORRI L. ELLIOTT
DB 31277/PG 457
527 W. ROCKY RIVER ROAD

(N11°22'14"E 281.43' TOTAL)
199.47'
N9°43'47"E

(S11°29'51"W 280.01' TOTAL)
216.44'
S9°51'24"W

NOW OR FORMERLY
PARCEL ID #04923111
THOMAS J. OLSON AND
WIFE, KATHERINE L. OLSON
DB 05440/PG 073
7515 BATAVIA LN

NOW OR FORMERLY
PARCEL ID #04923110
WANDA M. CHANCELLOR
DB 301107/PG 589
7509 BATAVIA LN

NOW OR FORMERLY
PARCEL ID #04923109
2015-2 IH2 BORROWER L.P.
DB 29885/PG 1
7501 BATAVIA LANE

IPF-TIE
N: 562829.53
E: 1477162.08
NCR-ME-3703
N: 559686.67 FT
E: 1481118.33 FT
EL: 766.72 FT



NC GRID (NAD 83)

TEMPORARY
CONSTRUCTION
EASEMENT

SEE DETAIL
SHEET 2

SIDEWALK/UTILITY/RETAINING
WALL EASEMENT

EX EOP

NEW RIGHT-OF-WAY LINE
(R: 384.64' L: 99.06'
CHORD: 569'19"17"E 98.78')
OLD PROPERTY LINE
RIGHT-OF-WAY BY
MAINTENANCE

LEGEND

- [Symbol] FEE SIMPLE INSIDE EX. RIGHT OF WAY
- [Symbol] FEE SIMPLE OUTSIDE EX. RIGHT OF WAY
- [Symbol] UTILITY EASEMENT
- [Symbol] SIDEWALK/UTILITY EASEMENT
- [Symbol] SIDEWALK/UTILITY/RETAINING WALL EASEMENT
- [Symbol] TEMP. CONSTRUCTION EASEMENT
- [Symbol] PROPOSED RIGHT OF WAY
- [Symbol] EXISTING RIGHT OF WAY
- [Symbol] #4 REBAR SET
- [Symbol] IRON PIN FOUND
- [Symbol] CALCULATED POINT

UTILITY EASEMENT

SIDEWALK/UTILITY
EASEMENT

R/W

FEE SIMPLE INSIDE
OF EXISTING R/W

WEST ROCKY RIVER ROAD
PUBLIC R/W VARIES

(N76°42'01"W 28.59')

N51°32'10"W
5022.67' TIE

		CHARLOTTE	
		ENGINEERING DEPARTMENT	
ROCKY RIVER ROAD WEST STREETSCAPE		CITY PRJ. NO 512-14-022	FILE NO
REVISIONS		PROPERTY ACQUISITION OWNER: NEIL P. MANGAN AND LORRI L. ELLIOTT TAX ID# 049-231-08 CHARLOTTE, MECKLENBURG CO., NC	
SCALE 1"=50' 0' 50'		SHEET 1	OF 3
DRAWN BY: RJG DATE: 7/31/2017		CHECKED BY: SSD SURVEY SUPR.: SSD	

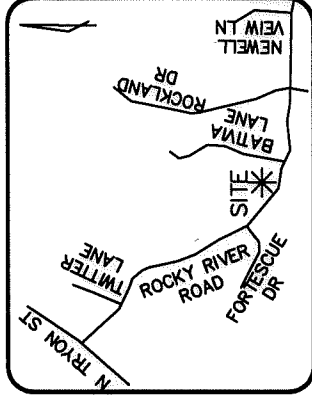
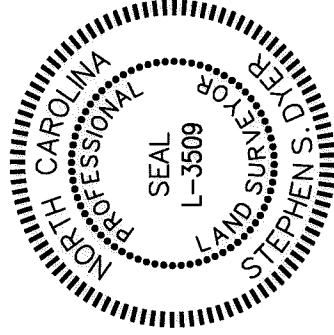
DB 32747-911

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 08:39:20-04'00"

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

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG



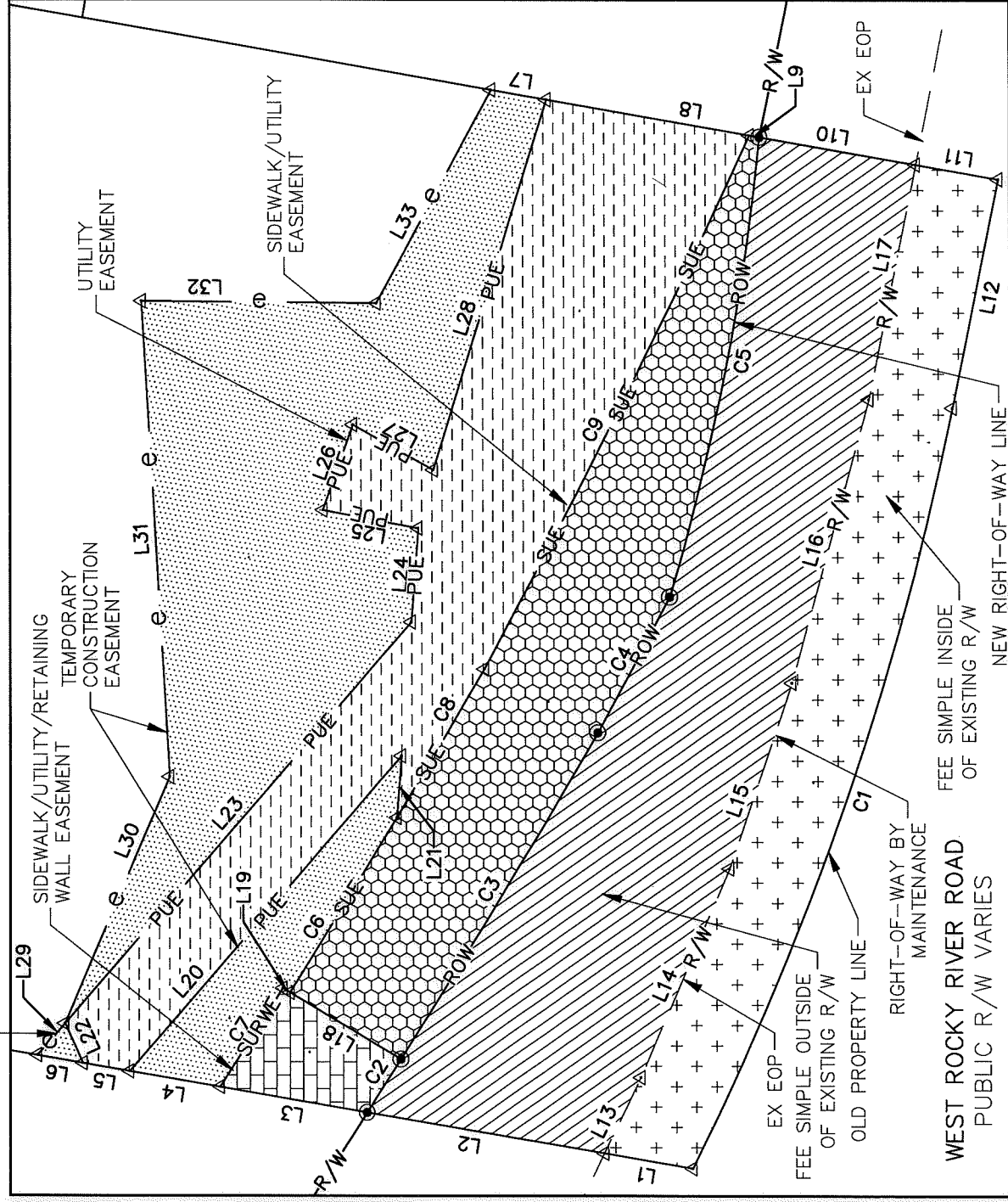
VICINITY MAP
 (Not to Scale)

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

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 _____

TEMPORARY CONSTRUCTION EASEMENT



WEST ROCKY RIVER ROAD
 PUBLIC R/W VARIES

RIGHT-OF-WAY BY MAINTENANCE

FEE SIMPLE INSIDE OF EXISTING R/W

NEW RIGHT-OF-WAY LINE

DETAIL



NOTE:

SEE SHEET 3 OF 3 FOR LINE TABLE AND CURVE TABLE

		CHARLOTTE ENGINEERING DEPARTMENT	
		ROCKY RIVER ROAD WEST STREETSCAPE	
REVISIONS	SCALE 1" = 20' 	CITY PRJ. NO 512-14-022	FILE NO
REVISIONS	DRAWN BY: RJG DATE: 7/31/2017	PROPERTY ACQUISITION OWNER: NEIL P. MANGAN AND LORRI L. ELLIOTT TAX ID# 049-231-08	SHEET 2 OF 3
1 08/10/17 CITY REVIEW	CHECKED BY: SSD SURVEY SUPV.:SSD	CHARLOTTE, MECKLENBURG CO., NC	

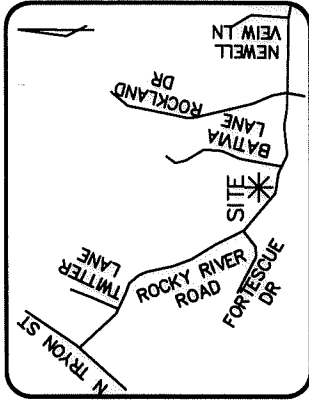
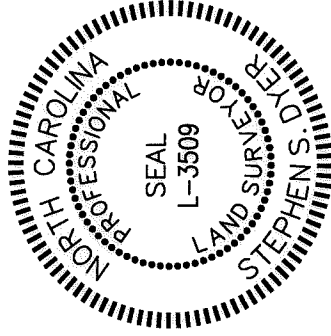
DB 32747-911

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SSD
 Stephen S. Dyer, PLS
 2017.08.11 08:39:39-04'00"

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	11.06	N9°43'47"E
L2	29.58	N9°43'47"E
L3	18.49	N9°43'47"E
L4	11.32	N9°43'47"E
L5	5.83	N9°43'47"E
L6	5.68	N9°43'47"E
L7	6.88	S9°51'24"W
L8	25.44	S9°51'24"W
L9	1.25	S9°51'24"W
L10	19.58	S9°51'24"W
L11	10.42	S9°51'24"W
L12	28.59	N78°20'28"W
L13	10.31	S64°14'06"E
L14	27.90	S66°47'19"E
L15	24.10	S71°17'47"E
L16	36.07	S74°37'21"E
L17	29.35	S78°28'04"E

LINE TABLE		
LINE	LENGTH	BEARING
L18	16.01	N30°42'58"E
L19	1.00	N30°42'58"E
L20	51.30	S49°02'15"E
L21	7.62	N85°41'53"W
L22	5.34	N65°30'09"E
L23	65.34	S49°02'15"E
L24	11.50	S85°41'53"E
L25	11.98	N10°43'16"E
L26	11.10	S70°35'50"E
L27	11.39	S29°09'02"W
L28	47.49	S72°51'42"E
L29	5.16	S49°02'15"E
L30	32.92	S66°55'36"E
L31	58.43	N86°39'03"E
L32	29.09	S0°25'31"W
L33	29.72	S61°29'30"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	99.06	384.64	N70°57'45"W	98.78
C2	7.75	1180.91	S57°29'05"E	7.75
C3	46.86	1180.91	S58°48'35"E	46.86
C4	18.90	1180.50	S62°01'02"E	18.90
C5	57.53	298.16	S78°45'17"E	57.44
C6	25.25	1164.91	S58°16'17"E	25.25
C7	14.38	1163.91	S57°17'43"E	14.38
C8	21.21	1164.91	S59°24'50"E	21.21
C9	73.19	1164.50	S63°22'14"E	73.18

NOTE:

- 1) BEARINGS AND DISTANCES IN PARENTHESES SHOWN ARE BASED ON RECORDED INFORMATION, DB 26236, PG 233.
- 2) TOTAL AREA=35,870 SQ.FT.

PROPOSED EASEMENTS

- 3) FEE SIMPLE INSIDE EX. RIGHT OF WAY=1,370 SQ.FT.
- 4) FEE SIMPLE OUTSIDE EX. RIGHT OF WAY=2,684 SQ.FT.
- 5) UTILITY EASEMENT=2,138 SQ.FT.
- 6) SIDEWALK/UTILITY EASEMENT=1,558 SQ.FT.
- 7) SIDEWALK/UTILITY/RETAINING WALL EASEMENT=188 SQ.FT.
- 8) TEMP. CONSTRUCTION EASEMENT=2,525 SQ.FT.

REMAINING AREA

- 9) REMAINING AREA=31,818 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



CHARLOTTE
 ENGINEERING DEPARTMENT

**ROCKY RIVER ROAD WEST
 STREETSCAPE**

REVISIONS	CITY PRJ. NO 512-14-022
SCALE	FILE NO
DRAWN BY: R/JG	SHEET 3
DATE: 7/31/2017	OF 3
CHECKED BY: SSD	SURVEY SUPVR.:SSD
PROPERTY ACQUISITION OWNER: NEIL P. MANGAN AND LORRI L. ELLIOTT TAX ID#: 049-231-08 CHARLOTTE, MECKLENBURG CO., NC	

DB 32747 - 911