

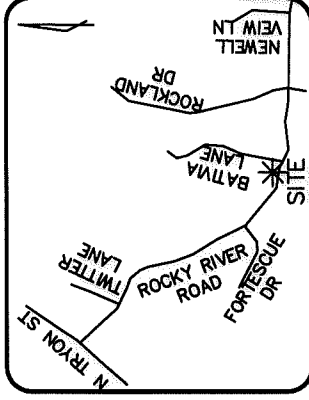
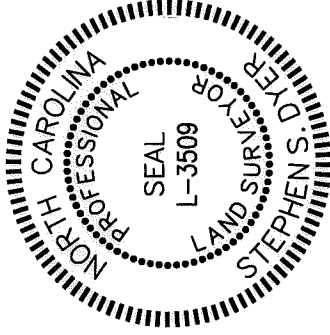
I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

Stephen S. Dyer

Stephen S. Dyer, PLS
2017.08.11 08:42:38-04'00"

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 _____

LEGEND

- UTILITY EASEMENT
- SIDEWALK/UTILITY EASEMENT
- TEMP. CONSTRUCTION EASEMENT
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- IRON PIN FOUND
- CALCULATED POINT

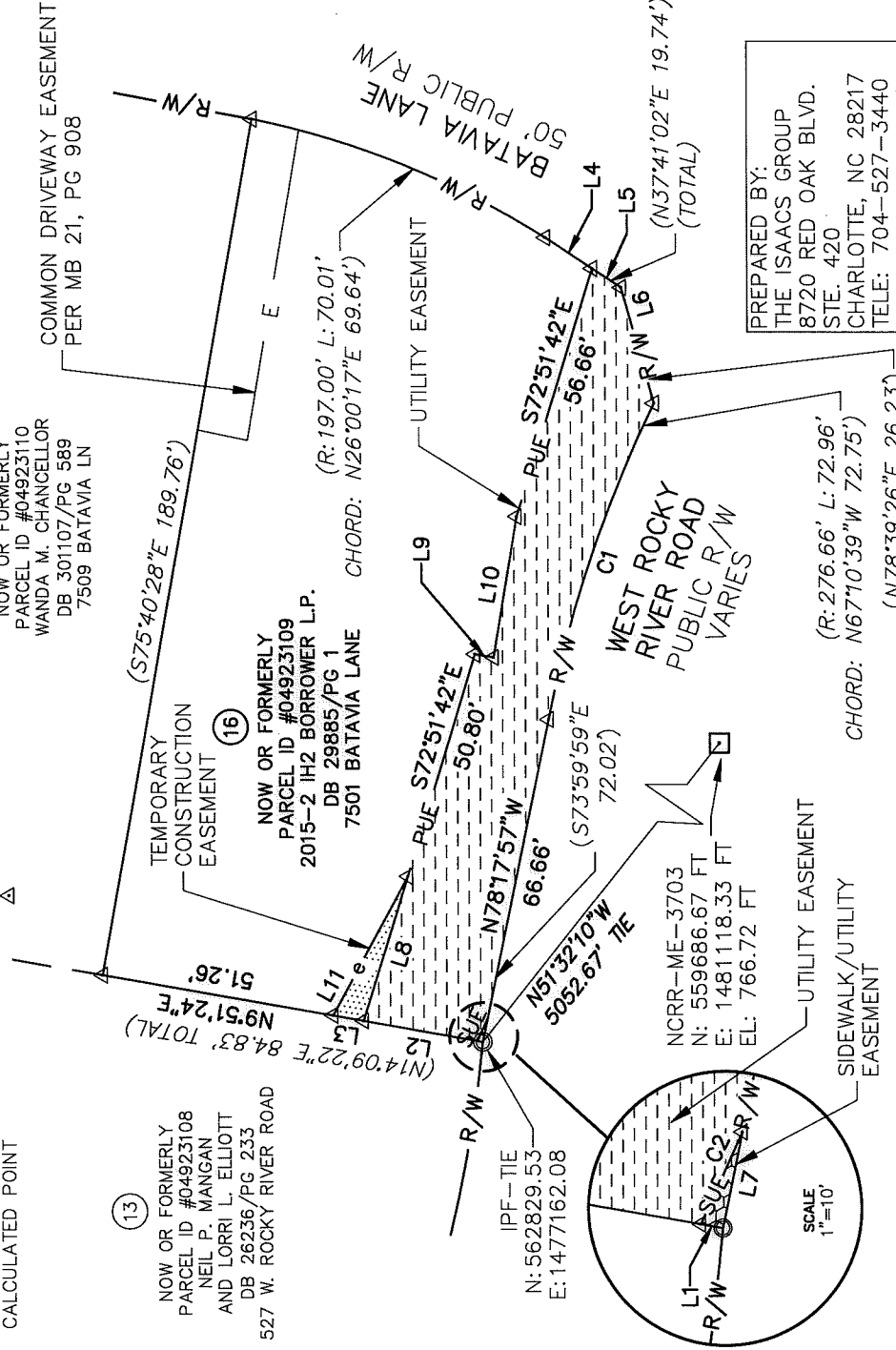
NOTE:

- 1) BEARINGS AND DISTANCES IN PARENTHESES SHOWN ARE BASED ON RECORDED INFORMATION, MB 48, PG 774.
- 2) TOTAL AREA=16,123 SQ.FT.
- 3) UTILITY EASEMENT=3,330 SQ.FT.
- 4) SIDEWALK/UTILITY EASEMENT=3 SQ.FT.
- 5) TEMP. CONSTRUCTION EASEMENT=113 SQ.FT.
- 6) REMAINING AREA=16,123 SQ.FT.

REMAINING AREA

NOW OR FORMERLY
PARCEL ID #04923110
WANDA M. CHANCELLOR
DB 301107/PG 589
7509 BATAVIA LN
COMMON DRIVEWAY EASEMENT
PER MB 21, PG 908

(13)
NOW OR FORMERLY
PARCEL ID #04923108
NEIL P. MANGAN
AND LORRI L. ELLIOTT
DB 26236/PG 233
527 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

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 1.25 | N9°51'24"E |
| L2 | 25.44 | N9°51'24"E |
| L3 | 6.88 | N9°51'24"E |
| L4 | 12.23 | S33°23'04"W |
| L5 | 7.51 | S33°23'04"W |
| L6 | 26.23 | S74°21'28"W |
| L7 | 5.36 | S78°17'57"E |
| L8 | 33.08 | S72°51'42"E |
| L9 | 4.16 | S9°12'21"W |
| L10 | 31.13 | S80°27'52"E |
| L11 | 34.64 | S61°29'30"E |

CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD |
|-------|--------|---------|---------------|-------|
| C1 | 72.96 | 276.66 | N71°28'38"W | 72.75 |
| C2 | 5.54 | 1164.50 | S65°18'26"E | 5.54 |



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

| | |
|------------------------|---|
| REVISIONS | CITY PRJ. NO 512-14-022 |
| SCALE 1"=40' | FILE NO |
| DRAWN BY: RJG | SHEET 1 |
| DATE: 7/31/2017 | OF 1 |
| REVISIONS | PROPERTY ACQUISITION |
| 1 08/10/17 CITY REVIEW | OWNER: 2015-2 IH2 BORROWER L.P. TAX ID# 049-231-09 |
| 1 08/10/17 CITY REVIEW | CHARLOTTE, MECKLENBURG CO., NC |
| | CHECKED BY: SSD SURVEY SUPERV.:SSD |

DB 32954-423