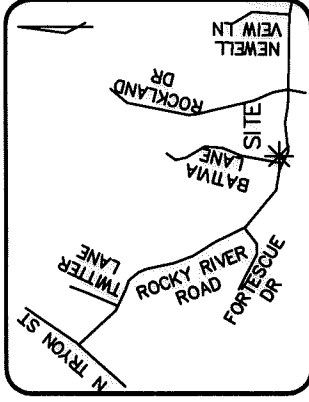
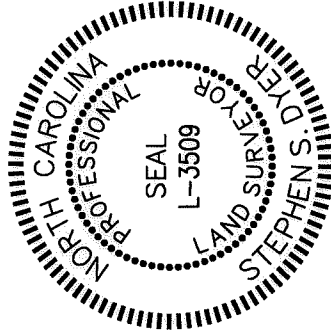


I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

Stephen S. Dyer
 Stephen S. Dyer, PLS
 2017.08.11 08:44:28-04'00"

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

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG



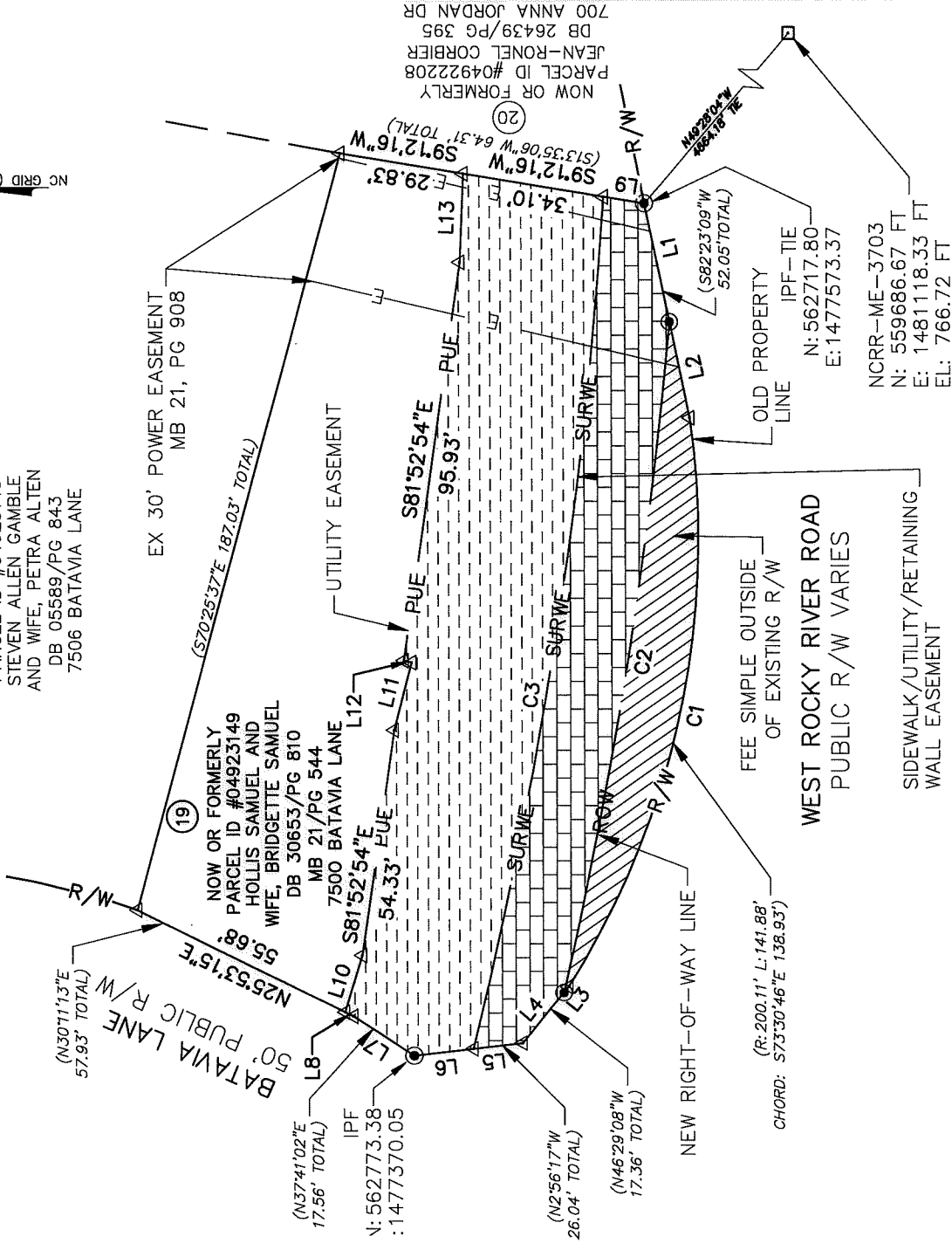
VICINITY MAP
 (NOT TO SCALE)

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

NOW OR FORMERLY
 PARCEL ID #04923148
 STEVEN ALLEN GAMBLE
 AND WIFE, PETRA ALTEN
 DB 05589/PG 843
 7506 BATAVIA LANE



LEGEND

▨ FEE SIMPLE OUTSIDE EX. RIGHT OF WAY

▨ UTILITY EASEMENT

▨ SIDEWALK/UTILITY/RETAINING WALL EASEMENT

▨ EXISTING EASEMENT

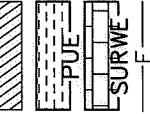
— PROPOSED RIGHT OF WAY

— EXISTING RIGHT OF WAY

● #4 REBAR SET

○ IRON PIN FOUND

△ CALCULATED POINT



NOTE:

SEE SHEET 2 OF 2 FOR
 LINE TABLE AND CURVE TABLE

		CHARLOTTE ENGINEERING DEPARTMENT	
		ROCKY RIVER ROAD WEST STREETSCAPE	
REVISIONS	SCALE 1"=40'	PROPERTY ACQUISITION OWNER: HOLLIS SAMUEL AND WIFE, BRIDGETTE SAMUEL TAX ID # 049-231-49	CITY PRJ. NO 512-14-022
	40	CHARLOTTE, MECKLENBURG CO., NC	FILE NO
DRAWN BY: RJG	DATE: 7/31/2017	CHECKED BY: SSD	SHEET 1
REVISIONS	1 08/10/17 CITY REVIEW	SURVEY SUPVR.:SSD	OF 2

DB 33108-497

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.

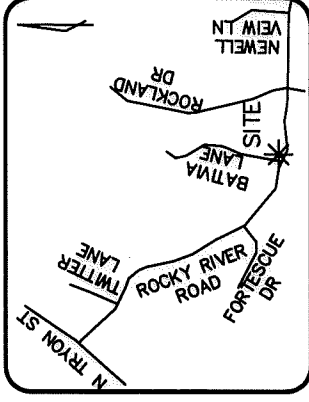
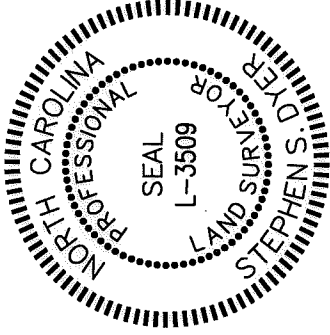
Stephen S. Dyer
 Stephen S. Dyer, PLS
 2017.08.11 08:44:53-04'00"

STEPHEN S. DYER, NC P.L.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 _____



VICINITY MAP
 (Not to Scale)

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.78	S78°08'56"W
L2	23.37	S78°05'11"W
L3	1.74	N50°47'06"W
L4	15.62	N50°47'06"W
L5	11.94	N6°38'58"W
L6	14.23	N6°38'58"W
L7	17.28	N33°00'02"E
L8	2.25	N25°53'15"E
L9	9.95	S9°12'16"W
L10	14.17	S72°51'42"E
L11	16.69	S75°29'36"E
L12	1.87	N14°36'21"E
L13	21.06	S87°41'41"E

NOTE:

- 1) BEARINGS AND DISTANCES IN PARENTHESES SHOWN ARE BASED ON RECORDED INFORMATION, MB 48, PG 774.
 - 2) TOTAL AREA=20,640 SQ.FT.
- PROPOSED EASEMENTS**
- 3) FEE SIMPLE OUTSIDE EX. RIGHT OF WAY=1,593 SQ.FT.
 - 4) UTILITY EASEMENT=6,990 SQ.FT.
 - 5) SIDEWALK/UTILITY/RETAINING WALL EASEMENT=3,509 SQ.FT.
- OVERLAPS**
- 6) UTILITY EASEMENT OVERLAPS EXISTING DUKE POWER EASEMENT=1,019 SQ.FT.
 - 7) SIDEWALK/UTILITY/RETAINING WALL EASEMENT OVERLAPS EXISTING DUKE POWER EASEMENT=481 SQ.FT.
- REMAINING AREA**
- 8) REMAINING AREA=19,047 SQ.FT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	141.88	200.11	N77°48'44"W	138.93
C2	162.17	1180.50	S80°54'31"E	162.05
C3	205.97	1162.27	S81°09'35"E	205.70

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

PROPERTY ACQUISITION
 OWNER: HOLLIS SAMUEL AND
 WIFE, BRIDGETTE SAMUEL
 TAX ID# 049-231-49
 CHARLOTTE, MECKLENBURG CO., NC

CITY PRJ. NO
 512-14-022

FILE NO

SHEET

2

OF

2

CHECKED BY: SSD SURVEY SUPVR.:SSD

REVISIONS
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