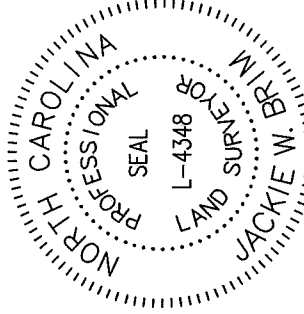
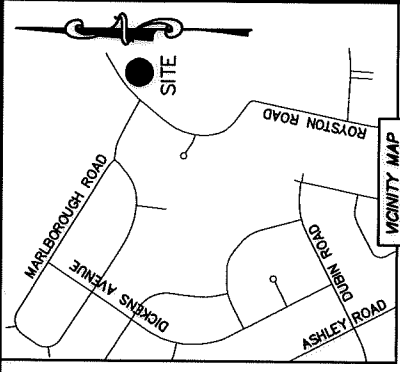


I, JACKIE W. BRIM, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

*Jackie W. Brim* 9-26-15 DATE  
 JACKIE W. BRIM, NC P.L.S. L-4348

NOTE:

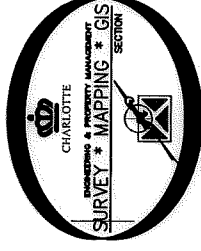
- 1) BEARINGS AND DISTANCE SHOWN IN PARENTHESIS ARE BASED ON RECORDED INFORMATION.
- 2) COMPUTED PROJECT DISTANCE - \* 13,650 SQ.FT.
- 3) TOTAL AREA 597 SQ.FT.
- 4) TEMP. CONSTRUCTION EASEMENT 13,650 SQ.FT.
- 5) TOTAL AREA REMAINING
- 6) STORM DRAINAGE EASEMENTS PREVIOUSLY RECORDED TO THE CITY OF CHARLOTTE IN DEED BOOK 10965, PAGE 370. AS SHOWN.



MAG. MAIL  
 NC GRID MAD 83 (2011)  
 N: 545,812.24 FEET  
 E: 1,436,894.04 FEET  
 CGF: 0.999844518

ROYSTON ROAD  
 (50' PUBLIC R/W)

(N 41.23°57' E) 98.95 (GROUND)  
 (N 57.16°04' E) 99.40 (TIE)



(N 56.54°00' E) 59.27 (TOTAL)  
 (S 57.22°30' E) 57.22 (TOTAL)  
 (N 59.01°20' E) 39.71  
 (R=691.20 L=39.73)  
 (R=691.20 L=39.71)  
 (N 59.01°20' E) 39.71

0.5" PIPE FOUND (BENT)  
 N: 545,738.03 FEET  
 E: 1,436,628.62 FEET

0.5" PIPE FOUND (CRIMPED)

CLARENCE EUGENE FRALEY, JR.  
 DB 5632 / PG 549  
 2827 ROYSTON ROAD

①  
 06708419  
 SHELLY A. LANIER  
 DB 8189 / PG 912  
 2819 ROYSTON ROAD

③  
 06708421  
 ANATOLY SHOCHERBAKOV  
 DB 10366 / PG 42  
 2833 ROYSTON ROAD

06708437  
 THE CHARLOTTE-MECKLENBURG  
 BOARD OF EDUCATION  
 DB 21707 / PG 349  
 WEYLAND AVENUE

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

⑦  
 06708432  
 MW GROUP PROPCO, LLC.  
 DB 28338 / PG 494  
 WEYLAND AVENUE

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.27'	S 75°19'40" W

REVIEW OFFICER DATE

- LEGEND
- REBAR OR IRON PIN FOUND
  - COMPUTED POINT
  - PROPERTY LINES
  - EXISTING RIGHT-OF-WAY
  - EXISTING EASEMENTS
  - TEMP. CONSTRUCTION EASEMENT

PREPARED BY:  
 CITY OF CHARLOTTE  
 ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT  
 600 EAST FOURTH STREET  
 CHARLOTTE, NC 28202  
 704-336-2291

		CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT	
2819 ROYSTON ROAD STORM WATER MAINTENANCE IMPROVEMENT PROJECT		JOB NO. SMDES00339	FILE NO. 067-064-20
SCALE 1" = 30' DRAWN BY LG		PROPERTY OF OWNER: CLARENCE EUGENE FRALEY, JR. CHARLOTTE, MECKLENBURG CO., NC	
DATE		CHECKED BY JWB	SURVEY SUPVR. 1
K: \AutoCad\En_su-LD4\SMDES00339-RoystonRoad\dwg			