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.

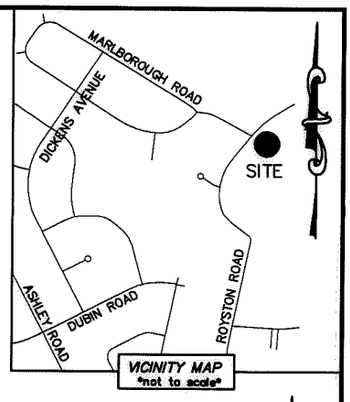
Jackie W. Brim 9-26-15

JACKIE W. BRIM, NC P.L.S. L-4348 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-4348 LAND SURVEYOR JACKIE W. BRIM

NOTE:

1) BEARINGS AND DISTANCE SHOWN IN PARENTHESIS ARE BASED ON RECORDED INFORMATION.
2) COMPUTED PROJECT DISTANCE – *
3) TOTAL AREA 10,345 SQ.FT.
4) TEMP. CONSTRUCTION EASEMENT 450 SQ.FT.
5) TOTAL AREA REMAINING 10,345 SQ.FT.
6) STORM DRAINAGE EASEMENTS PREVIOUSLY RECORDED TO THE CITY OF CHARLOTTE IN DEED BOOK 10738, PAGE 985. AS SHOWN.



MAG. NAIL
NC GRID NAD 83 (2011)
N: 545,812.24 FEET
E: 1,436,694.04 FEET
CGF: 0.999844518

CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT SURVEY * MAPPING * GIS SECTION

NC GRID NAD83 (NSRS 2011)

ROYSTON ROAD (50' PUBLIC R/W)

N 51°53'41" E 344.39' (GROUND)
344.34' (GRID)

COMPUTED POINT
N: 545,599.75 FEET
E: 1,436,423.09 FEET

(R=793.51 L=75.00')
R=793.51 L=74.15'
N 47°11'30" E 74.12'

06708422
DAVID W. LAUGHLIN AND
WIFE LAURA P. LAUGHLIN
DB 4383/PG 819
2839 ROYSTON ROAD

S 40°04'59" W 96.61'
(N 40°40'55" W 153.20')
(TOTAL)

④
06708423
OTIS S. BURDEN
DB 10506/PG 40
2845 ROYSTON ROAD

1/2" PIPE FOUND

N 45°21'13" W 129.59'
(N 46°05'50" W 150.95')
(TOTAL)

20' STORM DRAINAGE EASEMENT
(PER DB 10738/PG 985)

L1 L2 L3 L4 L5 L6

TEMP. CONSTRUCTION EASEMENT

55.50'

N 50°30'07" E
61.07' (TIE)

1/2" PIPE FOUND

⑤
06708424
MELVA E. ROBINSON
DB 8464/PG 735
2851 ROYSTON ROAD

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

21.21'

S 48°24'49" W
(N 48°51'22" E 60.67')

1/2" PIPE FOUND

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.70'	N 19°51'36" E
L2	30.00'	N 19°51'36" E
L3	15.09'	N 19°51'36" E
L4	15.00'	S 70°08'24" E
L5	30.00'	S 19°51'36" W
L6	15.00'	N 70°08'24" W

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

LEGEND

REBAR OR IRON PIN FOUND
COMPUTED POINT
PROPERTY LINES
EXISTING RIGHT-OF-WAY R/W
EXISTING EASEMENTS E
TEMP. CONSTRUCTION EASEMENT TCE

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

CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT

REVISIONS	2819 ROYSTON ROAD STORM WATER MAINTENANCE IMPROVEMENT PROJECT	JOB NO. SWDES00339
		FILE NO. 067-084-23
SCALE 0 1"=30' 1"	PROPERTY OF OWNER: OTIS S. BURDEN CHARLOTTE, MECKLENBURG CO., NC	SHEET 1
DRAWN BY LG		OF 1
DATE	CHECKED BY JWB SURVEY SUPVR.	

K:\AutoCad\En_su-LD4\SWDES00339-RoystonRoad\dwg

ACQUISITION BY DB 30427 PG 520