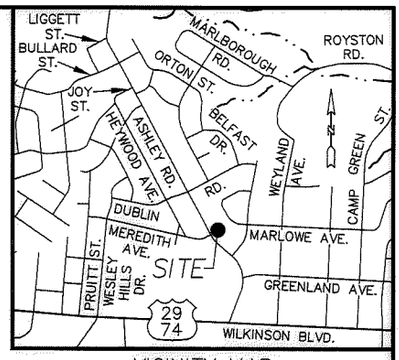
I, JAMES E. CRADDOCK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN REFERENCES AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; THAT THE POSITIONAL ACCURACY DOES NOT EXCEED 0.10' AT THE 95% CONFIDENCE LEVEL; THIS MAP WAS PREPARED IN ACCORDANCE WITH G. S. 47-30(m) AS AMENDED; AND THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JAMES E. CRADDOCK, PLS LICENSE NO. L-3039 4 JUNE 2018

6 June 2018



VICINITY MAP
NOT TO SCALE

TRAVERSE NAIL #15
N: 547,525.51'
E: 1,433,605.28'
C.G.F.: 0.9998400928
N.C. GRID ~ NAD 83(2011)
EPOCH 2010.00

4

067-093-42
[NOW OR FORMERLY]
2609 ASHLEY ROAD LAND TRUST
MB. 6, PG. 409; LOT 6
DB. 32520, PG. 134
2609 ASHLEY ROAD

067-093-08
[NOW OR FORMERLY]
LIZLY INC
MB. 6, PG. 409; LOT 40
DB. 30418, PG. 236
3025 MARLOWE AVENUE

1" IRON ROD R/W

S18°45'30"E
4444.16' GROUND
4443.45' GRID

S27°16'30"E 70.00' TIE

(N62°18'35"E 150.0')
N62°43'30"E 150.00' TOTAL
139.34'

(S27°41'25"E 70.0')
S27°16'30"E 70.00'

10.66'

3

067-093-43
[NOW OR FORMERLY]
THE SANDMAN GROUP, INC.
MB. 6, PG. 409; LOT 5
DB. 32375, PG. 73
2615 ASHLEY ROAD

S25°22'34"E
25.41'

3/4" IRON PIPE

N27°16'30"W 60.00'
(N27°41'25"W 60.0')

60' PUBLIC RIGHT-OF-WAY
ASHLEY ROAD

S22°40'35"E
49.57'

E

144.24'

S60°48'48"W 149.78' TOTAL (S60°24'W 149.78')

CITY OF CHARLOTTE
10' SANITARY SEWER EASEMENT
DB. 1474, PG. 76

5.54'

067-093-07
[NOW OR FORMERLY]
VICTOR THOMAS JOHNSON
MB. 6, PG. 409; LOT 41
DB. 8127, PG. 729
3019 MARLOWE AVENUE

067-093-44
[NOW OR FORMERLY]
KENNETH WESLEY CONNELL
MB. 6, PG. 409; LOT 4
DB. 32020, PG. 389
2621 ASHLEY ROAD

(A=15.0'
R=375.42')
C1

N72°51'11"E 61.43' TIE

1" IRON PIPE
-PINCHED

#5 REBAR R/W

R/W

N36°22'09"W 89.62' TIE

IRON ROD

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	15.00	375.42	N28°25'11"W	15.00

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

NC GRID NAD 83(2011)
EPOCH 2010.00

NOTES
1. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORD INFORMATION.
2. TOTAL AREA: 10,874 SQ. FT.
3. TEMPORARY CONSTRUCTION EASEMENT: 646 SQ. FT.
4. AREA REMAINING: 10,874 SQ. FT.

LEGEND
- EXISTING IRON AS DESCRIBED
- CALCULATED POINT
- BOUNDARY LINE (AS SURVEYED)
- BOUNDARY LINE (BY DEED OR MAP)
- R/W — EXISTING RIGHT-OF-WAY LINE
- E — EXISTING EASEMENT LINE
- TIE LINE
- TEMPORARY CONST. EASEMENT

PREPARED BY:

CESI

CIVIL - GEOTECHNICAL - SURVEYING
N.C. FIRM LICENSE NO. C-0263
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
JOB NO. 170106.000
© CESI 2018 ACAD FILE: Ashley Rd-Parcel 3.DWG

CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT

REVISIONS	ASHLEY ROAD SIDEWALK IMPROVEMENT PROJECT	JOB NO. PMES171516
		FILE NO. 067-093-43
SCALE 0 1" = 30' 30	OWNER: THE SANDMAN GROUP, INC. 2615 ASHLEY ROAD CHARLOTTE, MECKLENBURG CO., NC	SHEET 1
DRAWN BY JRB		OF 1
SURVEYED BY:	CHECKED BY SURVEY SUPVR. JEC	
DATE: 06-04-2018		

DB 32947-670