ACQUISITION BY DB 26962 PG 66-71

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

David H. Snider 11/5/2010
DAVID H. SNIDER, NC P.L.S. L-2942 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-2942 LAND SURVEYOR DAVID H. SNIDER

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

NTS

BEATTIES FORD RD.
GILBERT ST.
HOLLY ST.
KELLER AV.
CATHERINE SIMMONS AV
LASALLE ST.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.52	N09°49'41"E
L2	10.74	N32°05'33"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	54.47	11421.18	54.47'	S10°03'15"W
C2	12.03	11414.50	12.03'	N10°16'15"E

④
075-036-02
HOZ LLC.
DB 17516/PG 589
2020 BEATTIES FORD ROAD

③
075-036-03
DUBLIN REALTY COMPANY INC.
DB 3991/PG 242
2012 BEATTIES FORD ROAD

②
075-036-04
DUBLIN REALTY COMPANY INC.
DB 4462/PG 1
2004 BEATTIES FORD ROAD

075-036-73
THE CITY OF CHARLOTTE
DB 25586/PG 133
2023 CUSTER ST

BEATTIES FORD RD.
(RIGHT-OF-WAY VARIES)

15.92' 6.03'
N79°14'11"W
(N81°17'00"W 175.00')
153.05'
N10°24'31"E 21.97'
S79°35'29"E 3.52'
N10°45'49"E (N8°43'00"E 100.00')
N10°01'34"E 78.01'
13.18' 6.39'
S79°14'11"E
(S81°17'00"E 175.00')
155.43'
S10°45'49"W (S8°43'00"W 100.00')
(TIE) S10°45'49"W 100.00'
-L1-
13+36.14
28.32'RT

1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP INFORMATION.
2) TOTAL AREA 17,500 SQ. FT.
3) TEMP CONSTRUCTION EASEMENT 656 SQ. FT.
4) SIDEWALK UTILITY EASEMENT 1,316 SQ. FT.
5) AREA REMAINING 17,500 SQ. FT.

COMBINED GRID
FACTOR=0.99984145
N 555602.37
E 1446565.22

NC GRID NAD 83

LEGEND
IRON PIN FOUND ◎
CALCULATED POINT •
LINES SURVEYED ———
LINES NOT SURVEYED —— – – ——
TEMP. CONSTRUCTION EASEMENT e e
SIDEWALK UTILITY EASEMENT SUE SUE

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

CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT
SURVEY * MAPPING * GIS
SECTION

CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	BEATTIES FORD ROAD BUSINESS CORRIDOR PROJECT	JOB NO. 512-07-062
		207062
SCALE 0 1'=30" 1"	PROPERTY OF DUBLIN REALTY COMPANY INC.	SHEET 1
DRAWN BY P.S.	CHARLOTTE, MECKLENBURG CO., NC	OF 1
DATE	CHECKED BY DS SURVEY SUPVR. DHS	

◎ 2" PIPE FOUND

K:\AutoCad\En_su-LD4\207062\Beatties Ford Road Business Corridor Project\DWG\PLATS\#3 075-036-03