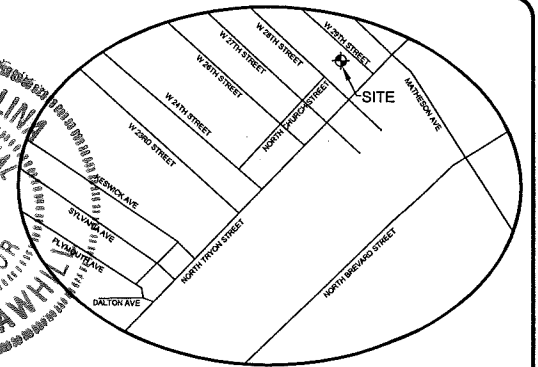
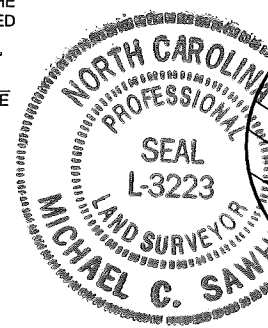


STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

I, MICHAEL C. SAWHILL, HEREBY CERTIFY THAT THIS MAP 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.

Michael C. Sawhill 12/01/2015
MICHAEL C. SAWHILL, PLS L-3223



REVIEW OFFICER _____

DATE _____

NORTH CHURCH STREET
40' PUBLIC R/W
MAP BOOK 332, PAGE 222 (NOT OPENED)

DATE _____

TEMPORARY CONSTRUCTION EASEMENT = 341 SQ. FT. TOTAL

TEMPORARY CONSTRUCTION EASEMENT = 1,415 SQ. FT.

30' PERMANENT STORM DRAINAGE EASEMENT
DEED BOOK 9091, PAGE 239
DEED BOOK 4842, PAGE 349
DEED BOOK 9481, PAGE 283
DEED BOOK 9391, PAGE 128
DEED BOOK 9391, PAGE 124

AREA REMAINING = 34,156 SQ. FT.

STORM DRAINAGE EASEMENT = 3,526 SQ. FT. WITH 1,774 SQ. FT. OVERLAP INTO EXISTING SDE, & 2,771 SQ. FT. OVERLAP INTO EXISTING UTILITY EASEMENT

TEMPORARY CONSTRUCTION EASEMENT = 2,197 SQ. FT. TOTAL, WITH 2,192 SQ. FT. OVERLAP INTO EXISTING SDE & 188 SQ. FT. OVERLAP INTO ACCESS EASEMENT

128' DUKE POWER EASEMENT
DEED BOOK 10793, PAGE 661

SIDEWALK UTILITY EASEMENT = 2,579 SQ. FT. WITH 2,203 SQ. FT. OVERLAP INTO EXISTING UTILITY EASEMENT, 645 SQ. FT. OVERLAP INTO EXISTING SDE, & 194 SQ. FT. OVERLAP INTO ACCESS EASEMENT

67
REZA SHIRZAD AND FROUZAN SHIRZAD
DEED BOOK 13513, PAGE 007
LOTS 8-11 AND P/O 10' ALLEY
BLOCK 1 MB 332 PAGE 533
TAX # 079-088-06
117 W. 29TH STREET

64
LONNIE C. HANNA
DEED BOOK 10983, PAGE 903
LOTS 14-15, BLOCK 1 MB 332
PAGE 533
TAX # 079-088-02
114 W. 28TH STREET

65
LONNIE C. HANNA
DEED BOOK 10983, PAGE 903
LOT 13, BLOCK 1 MB 332
PAGE 533
TAX # 079-088-02
114 W. 28TH STREET

66
LONNIE C. HANNA
DEED BOOK 10983, PAGE 903
LOT 12, BLOCK 1 MB 332
PAGE 533
TAX # 079-088-03
114 W. 28TH STREET

STORM DRAINAGE EASEMENT = 542 SQ. FT. WITH 166 SQ. FT. OVERLAP INTO EXISTING UTILITY EASEMENT, & 13 SQ. FT. OVERLAP INTO EXISTING SDE

10' ALLEY
MB 332 PG 533

NCGS STA. "NC77"
N:505,067.08
E:1,427,047.66
U.S. SURVEY FEET

GRID DISTANCE CGF: 0.99984324

SIDEWALK UTILITY EASEMENT = 958 SQ. FT. WITH 637 SQ. FT. OVERLAP INTO EXISTING UTILITY EASEMENT, 369 SQ. FT. OVERLAP INTO EXISTING SDE, & 69 SQ. FT. OVERLAP INTO ACCESS EASEMENT

20' PERMANENT EXCLUSIVE ACCESS EASEMENT (DEED BOOK 6547, PAGE 566)
TOTAL AREA = 3,005 SQ. FT.

FOUND #5 REBAR

STORM DRAINAGE EASEMENT = 15 SQ. FT. WHOLLY OVERLAPPING EXISTING ACCESS EASEMENT

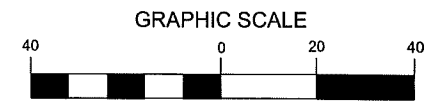
FOUND #4 REBAR

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|-----------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
| C1 | 30.36 | 575.00 | 003°01'30" | 30.35 | N85° 38' 09"W |
| C2 | 22.92 | 426.00 | 003°04'59" | 22.92 | N85° 39' 53"W |
| C3 | 43.21 | 561.00 | 004°24'46" | 43.20 | S86° 19' 47"E |
| C4 | 39.61 | 440.00 | 005°09'28" | 39.59 | S86° 42' 07"E |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L1 | 36.68 | N46° 29' 03"W |
| L2 | 22.93 | N46° 29' 03"W |
| L3 | 57.94 | N46° 29' 03"W |
| L4 | 21.02 | N46° 29' 03"W |
| L5 | 29.98 | N46° 29' 03"W |
| L6 | 30.46 | N46° 29' 03"W |
| L7 | 22.50 | S42° 51' 59"W |
| L8 | 19.63 | N44° 45' 17"W |
| L9 | 45.51 | N44° 45' 17"W |
| L10 | 27.78 | S69° 43' 11"E |
| L11 | 9.98 | N43° 20' 13"W |
| L12 | 15.86 | S46° 39' 47"W |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L13 | 11.24 | N46° 39' 41"E |
| L14 | 18.93 | N46° 39' 41"E |
| L15 | 19.63 | N46° 39' 41"E |
| L16 | 13.17 | S88° 47' 00"E |
| L17 | 5.80 | N46° 29' 30"W |
| L18 | 29.58 | S46° 39' 47"W |
| L19 | 5.66 | S46° 30' 50"E |
| L20 | 2.58 | S43° 29' 10"W |
| L21 | 2.59 | N46° 39' 41"E |
| L22 | 22.68 | N42° 00' 53"W |
| L23 | 22.83 | S43° 33' 19"E |

| AREA TABLE | |
|---|--|
| PARCEL AREA = 40,363 SQ. FT. | |
| FEE SIMPLE = 4,707 SQ. FT. | |
| TEMPORARY CONSTRUCTION EASEMENT = 3,953 SQ. FT. | |
| STORM DRAINAGE EASEMENT = 4,083 SQ. FT. | |
| SIDEWALK UTILITY EASEMENT = 3,537 SQ. FT. | |
| AREA REMAINING = 35,656 SQ. FT. | |



(IN FEET)
1 inch = 40ft.

| LEGEND | | |
|---------------------------------|--|---------------|
| Temporary Construction Easement | | e |
| New Right of Way Line | | --- |
| Sidewalk Utility Easement | | SUE |
| Storm Drainage Easement | | SDE |
| Existing Right Of Way Line | | --- |
| Existing Property Line | | --- |
| Fee Simple Area | | |
| Temporary Construction Easement | | |
| Sidewalk & Utility Easement | | |
| Storm Drainage Easement | | |
| Calculated Point | | o |
| Found Iron Pin | | o |
| Bearing And Distance Per Plat | | (N42°36'30"W) |

| REVISION NO. | DATE | DESCRIPTION |
|--------------|------------|-------------|
| 1 | 12/01/2015 | ADDED TCE |

CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT

THE SURVEY COMPANY, INC.
200 S. STUART AVENUE, SUITE 200
CHARLOTTE, NC 28217
(704) 382-2000 FAX (704) 382-9923

1" = 40' SCALE
09/09/15 DATE

REZA SHIRZAD AND FROUZAN SHIRZAD
117 W. 29TH STREET
Tax ID # 079-088-06

Parcel # 67

NORTH TRYON BUSINESS CORRIDOR

Project Number: 512-10-039

SHEET 1 OF 1

PARCEL67.DWG
PATH

DB 30840 - 698