

N33° 05' 53"E 52848.10'
GRID DISTANCE
CGF: 0.99984324

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

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.

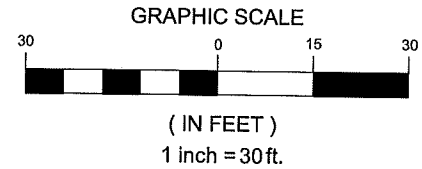
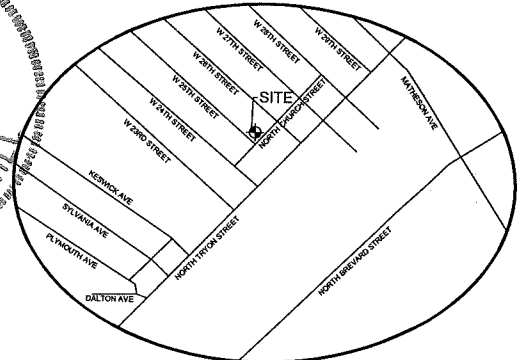
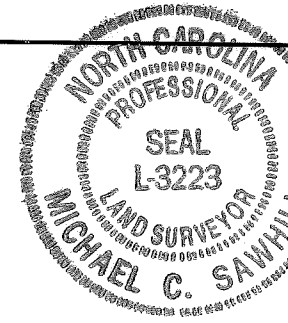
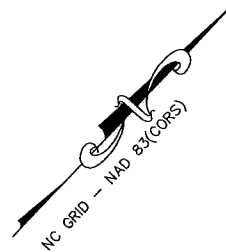
REVIEW OFFICER _____ DATE _____

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 4-16-2016
MICHAEL C. SAWHILL, PLS L-3223 DATE

Line #	Length	Direction
L1	23.11	N47° 05' 59"W
L2	18.00	N47° 05' 59"W
L4	15.50	N47° 05' 59"W
L5	14.00	N47° 05' 59"W
L6	9.18	N47° 05' 59"W
L7	19.99	S87° 19' 26"W
L8	3.57	S87° 19' 26"W
L9	4.01	S87° 19' 26"W
L10	67.44	N47° 44' 36"W
L11	10.46	S42° 13' 52"W
L12	8.00	S42° 13' 52"W
L13	59.30	N47° 45' 35"W
L14	10.90	S42° 52' 47"W
L15	10.88	N48° 05' 10"W
L16	6.00	N48° 05' 10"W
L17	4.56	S86° 54' 50"W
L18	1.89	N48° 05' 10"W
L19	2.43	S42° 14' 25"W
L20	8.02	S42° 15' 24"W
L21	8.13	N47° 44' 36"W
L22	15.53	S87° 19' 26"W
L23	6.61	S87° 19' 26"W
L24	2.50	S47° 05' 59"E

AREA TABLE
PARCEL AREA = 39,000 SQ. FT.
FEE SIMPLE = 3,568 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT = 475 SQ. FT.
SIDEWALK UTILITY EASEMENT = 2,246 SQ. FT.
STORM DRAINAGE EASEMENT = 3,181 SQ. FT.
WATER LINE EASEMENT = 2,863 SQ. FT.
WLE/SDE COMBINATION = 422 SQ. FT.
WLE/SUE COMBINATION = 2,668 SQ. FT.
AREA REMAINING = 35,432 SQ. FT.



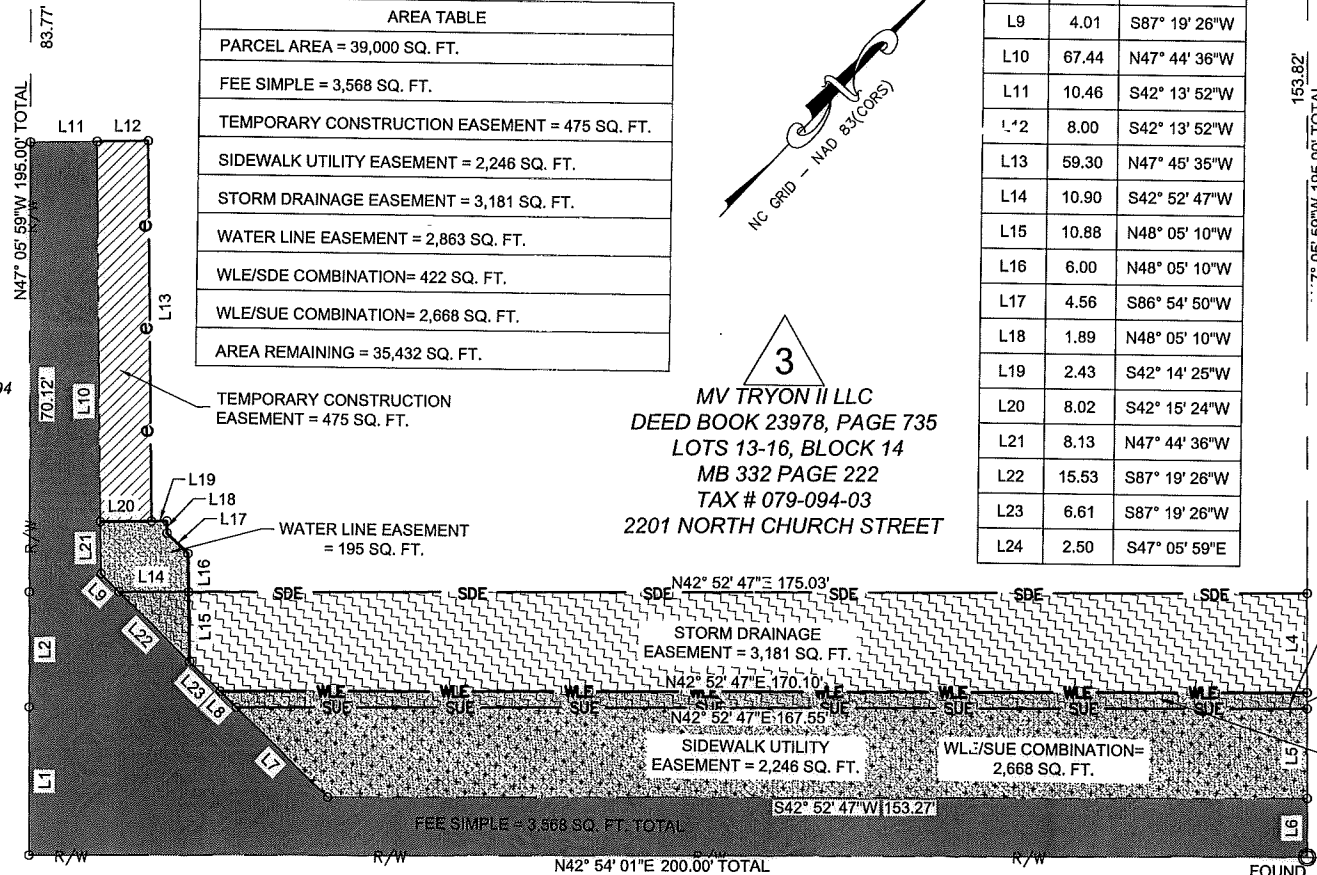
LEGEND	
New Right of Way Line	-----
Temporary Construction Easement	----- e -----
Sidewalk Utility Easement	----- SUE -----
Storm Drainage Easement	----- SDE -----
Water Line Easement	----- WLE -----
Existing Right Of Way Line	----- r/w -----
Existing Property Line	-----
Temporary Construction Easement	[Hatched pattern]
Sidewalk & Utility Easement	[Pattern with + signs]
Storm Drainage Easement	[Pattern with wavy lines]
Water Line Easement	[Pattern with horizontal lines]
Fee Simple Area	[Pattern with dots]
Calculated Point	o
Found Iron Pin	⊙
Bearing And Distance Per Plat	(N42°36'30"W)

2
MV TRYON II LLC
DEED BOOK 24165, PAGE 994
TAX # 079-092-01

3
MV TRYON II LLC
DEED BOOK 23978, PAGE 735
LOTS 13-16, BLOCK 14
MB 332 PAGE 222
TAX # 079-094-03
2201 NORTH CHURCH STREET

4
MV TRYON LLC
DEED BOOK 23409, PAGE 705
(TRACT III BLOCK 14)
MB 50 PAGE 389
TAX # 079-094-05

WEST 25TH STREET
40' PUBLIC R/W



NORTH CHURCH STREET
40' PUBLIC R/W

1	04/15/2016	DEED REFERENCE
REVISION NO.	DATE	DESCRIPTION
 CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT		
MV TRYON II LLC 2201 NORTH CHURCH STREET Tax ID # 079-094-03		
Parcel # 3 NORTH TRYON BUSINESS CORRIDOR		
Project Number: 512-10-039 SHEET 1 OF 1		
PARCEL 3.DWG PATH		

DB 30910 - 582 DB 30910 - 587