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 2-3-2016

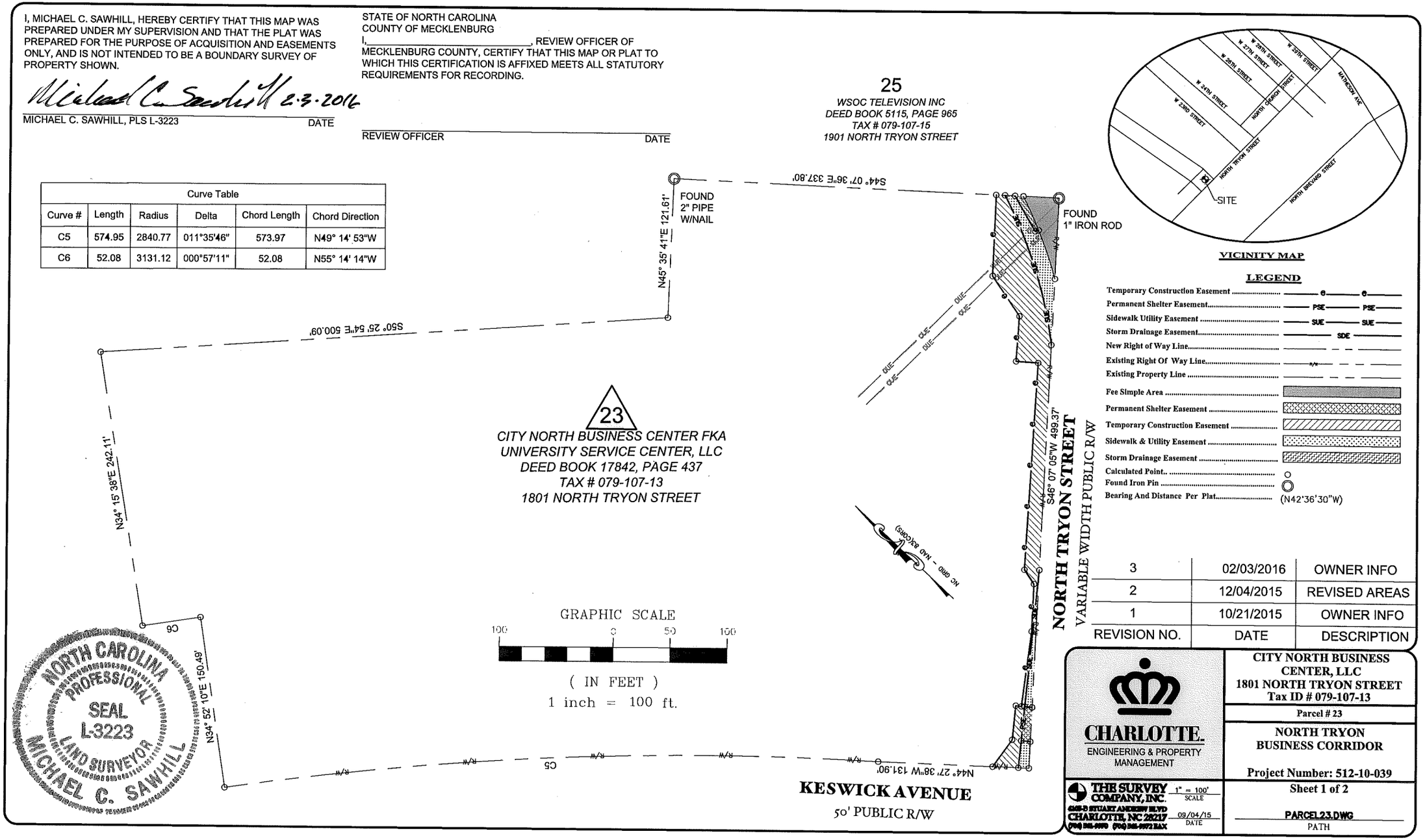
MICHAEL C. SAWHILL, PLS L-3223 DATE

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C5	574.95	2840.77	011°35'46"	573.97	N49° 14' 53"W
C6	52.08	3131.12	000°57'11"	52.08	N55° 14' 14"W



REVISION NO.	DATE	DESCRIPTION
3	02/03/2016	OWNER INFO
2	12/04/2015	REVISED AREAS
1	10/21/2015	OWNER INFO

CHARLOTTE.
ENGINEERING & PROPERTY MANAGEMENT

THE SURVEY COMPANY, INC.
6400-D STUART ANDREW BLVD
CHARLOTTE, NC 28217
(704) 525-5970 (704) 525-5972 FAX

1" = 100' SCALE
09/04/15 DATE

CITY NORTH BUSINESS CENTER, LLC
1801 NORTH TRYON STREET
Tax ID # 079-107-13

Parcel # 23

NORTH TRYON BUSINESS CORRIDOR

Project Number: 512-10-039

Sheet 1 of 2

PARCEL23.DWG
PATH

DB 30807-906 & DB 30807-913

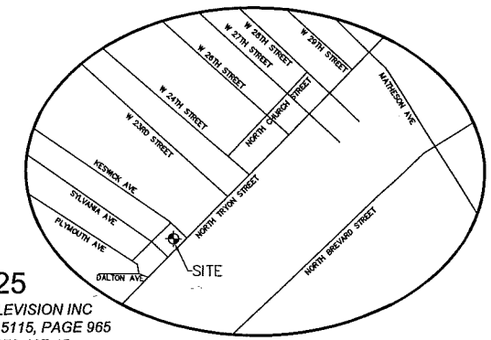
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C2	44.84	390.00	006°35'17"	44.82	N24° 38' 29"E
C3	32.58	390.00	004°47'12"	32.57	S18° 57' 15"W
C4	137.64	376.00	020°58'25"	136.87	N25° 50' 33"E

AREA TABLE
PARCEL AREA = 336,364 SQ. FT.
FEE SIMPLE AREA = 1,009 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT =7,093 SQ. FT.
SIDEWALK & UTILITY EASEMENT = 1,887 SQ. FT.
STORM DRAINAGE EASEMENT = 171 SQ. FT.
PERMANENT SHELTER EASEMENT = 217 SQ. FT.
AREA REMAINING = 335,355 SQ. FT.

Line Table		
Line #	Length	Direction
L1	8.04	N40° 48' 57"W
L2	30.00	N49° 11' 03"E
L3	6.44	S40° 48' 57"E
L4	30.04	S46° 07' 05"W
L5	9.31	N44° 27' 38"W
L6	23.85	N49° 11' 03"E
L7	22.41	S44° 27' 38"E
L8	23.29	S46° 07' 05"W
L9	120.15	N49° 11' 03"E

Line Table		
Line #	Length	Direction
L10	7.45	S44° 07' 36"E
L11	7.70	N44° 07' 36"W
L12	70.96	S45° 35' 34"W
L13	42.14	S09° 22' 10"W
L14	39.57	S47° 22' 02"W
L15	19.48	S42° 37' 58"E
L16	31.28	N44° 07' 36"W
L17	15.06	S09° 35' 29"W
L18	41.52	S45° 52' 00"W

Line Table		
Line #	Length	Direction
L19	66.14	S50° 55' 38"W
L20	4.99	N40° 48' 57"W
L21	30.00	S49° 11' 03"W
L22	29.07	S78° 48' 00"W
L23	70.82	N46° 07' 05"E
L24	57.77	N46° 07' 05"E
L25	3.14	N66° 05' 14"W
L26	35.85	N13° 19' 35"E
L27	8.70	N44° 07' 36"W



VICINITY MAP

23

CITY NORTH BUSINESS CENTER, LLC FKA
UNIVERSITY SERVICE CENTER, LLC
DEED BOOK 17842, PAGE 437
TAX # 079-107-13
1801 NORTH TRYON STREET

25

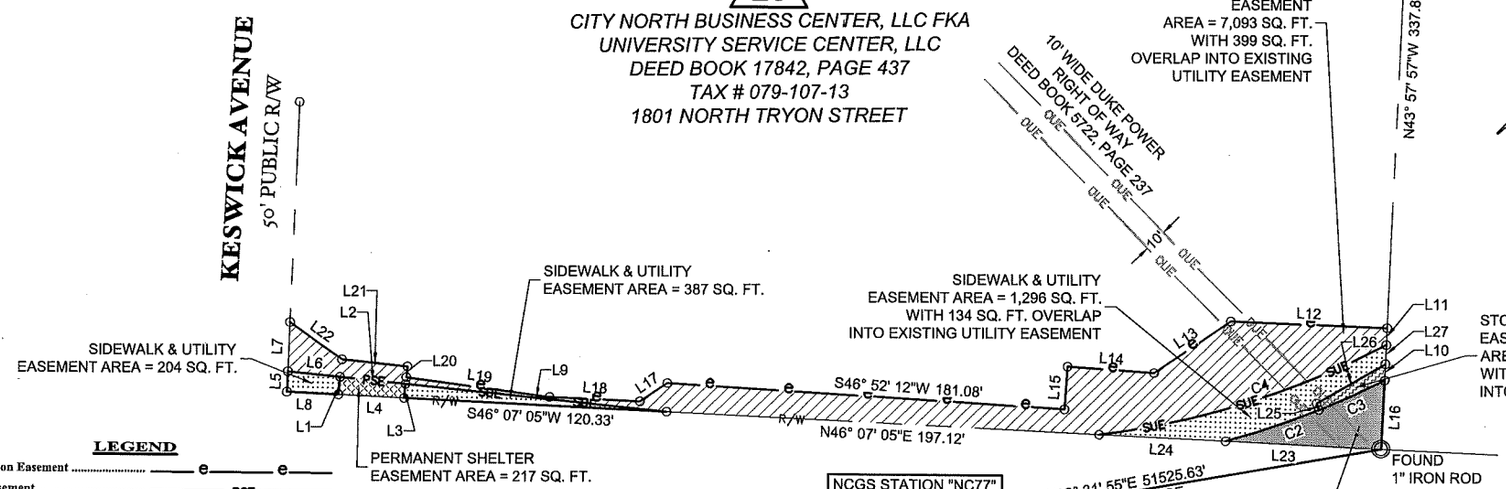
WSOC TELEVISION INC
DEED BOOK 5115, PAGE 965
TAX # 079-107-15
1901 NORTH TRYON STREET

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.

2-3-2016

MICHAEL C. SAWHILL, PLS L-3223 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-3223 LAND SURVEYOR MICHAEL C. SAWHILL



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

LEGEND

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

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
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REVIEW OFFICER DATE

NC GRID – NAD 83(CORS)

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80ft.

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