

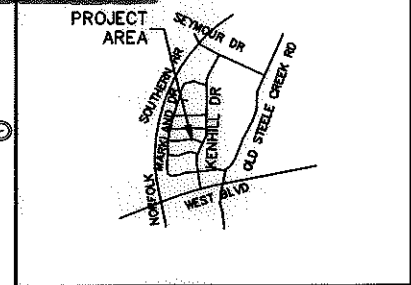
LEGEND

TCE = TEMPORARY CONSTRUCTION EASEMENT
SUE = SIDEWALK AND UTILITY EASEMENT
PSDE = PUBLIC STORM DRAINAGE EASEMENT

- = TCE
- = SUE
- = EXISTING R/W
- = SUE
- = IRON PIN FOUND

115-024-02
WOODROW GARNETT AND WIFE,
DORIS B. GARNETT
DB 4978 /PG 23
LOT 7, BLOCK 2, PONDEROSA
MB 11 /PG 51
2836 PARKMONT DR

(N 3°44'50" W 140.31')
(S 03°39'55" E 140.31')



VICINITY MAP
NOT TO SCALE
NC GRID NAD 83/2007

3

115-024-17
TPM PROPERTIES LIMITED PARTNERSHIP
DB 23796 /PG 970
LOT 9, BLOCK 2
MB 11 /PG 51
2849 DENNIEV LANE

(S 87°40'20" E 78.17')
(S 87°35'51" E 78.10' TOTAL)
68.10'

20' WIDE PUBLIC STORM DRAINAGE EASEMENT
M.B. 11 /PG 51

2

115-024-01
JAMES L. LYNN AND WIFE,
FAYE RAYE LYNN
DB 10711 /PG 793
LOT 8, BLOCK 2, PONDEROSA
MB 11 /PG 51
2842 PARKMONT DR

(R=1046.50 A=70.06)
A=69.99
R=1046.50
CH=69.98
CB=N 87°42'17" E

PARKMONT DRIVE
50' PUBLIC R/W

I, OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

REVIEW OFFICER _____ DATE _____

- NOTE:
- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP OR DEED INFORMATION.
 - 2) TOTAL AREA: 12,070 S.F., 0.277 AC.
 - 3) AREA IN TCE: 1,344 S.F., 0.031 AC.
 - 4) AREA IN SUE: 181 S.F., 0.001 AC.
 - 5) AREA OF SUE AND PSDE OVERLAP: 20 S.F.
 - 6) AREA OF TCE AND PSDE OVERLAP: 109 S.F., 0.003 AC.
 - 7) FEE AREA REMAINING: 12,070 S.F., 0.277 AC.

STA. 20+56.86
11.32' RT.

MARKLAND DRIVE
50' PUBLIC R/W

CB=S 01°07'26" W
CH=93.62'
R=3524.83'
A=93.63'

CB=S 01°40'20" W
CH=90.63'
R=3532.83'
A=90.63'

CB=S 01°40'20" W
CH=90.68'
R=3534.83'
A=90.68'

(R=3534.83 A=126.03' TOTAL)

S 89°03'46" E
2.00'
A=35.33'
R=3534.83'
CH=35.33'
CB=S 00°39'03" W

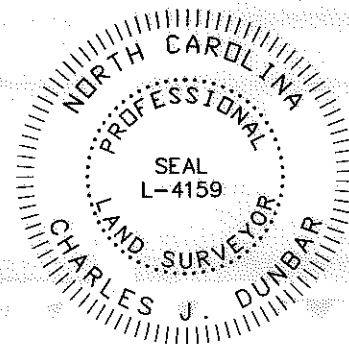
CB=S 74°30'07" E
CH=10.94'
R=20.00'
A=80.11'
N 01°23'09" E
17.06'
A=20.00'
R=20.00'
CH=19.00'
CB=S 29°10'07" E
78' E
(R=31.67) A=31.67

10003.10v01_PARCEL 02

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

CHARLES J. DUNBAR NC PLS L-4159
DUNBAR GEOMATICS GROUP, PLLC
P.O. BOX 3053
HUNTERSVILLE, NC 28070-3053
NC LIC. NO. P-0865

DATE 8/9/11



ATKINS Plans Prepared By:
5200 77 CENTER DRIVE, SUITE 500
CHARLOTTE, NORTH CAROLINA 28217
(704) 522-7275 NCCOA: F-0326

		JOB NO. 512-08-048
CHARLOTTE ENGINEERING DEPARTMENT		FILE NO. PARCEL 02
REVISIONS	PONDEROSA NEIGHBORHOOD IMPROVEMENT PROJECT & MARKLAND/WEDGEFIELD SIDEWALK PROJECT	SHEET 1
SCALE 1" = 20' 	PROPERTY ACQUISITION OWNER: JAMES L. LYNN AND WIFE, FAYE RAYE LYNN CHARLOTTE, MECKLENBURG CO., NC	OF 1
DRAWN BY: SLB	DATE: 8/9/11	CHECKED BY: CJD SURVEY SUPVR.: RGG