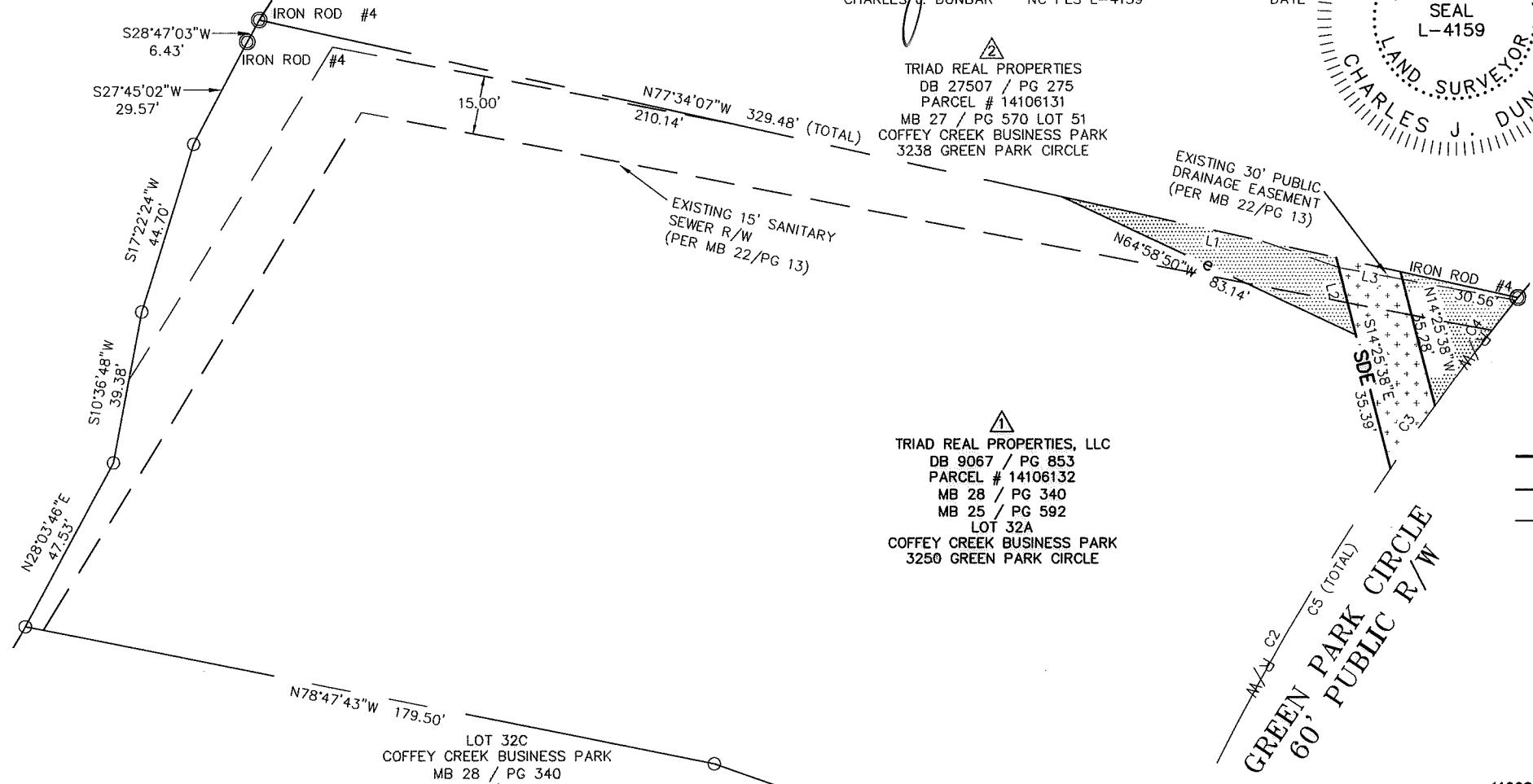
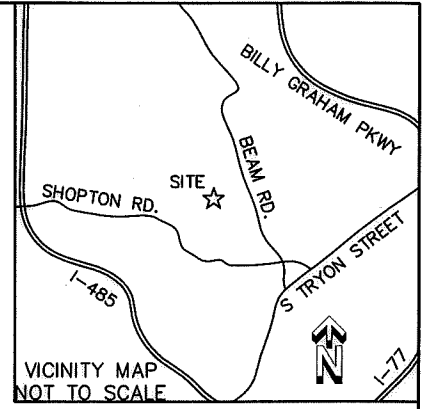
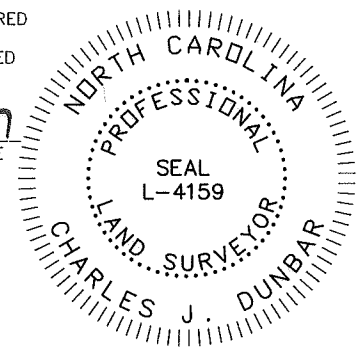


CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	683.92'	16.93'	S24°01'48"W	16.93'
C2	683.92'	113.33'	S29°29'11"W	113.21'
C3	683.92'	19.73'	S35°03'36"W	19.73'
C4	683.92'	34.71'	S37°20'26"W	34.71'
C5	683.92'	184.70'	S31°03'27"W	184.14'

LINE	BEARING	DISTANCE
L1	S77°34'07"E	71.96'
L2	S14°25'38"E	20.31'
L3	S77°34'07"E	16.81'

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 DATE 3/31/17



TRIAD REAL PROPERTIES
DB 27507 / PG 275
PARCEL # 14106131
MB 27 / PG 570 LOT 51
COFFEY CREEK BUSINESS PARK
3238 GREEN PARK CIRCLE

TRIAD REAL PROPERTIES, LLC
DB 9067 / PG 853
PARCEL # 14106132
MB 28 / PG 340
MB 25 / PG 592
LOT 32A
COFFEY CREEK BUSINESS PARK
3250 GREEN PARK CIRCLE

LEGEND

SDE = STORM DRAINAGE EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

= SDE
 = TCE
 = SDE
 = TCE
 = EXISTING R/W
 = IRON PIN FOUND

NOTE:

1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP OR DEED INFORMATION.

2) TOTAL AREA: 50912 S.F., 1.169 AC.

3) AREA IN SDE: 681 S.F., 0.016 AC.

4) AREA OF EXISTING PUBLIC DRAINAGE EASEMENT PER MB 22/PG 13 TO BE ACCEPTED BY THE CITY OF CHARLOTTE AS SDE: 34 S.F., 0.001 AC.

5) AREA IN TCE: 1128 S.F., 0.026 AC.

6) TOTAL AREA REMAINING: 50912 S.F., 1.169 AC.

I, _____ REVIEW 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 _____

DUNBAR GEOMATICS GROUP, PLLC
PROFESSIONAL SURVEYORS
P.O. BOX 3053
HUNTERSVILLE, NC 28070
704-660-1979
NC LIC. NO. P-0865



11008_39v01_PARCEL 1 GREEN PARK CIRCLE_EASEMENT MAP

CHARLOTTE ENGINEERING DEPARTMENT

3250 GREEN PARK CIRCLE
STORMWATER MAINTENANCE PROJECT

EASEMENT ACQUISITION
OWNER: TRIAD REAL PROPERTIES, LLC
CHARLOTTE, MECKLENBURG COUNTY, NC

REVISIONS	JOB NO. SWDES10011
	FILE NO. PARCEL 01
SCALE 1" = 40'	SHEET 1
DRAWN BY: SC	OF
DATE: 03/31/2017	1

CHECKED BY: CJD SURVEY SUPVR.: CJD

DB 31860 - 631