

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 2/20/15



LEGEND

TCE = TEMPORARY CONSTRUCTION EASEMENT

SDE = STORM DRAINAGE EASEMENT

[Dotted Pattern] = TCE

[Cross-hatched Pattern] = SDE

COMMON OPEN SPACE
YALE PLACE COMMONS
MAP BOOK 52 PAGE 936

[Dashed Line] = SDE

[Dashed Line with Circle] = TCE

[Dashed Line] = EXISTING R/W

[Circle with Dot] = IRON PIN FOUND

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



NC GRID NAD 83/2011



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KULVINDER HIJAZIN
AND LUAY HIJAZIN
PARCEL ID# 15109263
DEED BOOK 27921 PAGE 568
LOT 4
YALE PLACE COMMONS
MAP BOOK 54 PAGE 319
MAP BOOK 52 PAGE 936
1114 YALE PLACE

(S01°55'48"E 129.36')
N02°54'32"W 129.36' TOTAL

20' STORM DRAINAGE EASEMENT
MAP BOOK 54 PAGE 319

4

STEPHEN R. LAREAU
PARCEL ID# 15109268
DEED BOOK 28657 PAGE 108
LOT 5
YALE PLACE COMMONS
MAP BOOK 54 PAGE 319
MAP BOOK 52 PAGE 936
1118 YALE PLACE

S02°54'32"E 129.32'
(S01°55'48"E 129.25')

LOT 6
YALE PLACE COMMONS
MAP BOOK 52 PAGE 936

ACQUISITION BY DB 30479 PG 836

| CURVE | RADIUS | ARC | CHORD BEARING | CHORD |
|-------|------------|----------|---------------|----------|
| C1 | 1159.39' | 53.10' | S89°32'00"E | 53.10' |
| (C1) | (1121.28') | (53.10') | (S88°28'40"E) | (53.10') |
| C2 | 1159.39' | 14.20' | N89°30'16"E | 14.20' |
| C3 | 1159.39' | 17.44' | S89°42'46"E | 17.44' |

IRON ROD #4

IRON ROD #4

S87°15'07"W 40.00'
TIE LINE

S88°12'13"W 40.06'
TIE LINE

(N88°35'45"W 53.09')
N89°34'29"W 53.09'

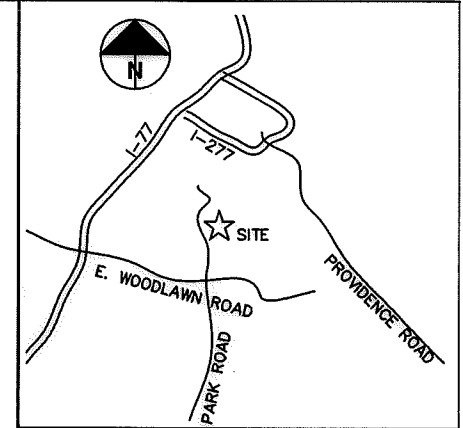
IRON ROD #4

IRON ROD #4

YALE PLACE
50' PUBLIC R/W

NOTE:

- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP OR DEED INFORMATION.
- 2) TOTAL AREA: 6867 S.F., 0.158 AC.
- 3) AREA IN TCE: 922 S.F., 0.021 AC.
- 4) AREA OF EXIST 20' SDE & TCE OVERLAP: 478 S.F., 0.011 AC.
- 5) AREA IN SDE: 266 S.F., 0.006 AC.
- 6) AREA OF EXIST 20' SDE & SDE OVERLAP: 266 S.F., 0.006 AC.
- 7) FEE AREA REMAINING: 6867 S.F., 0.158 AC.



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S87°05'14"W | 15.90' |
| L2 | S87°13'40"W | 15.69' |
| L3 | N89°46'39"E | 13.30' |
| L4 | N00°13'21"W | 19.34' |

C1 Total

11008_22v01_PARCEL 04



CHARLOTTE
ENGINEERING DEPARTMENT

| REVISIONS | 1201 SWS YALE PLACE STORM WATER MAINTENANCE PROJECT | JOB NO. 514-93-096 |
|------------------|---|-----------------------|
| SCALE 1" = 20' | EASEMENT ACQUISITION OWNER: STEPHEN R. LAREAU | FILE NO. PARCEL 04 |
| DRAWN BY: GHL | CHARLOTTE, MECKLENBURG COUNTY, NC | SHEET 1 |
| DATE: 07/20/2015 | CHECKED BY: CJD SURVEY SUPVR.: CJD | OF 1 |