







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

*David H. Snider*  
 DAVID H. SNIDER, NC P.L.S. L-2942 DATE 2/3/14

- LEGEND**
- IRON PIN FOUND 
  - CALCULATED POINT 
  - LINES SURVEYED 
  - LINES NOT SURVEYED 
  - STORM DRAINAGE EASEMENT 
  - TEMP. CONSTRUCTION EASEMENT 

BIRCH LANDING CONDOMINIUM  
 DB 19690-894  
 U-764

Line Table	
Line #	Length
L1	20.27
L2	84.66
L3	82.12
L4	20.89
L5	106.19
L6	5.15

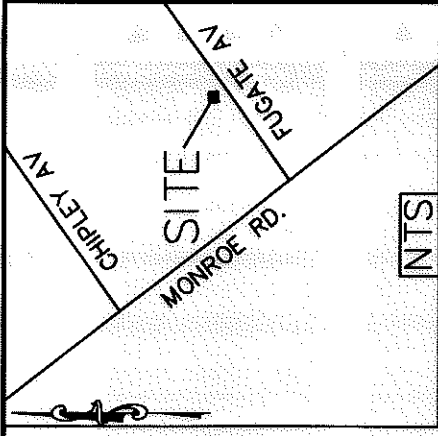
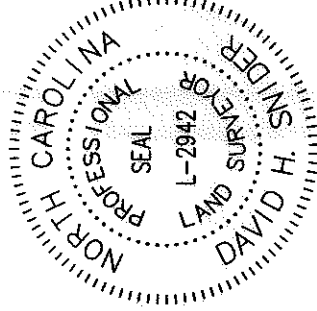
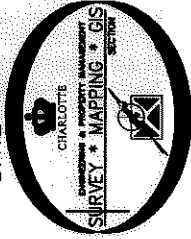
- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP INFORMATION.
- 2) TOTAL AREA 12,285 SQ. FT.
- 3) STORM DRAINAGE EASEMENT 725 SQ. FT.
- 4) TEMP. CONSTRUCTION EASEMENT 477 SQ. FT.
- 5) AREA REMAINING 12,285 SQ. FT.

STATE OF NORTH CAROLINA  
 COUNTY OF MECKLENBURG

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED BY:  
 CITY OF CHARLOTTE  
 ENGINEERING DEPARTMENT  
 600 EAST FOURTH STREET  
 CHARLOTTE, NC 28202  
 704-336-2291



EIP 1/2" PIPE

EIP 1" PIPE

EIP #4 REBAR

EIP 1/4" PIPE

159-026-15  
 JAMES EDWARD  
 ANN P. ROWELL  
 DB 3737-792  
 641 FUGATE AVE.

159-026-14  
 MARY C. DAVIDSON TRUST  
 ROY A. DAVIDSON, JR., TRUSTEE  
 DB 28210-591  
 635 FUGATE AVE.

159-026-13  
 THE DAVID L. FRANCIS  
 FAMILY LTD PARTNERSHIP  
 DB 7153-265  
 629 FUGATE AVE.

159-026-12  
 DAVID W. HOYLE, JR.  
 JANE M. HOYLE  
 DB 4012-299  
 617 FUGATE AVE.


S25°28'07"E 174.73' TOTAL  
 (S23°55'00"E 175.00') TOTAL

N64°32'27"E 10.95' TOTAL  
 (N69°05'E 10.00') TOTAL

N25°43'39"W 175.00'  
 (N23°55'00"W 175.00') TOTAL

S59°05'00"W 70.00' TOTAL  
 (S64°19'10"W 69.86' TOTAL)

NC GRID NAD 83/2001 VRS

 CHARLOTTE ENGINEERING DEPARTMENT		JOB NO. 514-83-086	SHEET 1
		REVISIONS	OF 1
SWS Channel Maintenance 635 Fugate AV		PROPERTY OF THE DAVID L. FRANCIS FAMILY LTD PARTNERSHIP CHARLOTTE, MECKLENBURG CO., NC	
CHECKED BY DS		SURVEY SUPERVISOR	
DATE		K:\AutoCad\En_su-LD4\493096 635 Fugate\159-026-13	