

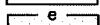






LEGEND

- PERMANENT GREENWAY EASEMENT (PGE) 
- STORM DRAINAGE EASEMENT (SDE) 
- TEMPORARY CONSTRUCTION ESMT (TCE) 
- RIGHT OF WAY 
- EXISTING PROPERTY LINE 
- ADJOINING PROPERTY LINE 
- FIELD LOCATED PROPERTY IRON 



BARSCALE 1 INCH = 100 FEET

HARRISON LEE MYERS
175-142-14
DB: 5799 PG: 667
4601 HEDGEMORE DR

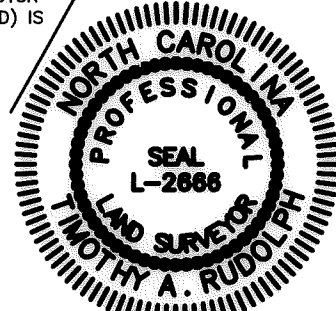
GOLDEN TRIANGLE #9
-HEDGEMORE LLC
175-146-88
DB: 29560 PG: 653
4701 HEDGEMORE DR

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

REVIEW OFFICER _____ DATE _____

AREA TABLE	
TOTAL PARCEL AREA	269,001 SF
PERMANENT GREENWAY EASEMENT (PGE)	36,693 SF
STORM DRAINAGE EASEMENT (SDE)	325 SF
TEMPORARY CONSTRUCTION ESMT (TCE)	4,515 SF
TOTAL PARCEL AREA REMAINING	269,001 SF

DATUM DESCRIPTION:
THE LOCALIZED COORDINATE SYSTEM
DEVELOPED FOR THIS PROJECT IS BASED ON
THE NAD83 STATE PLANE COORDINATES FOR
NATIONAL GEODETIC SURVEY MONUMENT "SELWYN"
WITH A NORTHING OF 517,949.09, EASTING OF
1,447,462.01. THE AVERAGE COMBINED FACTOR
USED ON THIS PROJECT (GROUND TO GRID) IS
0.99985015. ALL LINEAR DISTANCES ARE
LOCALIZED HORIZONTAL DISTANCES.



NOTE: PROPERTY CORNERS SHOWN CIRCLED WERE LOCATED BY
ACTUAL FIELD SURVEY. BEARINGS ARE BASED ON N.C. STATE
GRID NORTH. THIS MAP WAS PREPARED FOR THE PURPOSE OF
RIGHT-OF-WAY AND/OR EASEMENT ACQUISITION ONLY, AND IS
NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY
SHOWN. THIS MAP WAS PREPARED UNDER MY SUPERVISION.

TIMOTHY A. RUDOLPH, NO. PL. S. L. 2666 11/07/2016
DATE

6135 LAKEVIEW ROAD
SUITE 150
CHARLOTTE, NC 28269-2609
PHONE: (704) 509-9918
FAX: (704) 509-9937

LICENSE # F-0929

PHILLIPS SELWYN LLC
175-131-12
DB: 22826 PG: 39
100 MATADOR LN

LOCALIZED GRID
COORDINATES
N:520408.97
E:1448817.06

MATCH LINE

DB 31904-252 & DB 31904-258

<p>ENGINEERING & PROPERTY MANAGEMENT</p>		<p>Cross Charlotte Trail Brandywine to Tyvola Project : 512-15-015</p>
		<p>Easement Acquisition for Parcel 2 PHILLIPS SELWYN LLC Tax Id No. 175-131-37 DB: 22826 PG: 39 100 MATADOR LN CHARLOTTE, MECKLENBURG, NC</p>
<p>50072199 JOB NO.</p>	<p>1"=100' SCALE</p>	<p>PARCEL 2.DWG DEWBERRY PROJECT FILE NAME</p>
<p>TMD PREPARED BY</p>	<p>11/07/2016 DATE</p>	<p>1 OF 2 SHEET</p>

MATCH LINE

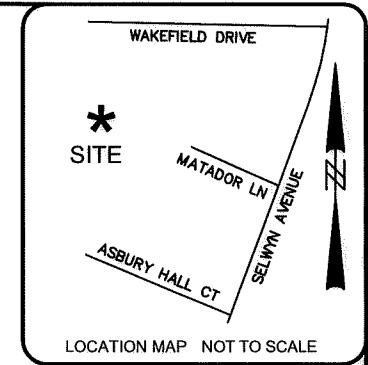
SELWYN II, LLC
175-131-99
DB: 29596 PG: 176
VACANT

N.C. GRID NORTH
NAD'83/07

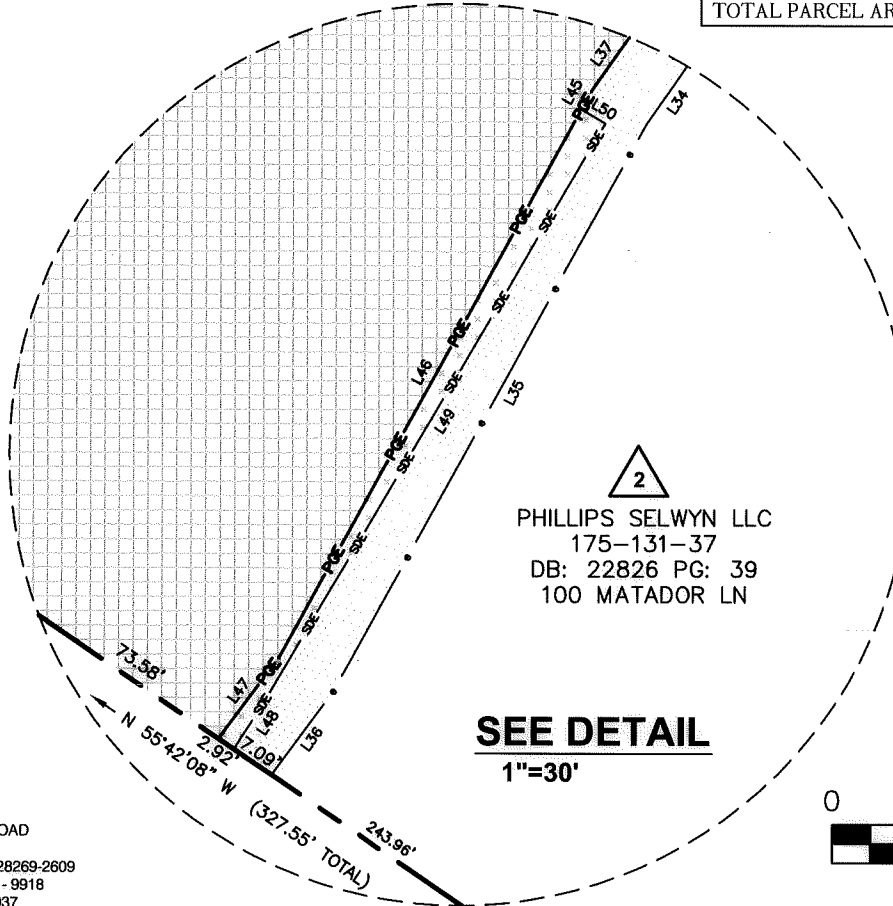
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LINE	BEARING	DISTANCE
L1	S 33°34'29" W	74.98'
L2	S 33°07'37" W	80.72'
L3	N 33°13'46" E	66.42'
L4	N 35°37'27" E	119.88'
L5	N 30°46'46" E	62.70'
L6	N 14°15'18" W	61.51'
L7	N 38°55'09" W	49.91'
L8	S 51°03'30" E	37.95'
L9	S 51°03'00" E	26.55'
L10	S 23°22'08" W	94.21'
L23	S 35°17'41" E	61.85'
L24	S 13°40'50" E	36.05'
L25	N 76°19'10" E	10.00'
L26	S 13°40'50" E	22.12'
L27	S 10°31'49" E	21.95'
L28	S 04°01'15" W	35.58'
L29	S 18°40'26" W	33.09'
L30	S 34°07'12" W	38.76'
L31	S 53°17'28" W	32.07'
L32	S 53°06'29" W	47.40'
L33	S 53°17'52" W	43.54'
L34	S 35°01'20" W	95.96'
L35	S 28°53'15" W	101.71'
L36	S 36°30'16" W	15.98'
L37	N 35°01'20" E	98.10'
L38	N 53°17'52" E	45.14'
L39	N 53°17'28" E	30.40'
L40	N 34°07'12" E	35.71'
L41	N 18°40'26" E	30.45'
L42	N 04°01'15" E	33.02'
L43	N 10°31'49" W	20.40'
L44	N 13°40'50" W	21.84'
L45	S 28°53'15" W	3.50'
L46	S 28°53'15" W	98.08'
L47	S 36°30'16" W	15.70'
L48	N 33°01'33" E	6.26'
L49	N 30°30'34" E	107.58'
L50	N 59°24'17" W	4.33'



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COUNTY OF MECKLENBURG
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TIMOTHY A. RUDOLPH NC PLS L-2666 11/07/2016
DATE



Dewberry
Engineers Inc.
LICENSE # F-0929

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SUITE 150
CHARLOTTE, NC 28269-2609
PHONE: (704) 509-9918
FAX: (704) 509-9937

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50072199 JOB NO.	1"=100' SCALE	PARCEL 2.DWG DEWBERRY PROJECT FILE NAME
TMD PREPARED BY	11/07/2016 DATE	2 OF 2 SHEET