

NOTES:

1. AREA DETERMINED BY COORDINATE COMPUTATION
2. TRAVERSE ADJUSTED BY THE LEAST SQUARE METHOD OF ADJUSTMENT.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT OF WAY OR EASEMENT OF RECORDED PRIORITY TO THE DATE OF THIS SURVEY.
4. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS PROPERTY HAS NOT BEEN ABSTRACTED BY THE SURVEYOR. THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, EASEMENTS, MINIMUM BUILDING SETBACK LINES, ETC., ARE TO BE VERIFIED BY THE OWNER OR OWNERS AGENT PRIOR TO CONVEYANCE, DESIGN OR CONSTRUCTION.



Parcel ID# 175-151-31

Leonard G. Kornberg

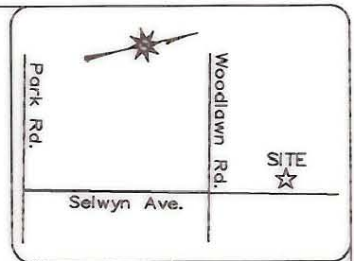
& wife Kenna C. Ray-Kornberg

DB 10709 Pg 423

3020 Selwyn Ave.

0.373 Acres

(7)



VICINITY MAP not to scale

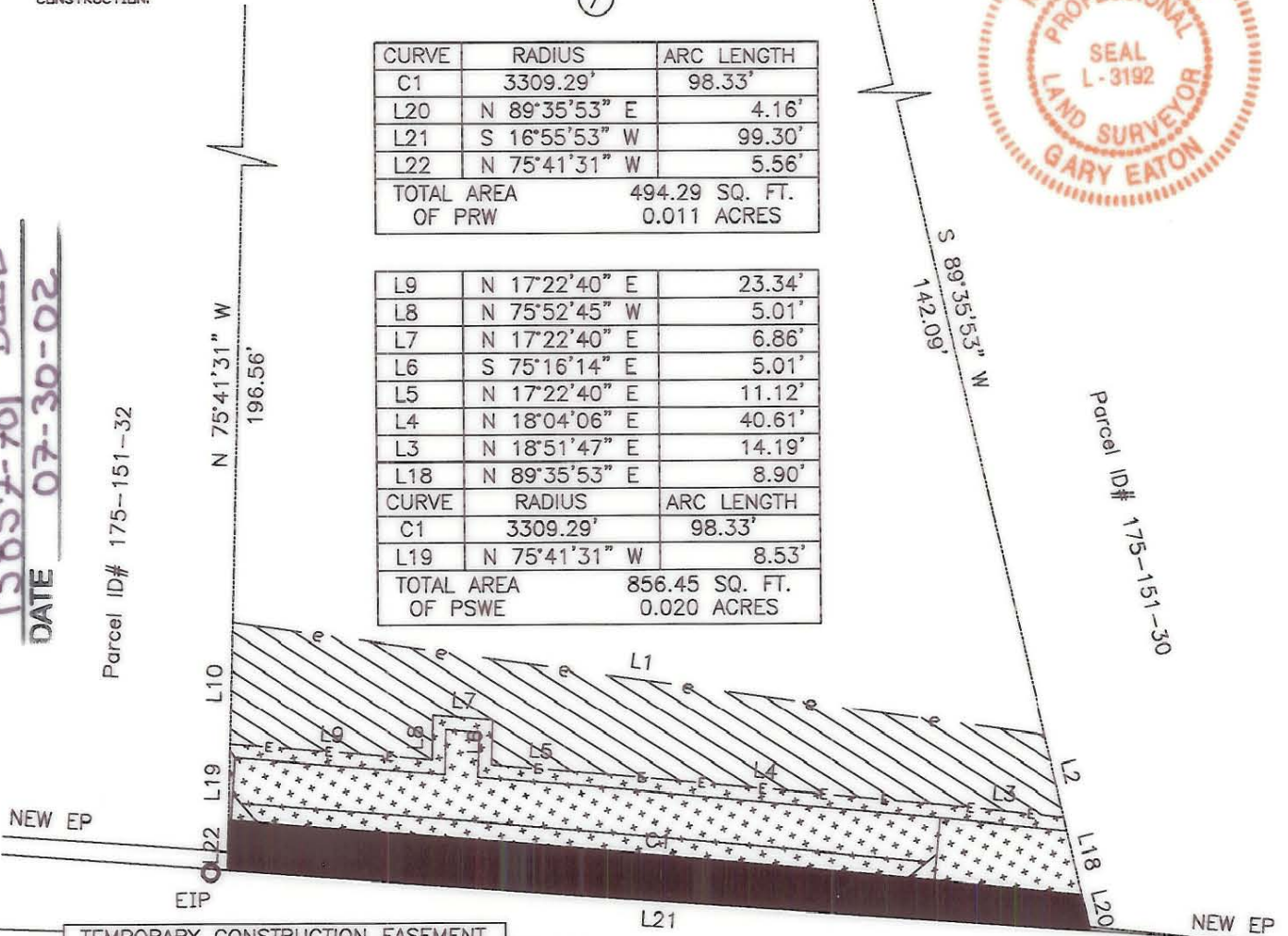


CURVE	RADIUS	ARC LENGTH
C1	3309.29'	98.33'
L20	N 89°35'53" E	4.16'
L21	S 16°55'53" W	99.30'
L22	N 75°41'31" W	5.56'
TOTAL AREA OF PRW		494.29 SQ. FT. 0.011 ACRES

L9	N 17°22'40" E	23.34'
L8	N 75°52'45" W	5.01'
L7	N 17°22'40" E	6.86'
L6	S 75°16'14" E	5.01'
L5	N 17°22'40" E	11.12'
L4	N 18°04'06" E	40.61'
L3	N 18°51'47" E	14.19'
L18	N 89°35'53" E	8.90'
TOTAL AREA OF PSWE		856.45 SQ. FT. 0.020 ACRES

CURVE	RADIUS	ARC LENGTH
C1	3309.29'	98.33'
L19	N 75°41'31" W	8.53'

ACQUISITION BY CITY
 RECORDED IN DEED BOOK
 13857-701 DEED
 DATE 07-30-02



LINE	BEARING	DISTANCE
L1	N 20°39'00" E	94.04'
L2	N 89°35'53" E	9.50'
L3	S 18°51'47" W	14.19'
L4	S 18°04'06" W	40.61'
L5	S 17°22'40" W	11.12'
L6	N 75°16'14" W	5.01'
L7	S 17°22'40" W	6.86'
L8	S 75°52'45" E	5.01'
L9	S 17°22'40" W	23.34'
L10	N 75°41'31" W	13.57'
TOTAL AREA OF TCE		1011.47 SQ. FT. 0.023 ACRES

Selwyn Avenue 50' R/W

- PROPOSED RIGHT OF WAY
- PERM. SIDEWALK & UTILITY EASEMENT
- TEMP. CONSTRUCTION EASEMENT
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- SURVEYED R/W & PROPERTY LINE
- PROPERTY LINE BY DEED
- EXISTING CURB, SIDEWALK, & EP
- EXISTING PROPERTY CORNER

I, Gary Eaton, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES EXCEEDS 1:20,000; THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN ADJOINING DEEDS.

WITNESS MY HAND AND OFFICIAL SEAL

Gary Eaton
 PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3192

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



Aero-Dynamics, Corp.
 4801 E. Independence Blvd. Charlotte, NC 28212

SIDEWALK EASEMENT SURVEY

PROPERTY OWNER: LEONARD G. KORNBERG
 & WIFE KENNA C. RAY-KORNBERG

CHARLOTTE TWP., MECKLENBURG CO., NC

ADDRESS 3020 SELWYN AVE.

TAX ID 175-151-31 LEGAL REF: DB 10709 - PG 423

SURVEY FOR: CITY OF CHARLOTTE (PROJ# 512-97-144)

SCALE 1" = 20' DATE: 10-31-2001

PROJECT: Y:\02601\Plats\Tract7

175-151-31