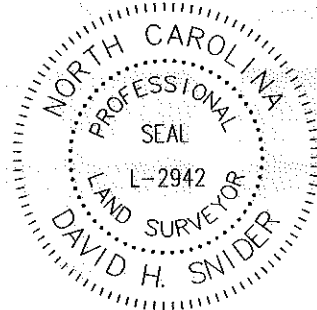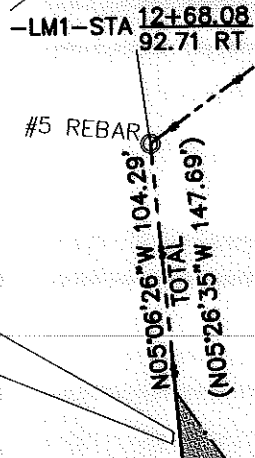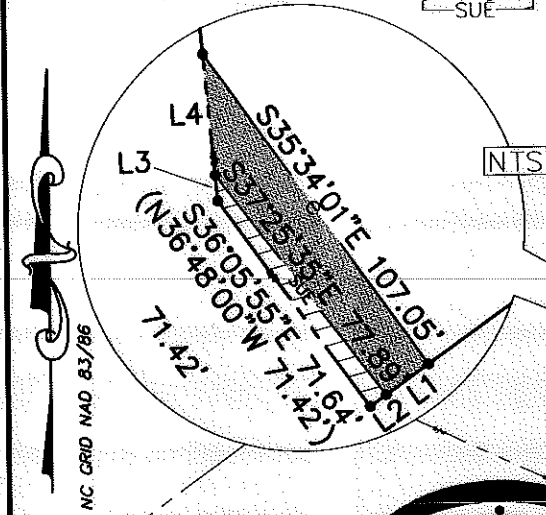I, DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

David H. Snider 9/16/09

DAVID H. SNIDER, NC P.L.S. L-2942   DATE

NORTH CAROLINA
PROFESSIONAL
SEAL
L-2942
LAND SURVEYOR
DAVID H. SNIDER

LEGEND

IRON PIN FOUND ○

RIGHT-OF-WAY MONUMENT ⬜

CALCULATED POINT ●

LINES SURVEYED ————

LINES NOT SURVEYED — — —

TEMP. CONSTRUCTION EASEMENT

SIDEWALK/UTILITY EASEMENT

SITE

NTS

S. TRYON ST.
CHOATE CR.
RIVERGATE PY.

SOUTH TRYON ST.
RIGHT-OF-WAY VARIES

S80°15'53"W
306.18

1"PIPE

N35°10'01"W 199.83'
(N35°28'10"W 200.00')

N54°07'52"E 545.17'
(N55°06'00"E 545.97')

②
219-243-78
SAR GROUPS, LLC
DB 22764-776
12201 S TRYON ST

1-1/2"PIPE

219-243-98
YORKSHIRE HOMEOWNERS
ASSOC INC
DB 8074-472
CARTGATE LN

-LM1-STA 12+68.08
92.71 RT

#5 REBAR

LINE TABLE

LINE	LENGTH	BEARING
L1	14.65	S54°25'59"W
L2	5.52	S54°25'59"W
L3	7.21	N05°06'26"W
L4	33.88	N05°06'26"W

S54°25'59"W 596.63'
(S55°06'00"W 614.84')TOTAL

N05°06'26"W 104.29'
TOTAL
(N05°26'35"W 147.69')

219-243-79
ARBOR TRACE
APARTMENTS, LLC
DB 14049-01
12227 ARBOR TRACE DR

NTS

L4
L3
L1
L2

S35°34'01"E 107.05'
S35°35'33"E 71.64'
(N36°05'55"E 71.42')
(N36°48'00"W 71.42')

NC GRID NAD 83/86

CHOATE CR.
RIGHT-OF-WAY VARIES

CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT
SURVEY * MAPPING * GIS
SECTION

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

1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP INFORMATION.
2) TOTAL AREA .... 117,892 SQ. FT.
3) TEMP CONSTRUCTION EASEMENT ... 1,489 SQ. FT.
4) SIDEWALK/UTILITY EASEMENT .... 354 SQ. FT.
5) AREA REMAINING .... 117,892 SQ. FT.

CHARLOTTE
ENGINEERING DEPARTMENT

S. TRYON IMPROVEMENTS

PROPERTY OF
SAR GROUPS, LLC
CHARLOTTE, MECKLENBURG CO., NC

REVISIONS		JOB NO. 512-09-034
REVISED 9/16/09		209034
	SCALE 1"=80'	SHEET 1
DRAWN BY P.S.		OF 1
DATE	CHECKED BY DS SURVEY SUPVR. DHS	

K:\AutoCad\En_su-LD4\209034 S. Tryon Sidewalk\dwg\209034 PLAT REQUEST #2

ACQUISITION BY DB __22300__ PG __765__