

State of North Carolina  
 County of Mecklenburg

\_\_\_\_\_, Review Officer of  
 Mecklenburg County, certify that the  
 map or plat to which this certification  
 is affixed meets all statutory  
 requirements for recording.

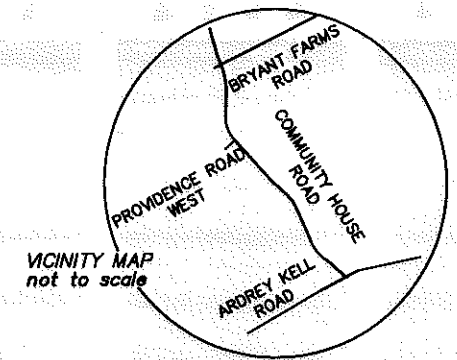
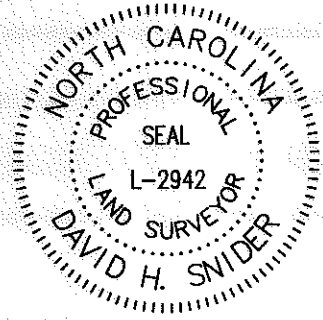
I, DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS  
 PREPARED UNDER MY SUPERVISION AND THAT THE  
 PLAT WAS PREPARED FOR THE PURPOSE OF  
 EASEMENTS ONLY, AND IS NOT INTENDED TO BE A  
 BOUNDARY SURVEY OF PROPERTY SHOWN.

*David H. Snider* 4/15/11  
 DAVID H. SNIDER, NC P.L.S. L-2942 DATE

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

43  
 A. JOHN TRIPI & ARLENE TRIPI  
 TAX ID: 22319208  
 10204 VENTANA CT.  
 DEED: 12471-84  
 MAP BOOK: 28-836

NC GRID NAD 83 (NSRS2007)  
 NC GRID COORDINATES  
 N 475,764.40  
 E 1,452,174.62  
 #4 REBAR FOUND  
 B sta. "L"  
 108+44.74  
 50.35' LT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N23°30'32"E	15.41
L2	N16°26'21"W	26.68
L3	S72°26'08"E	14.96
L4	S72°26'08"E	2.56
L5	S72°26'08"E	3.78
L6	N09°28'21"E	3.56
L7	S09°28'21"W	2.68
L8	N23°30'32"E	2.37
L9	S68°57'17"W	1.12
L10	N21°02'43"W	4.00
L11	N68°57'17"E	1.00
L12	N21°02'43"W	7.02
L13	N21°02'43"W	5.42
L14	N68°57'17"E	1.15
L15	N63°24'50"E	6.09

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C1	19.35	112.50	S03°03'44"W	19.33
C2	5.96	22.00	S15°44'59"W	5.94
C3	33.73	30.00	S30°41'05"W	31.98
(C3)	(33.98)	(30.00)	(S30°56'47"W)	(32.19)

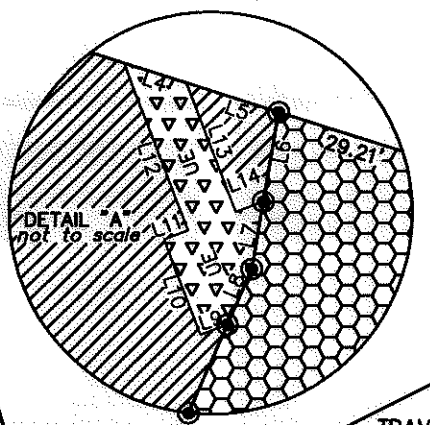
VENTANA CT. 140' PUBLIC RIGHT OF WAY

CHORD BRG  
 N44°30'19"E  
 L=38.37  
 R=40.00'

CHORD BRG  
 N16°26'21"W  
 L=36.89  
 R=40.00'

CHORD BRG  
 N45°02'59"E  
 L=38.38  
 R=40.00'

41  
 MERLE T. MASTERS, JR. AND DENISE E. MASTERS  
 TAX ID: 22310200  
 10200 VENTANA CT.  
 DEED: 22243-212  
 MAP BOOK: 28-836



EXISTING SIGN EASEMENT  
 PER MAP BOOK 28/836

132.83'  
 S63°24'50"W  
 163.86' TOTAL  
 (S63°23'50"W)  
 (163.58')

BRYANT FARMS ROAD  
 PROPOSED FUTURE R/W

CITY TP #16  
 N 472,724.19  
 E 1,452,658.90  
 TP PK  
 CGF=0.99984774

EXISTING 10'X70'  
 SIGHT TRIANGLE  
 PER MAP BK: 28-836

COMMUNITY HOUSE ROAD  
 VARIABLE PUBLIC RIGHT OF WAY

LEGEND

- ⊕ TRAVERSE POINT
- IRON PIN FOUND
- ⊙ #5 REBAR SET
- CALCULATED POINT
- ▤ UTILITY EASEMENT
- ▨ TEMPORARY CONSTRUCTION EASEMENT
- ▩ FEE SIMPLE OUTSIDE
- ▧ EXIST. R/W
- ▬ LINES SURVEYED
- LINES NOT SURVEYED

- NOTE:
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP INFORMATION.
  - TOTAL AREA 17,221 SQ.FT.
  - TEMPORARY CONSTRUCTION EASEMENT 404 SQ.FT.
  - UTILITY EASEMENT 24 SQ.FT.
  - FEE SIMPLE OUTSIDE RIGHT OF WAY 1,101 SQ.FT.
  - AREA REMAINING 16,120 SQ.FT.

PREPARED BY:  
 CITY OF CHARLOTTE  
 ENGINEERING DEPARTMENT  
 600 EAST FOURTH STREET  
 CHARLOTTE, NC 28208  
 704-336-2291



 <b>CHARLOTTE</b> ENGINEERING DEPARTMENT		JOB NO. 512-07-011
<b>COMMUNITY HOUSE ROAD</b> <b>FARM TO MARKET</b>		FILE NO. 223-192-09
OWNER: <b>MERLE T. MASTERS, JR. AND</b> <b>DENISE E. MASTERS</b> TAX CODE: 223-192-09 CHARLOTTE, MECKLENBURG CO., NC		SHEET 1 OF 1
REVISIONS REVISED 11/09/10 FOR LIE REVISED 4/04/11 FOR TOE	SCALE 1"=30' 	DATE _____ CHECKED BY GAI SURVEY SURV. <i>JS</i>