

ACQUISITION BY CITY
RECORDED IN DEED BOOK

19271-350
08-31-05

CONTROL CORNER-P.O.B.
P.K. NAIL
PROJECT N: 577,106.17 FT.
PROJECT E: 1,483,317.51 FT.
GRID N: 175,902.132 METERS [NAD 83]
GRID E: 452,115,893 METERS [NAD 83]
LATITUDE: 35°19'23.939" NORTH
LONGITUDE: -80°43'56.253" WEST
CONVERGENCE: -0°59'59"
COMBINED SCALE FACTOR: 0.99987337

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
REFER TO SHEET 3 OF 3 FOR CURVE AND LINE TABLE INFORMATION

SQ.FT.	ACRES	PROPERTIES
24,524±	0.563	TOTAL AREA PER TAX RECORDS
1,139±	0.026	SIDEWALK AND UTILITY EASEMENT (SUE)
1,322±	0.031	DRAINAGE EASEMENT
1,821±	0.042	TEMPORARY CONSTRUCTION EASEMENT
24,524±	0.563	REMAINING AREA

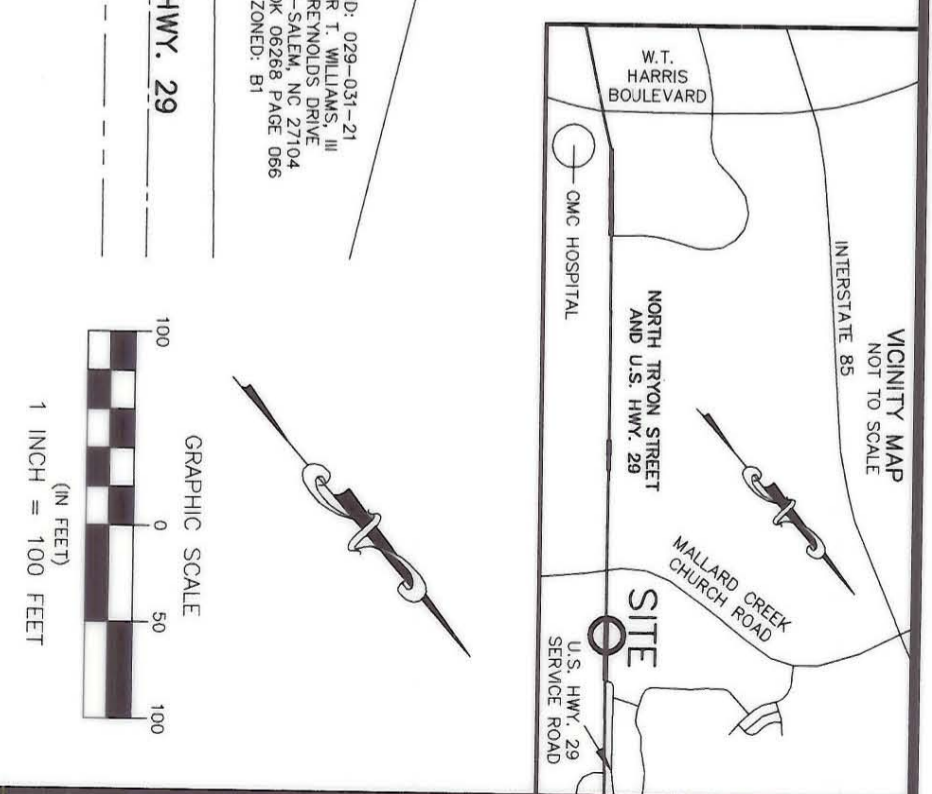
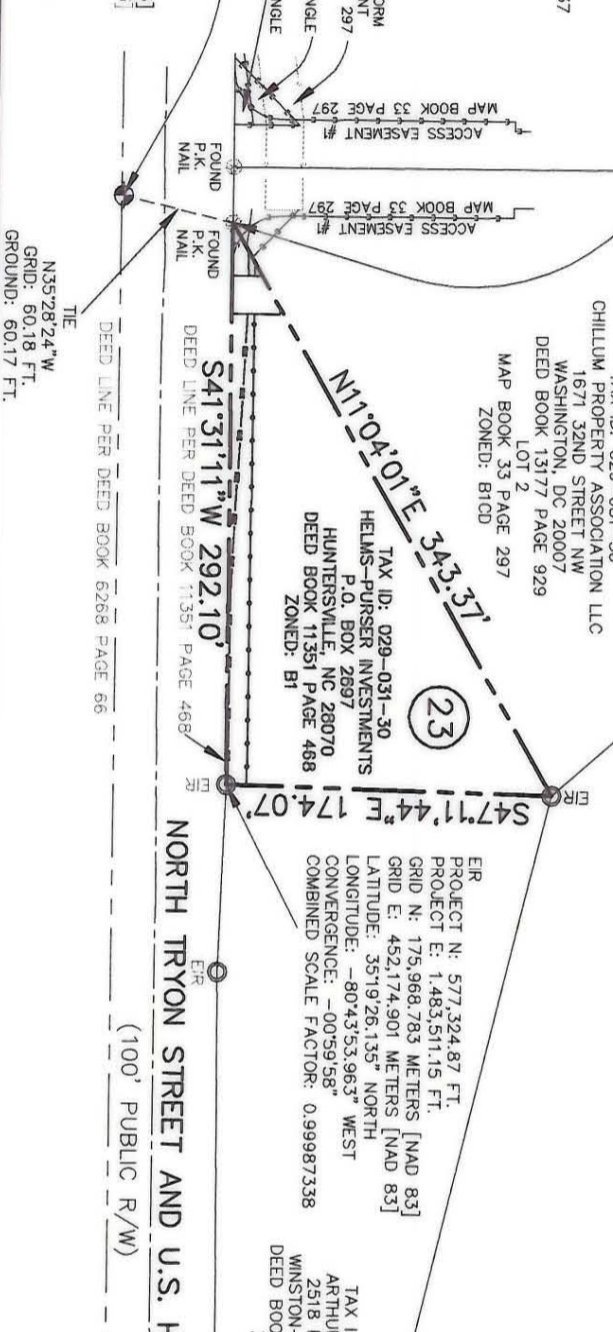
TAX ID: 029-031-36
CHILLUM PROPERTY ASSOCIATION LLC
1671 32ND STREET NW
WASHINGTON, DC 20007
DEED BOOK 13177 PAGE 929
LOT 2
MAP BOOK 33 PAGE 297
ZONED: B1C0

TAX ID: 029-031-30
HELMS-PURSER INVESTMENTS
P.O. BOX 2897
HUNTERSVILLE, NC 28070
DEED BOOK 11351 PAGE 468
ZONED: B1

ER
PROJECT N: 577,324.87 FT.
PROJECT E: 1,483,511.15 FT.
GRID N: 175,968,783 METERS [NAD 83]
GRID E: 452,174,901 METERS [NAD 83]
LATITUDE: 35°19'26.135" NORTH
LONGITUDE: -80°43'53.963" WEST
CONVERGENCE: -0°59'58"
COMBINED SCALE FACTOR: 0.99987338

TAX ID: 029-031-21
ARTHUR T. WILLIAMS, III
2518 REYNOLDS DRIVE
WINSTON-SALEM, NC 27104
DEED BOOK 06268 PAGE 066
ZONED: B1

CONTROL POINT-P.O.C.
RAILROAD SPIKE IN CONCRETE
PROJECT N: 577,057.163 FT.
PROJECT E: 1,483,352.437 FT.
ELEVATION: 597.00 FT. [NAVD 88]
GRID N: 175,887,195 METERS [NAD 83]
GRID E: 452,126,537 METERS [NAD 83]
LATITUDE: 35°19'23.460" NORTH
LONGITUDE: 80°43'55.821" WEST
CONVERGENCE: -0°59'59"
COMBINED SCALE FACTOR: 0.999874481



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

REVIEW OFFICER _____ DATE _____

LEGEND

R/W	RIGHT OF WAY
SUE	SIDEWALK AND UTILITY EASEMENT
EP/ER/	EXISTING IRON PIPE/IRON ROD
CM/	EXISTING CONCRETE MONUMENT
P.K./	EXISTING PARKER KAYLON (P.K.) NAIL
COMPUTED POINT	COMPUTED POINT
BENCHMARK	BENCHMARK
DRAINAGE EASEMENT	DRAINAGE EASEMENT
SIDEWALK AND UTILITY EASEMENT (SUE)	SIDEWALK AND UTILITY EASEMENT (SUE)
TEMPORARY CONSTRUCTION EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
GENERAL EASEMENT	GENERAL EASEMENT
DRAINAGE EASEMENT	DRAINAGE EASEMENT
DEED LINE	DEED LINE
SIDEWALK AND UTILITY EASEMENT (SUE)	SIDEWALK AND UTILITY EASEMENT (SUE)
TEMPORARY CONSTRUCTION EASEMENT	TEMPORARY CONSTRUCTION EASEMENT
PUBLIC UTILITY EASEMENT (PUE)	PUBLIC UTILITY EASEMENT (PUE)

SURVEYOR'S NOTES:
1. NORTH ORIENTATION BASED ON CONVENTIONAL TRAVERSE AND GPS USING TRIMBLE LS 4600 RECEIVERS AND POST PROCESSED BASELINES FROM NCGS MONUMENTS "PATROL", "PRISON 2", "JAS 113", AND "BMW", USING NAD 83.
2. TITLE INFORMATION NOT SUPPLIED BY CLIENT AND FULL TITLE REPORTS NOT ACQUIRED BY US.
3. THESE PARCELS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. PARCEL NUMBERS SHOWN HEREON ARE FOR AN INVENTORY OF THIS PROJECT AND BEAR NO SIGNIFICANCE TO OTHER LEGAL ISSUES.
5. THESE PARCELS ARE WITHIN THE FLOOD PLAIN. REFER TO FEMA FIRM MAP 57018 0065 B DATED FEBRUARY 3, 1993.
6. THIS IS PART OF A MULTI-PAGE DOCUMENT AND IS NOT CONSIDERED COMPLETE WITHOUT ALL PAGES.
7. THIS MAP IS INVALID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

I, MARK E. FUNKHOUSER, STATE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND BOUNDARY SURVEY OF PROPERTY SHOWN.
MARK E. FUNKHOUSER, NC PLS #3602
MAY 3, 2005
DATE

GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 428
Charlotte, NC 28202
(704) 373-1907
Surveying • Landscape Architecture • Civil Engineering
G:\CADD\proj\54891\DWG\PARCELS\54891P\PARCEL23-REV.DWG

MARK E. FUNKHOUSER
LAND SURVEYOR
NORTH CAROLINA
SEAL
L-3602

REVISIONS:
9/9/04 REVISED BEARING AND DISTANCE ON DRAINAGE EASEMENT TABLE
4/8/05 REVISED EASEMENTS

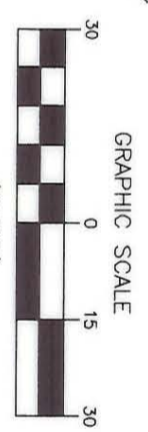
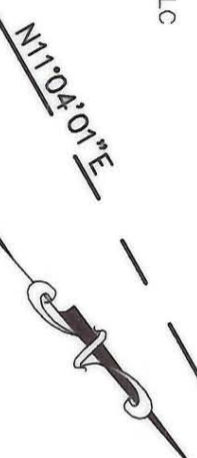
OWNER: HELMS-PURSER INVESTMENTS
PARCEL 23
NORTH TRYON STREET SIDEWALK PROJECT
CITY PROJECT NO.: 512-02-047

SURVEY DATE: 11/2003
CITY PROJECT: 512-02-047
MAP DATE: 8/26/04
GNA PROJECT: 54891
DRAWN BY: COE
DEED BOOK: 11351
CHECKED BY: EIH
TAX PARCEL NO.: 029-031-30
SCALE: 1"=100'
PAGE: 488
SHEET 1 OF 3

029-031-30

35'x35' SIGHT TRIANGLE
MAP BOOK 33 PAGE 297
ACCESS EASEMENT #1

TAX ID: 029-031-36
CHILLUM PROPERTY ASSOCIATION LLC
1671 32ND STREET NW
WASHINGTON, DC 20007
DEED BOOK 13177 PAGE 929
LOT 2
MAP BOOK 33 PAGE 297
ZONED: B1CD

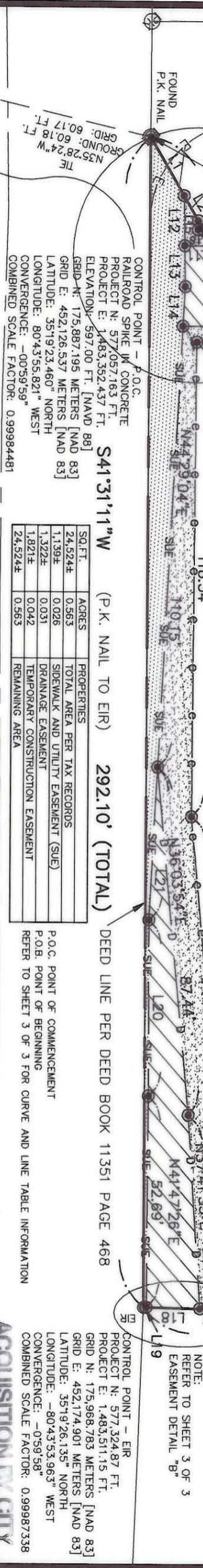


23

TAX ID: 029-031-30
HELMS-PURSER INVESTMENTS
P.O. BOX 2697
HUNTERSVILLE, NC 28070
DEED BOOK 11351 PAGE 468
ZONED: B1

CONTROL POINT - P.K. NAIL - P.O.B.
PROJECT N: 577106.17 FT.
PROJECT E: 148337.51 FT.
GRID N: 175,902.132 METERS [NAD 83]
GRID E: 452,115.893 METERS [NAD 83]
LATITUDE: 35°19'23.939"
LONGITUDE: -80°43'56.253"
CONVERGENCE: -0°59'58"
COMBINED SCALE FACTOR: 0.99987337

TAX ID: 029-031-21
ARTHUR T. WILLIAMS, III
2518 RENOOLDS DRIVE
WINSTON-SALEM, NC 27104
DEED BOOK 06268 PAGE 066
ZONED: B1



CONTROL POINT - P.O.C.
RAILROAD SPIKE IN CONCRETE
PROJECT N: 577057.163 FT.
PROJECT E: 1483352.437 FT.
ELEVATION: 597.00 FT. [NAVD 88]
GRID N: 175,887.195 METERS [NAD 83]
GRID E: 452,126.537 METERS [NAD 83]
LATITUDE: 35°19'23.460" NORTH
LONGITUDE: 80°43'55.821" WEST
CONVERGENCE: -0°59'58"
COMBINED SCALE FACTOR: 0.99984481

SO. FT.	ACRES	PROPERTIES
24,524±	0.563	TOTAL AREA PER TAX RECORDS
1,139±	0.026	SEWALK AND UTILITY EASEMENT (SUE)
1,322±	0.031	DRAINAGE EASEMENT
1,821±	0.042	TEMPORARY CONSTRUCTION EASEMENT
24,524±	0.563	REMAINING AREA

DEED LINE PER DEED BOOK 11351 PAGE 468
DEED LINE PER DEED BOOK 6268 PAGE 66
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
REFER TO SHEET 3 OF 3 FOR CURVE AND LINE TABLE INFORMATION

CONTROL POINT - EIR
PROJECT N: 577324.87 FT.
PROJECT E: 1483511.15 FT.
GRID N: 175,968.783 METERS [NAD 83]
GRID E: 452,174.901 METERS [NAD 83]
LATITUDE: 35°19'26.135" NORTH
LONGITUDE: -80°43'53.963" WEST
CONVERGENCE: -0°59'58"
COMBINED SCALE FACTOR: 0.99987338

NORTH TRYON STREET AND U.S. HWY. 29
(100 FT. PUBLIC R/W)

DEED LINE PER DEED BOOK 6268 PAGE 66

ACQUISITION BY CITY
RECORDED IN DEED BOOK
19271-350
08-31-05

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

REVIEW OFFICER _____ DATE _____

REVISIONS:	DATE	DESCRIPTION
9/9/04	REVISED BEARING AND DISTANCE ON DRAINAGE EASEMENT	4/13/05 REVISED AREA TABLE
4/8/05	REVISED EASEMENTS	5/22/05 REVISED EASEMENTS AND AREA TABLE

LEGEND

R/W	RIGHT OF WAY
SUE	SEWALK AND UTILITY EASEMENT
BP/ER	EXISTING IRON PIPE/IRON ROD
CMF/□	EXISTING CONCRETE MONUMENT
P.K./○	EXISTING PARKER KAYLON (P.K.) NAIL
○	COMPUTED POINT
○	BENCHMARK
○	DRAINAGE EASEMENT
○	SEWALK AND UTILITY EASEMENT (SUE)
○	TEMPORARY CONSTRUCTION EASEMENT
○	GENERAL EASEMENT
○	DRAINAGE EASEMENT
○	DEED LINE
○	SEWALK AND UTILITY EASEMENT (SUE)
○	TEMPORARY CONSTRUCTION EASEMENT
○	PUBLIC UTILITY EASEMENT (PUE)

SURVEYOR'S NOTES:

- NORTH ORIENTATION BASED ON CONVENTIONAL TRAVELER AND GPS USING TRIMBLE LS 4600 RECEIVERS AND POST PROCESSED BASELINES FROM NCGS MONUMENTS "PATROL", "PRISON 2", "JAS 113" AND "IBM", USING NAD 83.
- TITLE INFORMATION NOT SUPPLIED BY CLIENT AND FULL RESTRICTIONS OF RECORD.
- THESE PARCELS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- PARCEL NUMBERS SHOWN HEREON ARE FOR AN INVENTORY OF THIS PROJECT AND BEAR NO SIGNIFICANCE TO OTHER LEGAL ISSUES.
- THESE PARCELS ARE WITHIN THE FLOOD PLAIN. REFER TO FEMA FIRM MAP 57018 0085 B DATED FEBRUARY 3, 1993.
- THIS IS PART OF A MULTI-PAGE DOCUMENT AND IS NOT CONSIDERED COMPLETE UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

1. MARK E. FUNKHOUSER, STATE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.
MARK E. FUNKHOUSER, NC PLS #3602 DATE MAY 3, 2005

GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 428
Charlotte, NC 28202
(704) 373-1907
G:\CADD\proj\54891\DWG\PARCELS\54891PARCEL23-REV.DWG

MARK E. FUNKHOUSER
NORTH CAROLINA
PROFESSIONAL
LAND SURVEYOR
L-3602

CITY OF CHARLOTTE
ENGINEERING AND PROPERTY MANAGEMENT

NORTH TRYON STREET SIDEWALK PROJECT
CITY PROJECT NO.: 512-02-047

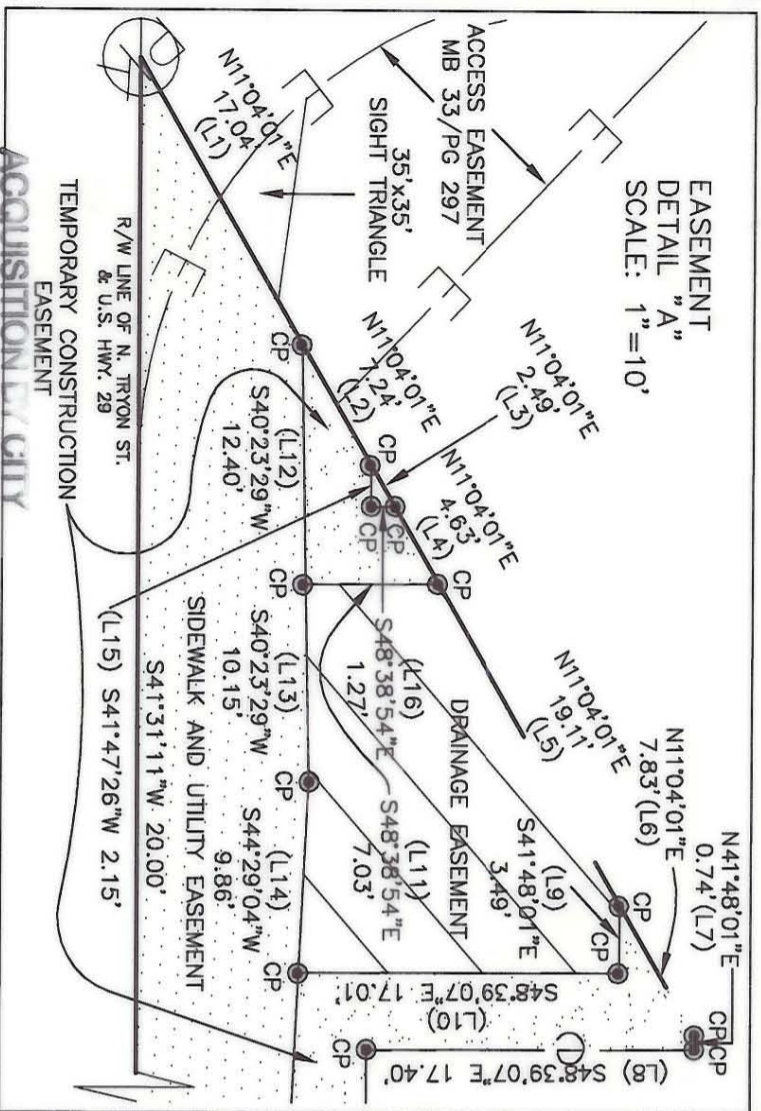
OWNER: HELMS-PURSER INVESTMENTS
PARCEL 23

SURVEY DATE: 11/2003	CITY PROJECT: 512-02-047
MAP DATE: 8/28/04	GNA PROJECT: 54891
DRAWN BY: COE	DEED BOOK: 11351
CHECKED BY: GH	TAX PARCEL NO.: 029-031-30
	SCALE: 1"=30'

SHEET 2 OF 3

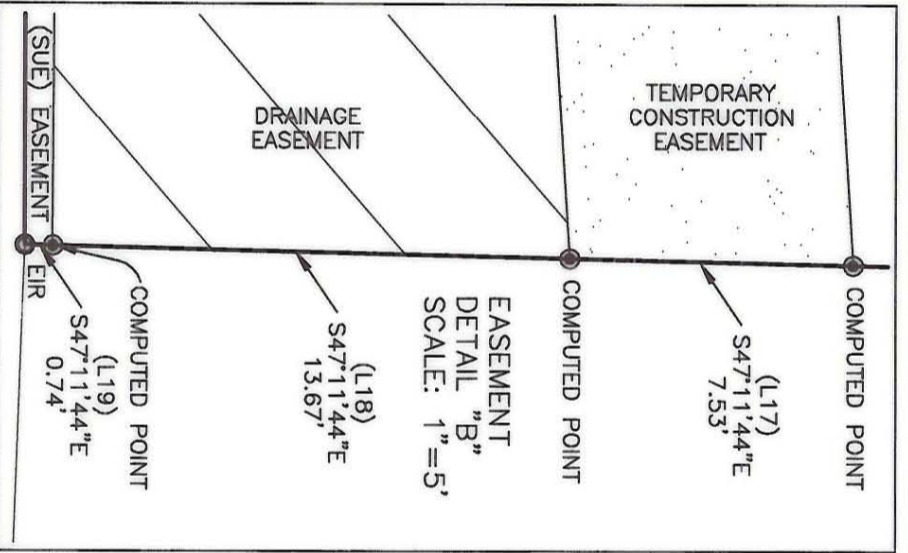
029-031-30

EASEMENT
DETAIL "A"
SCALE: 1"=10'

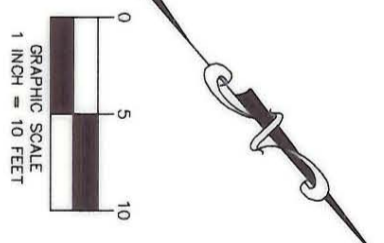


ACQUISITION BY CITY
RECORDED IN DEED BOOK
19271-350
08-31-05

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



LINE	LENGTH	BEARING
L1	17.04	N11°04'01"E
L2	7.24	N11°04'01"E
L3	2.49	N11°04'01"E
L4	4.63	N11°04'01"E
L5	19.11	N11°04'01"E
L6	7.83	N11°04'01"E
L7	0.74	N41°48'01"E
L8	17.40	S48°39'07"E
L9	3.49	N41°48'01"E
L10	17.01	S48°39'07"E
L11	7.03	S48°38'54"E
L12	12.40	S40°23'29"W
L13	10.15	S40°23'29"W
L14	9.86	S44°29'04"W
L15	2.15	S41°47'26"W
L16	1.27	S48°38'54"E
L17	7.53	S47°11'44"E
L18	13.67	S47°11'44"E
L19	0.74	S47°11'44"E
L20	44.19	N41°24'10"E
L21	38.19	N44°29'04"E



P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
REFER TO SHEET 3 OF 3 FOR CURVE AND LINE TABLE INFORMATION

SQ.FT.	ACRES	PROPERTIES
24,524E	0.563	TOTAL AREA PER TAX RECORDS
1,139E	0.026	SIDEWALK AND UTILITY EASEMENT (SUE)
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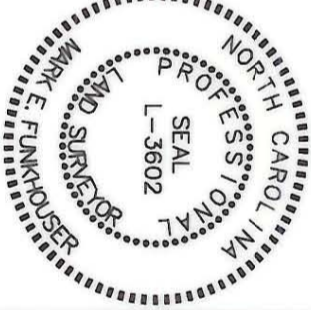
REVIEW OFFICER DATE

DATE

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MARK E. FUNKHOUSER, NC PLS #3602 DATE MAY 3, 2005

GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 428
Charlotte, NC 28202
(704) 373-1907



CITY OF CHARLOTTE
ENGINEERING AND PROPERTY MANAGEMENT

NORTH TRYON STREET SIDEWALK PROJECT
CITY PROJECT NO.: 512-02-047

PARCEL 23
OWNER: HELMS-PURSER INVESTMENTS

SURVEY DATE: 11/2003	CITY PROJECT: 512-02-047	SHEET 3 OF 3
MAP DATE: 8/28/04	GNA PROJECT: 54891	
DRAWN BY: COE	DEED BOOK: 11351	
CHECKED BY: SJA	TAX PARCEL NO.: 029-031-50	SCALE: 1"=30'

LEGEND

R/W	RIGHT OF WAY
SUE	SIDEWALK AND UTILITY EASEMENT
EP/IR/RO	EXISTING IRON PIPE/IRON ROD
CMF/CM	EXISTING CONCRETE MONUMENT
P.K./PK	EXISTING PARKER KEYLON (P.K.) NAIL
CP	COMPUTED POINT (CP)
B	BENCHMARK
D	DRAINAGE EASEMENT
E	SIDEWALK AND UTILITY EASEMENT (SUE)
D	TEMPORARY CONSTRUCTION EASEMENT
E	GENERAL EASEMENT
SUE	DEED LINE
E	SIDEWALK AND UTILITY EASEMENT (SUE)
E	TEMPORARY CONSTRUCTION EASEMENT
PUE	PUBLIC UTILITY EASEMENT (PUE)

SURVEYOR'S NOTES:

- NORTH ORIENTATION BASED ON CONVENTIONAL TRAVERSE AND GPS USING TRIMBLE LS 4600 RECEIVERS AND POST-PROCESSED BASELINES FROM NCGS MONUMENTS "PATROL", "PRISON 2", "JAS 113", AND "IBM", USING NAD 83.
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029-031-30