

029-621-05
CLARENCE ROSS III RITCHIE AND
C. YVONNE POOLE RITCHIE
DB 10562 PG 257
LESS DB 22111 PG 828
3308 JOHNSTON OEHLER RD

36

029-621-06
JAY MACK OEHLER, TTE
CONSTANCE J. OEHLER, TTE
DB 25243 PG 32

38

WILLIAM L. MOWRY & DONNA E.
MOWRY & HERMITAGE PARTNERS, LLC
TAX CODE: 029-721-19
DB 20128 PG 551
DB 26787 PG 370
3124 JOHNSTON OEHLER RD

(VARIABLE RIGHT-OF-WAY)
JOHNSTON-OEHLER ROAD

R=(2071.45')
ARC=(186.49')
CHORD=(186.43')
(N18°57'58"W)
N18°58'10"W

R=(919.53')
ARC=(120.60')
CHORD=(120.51')
(N25°18'09"W)
N25°18'21"W

R=(1406.92')
ARC=(164.13')
CHORD=(164.04')
(N33°09'13"W)
N33°09'25"W

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

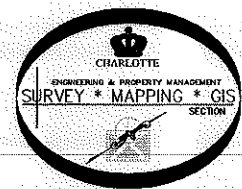
DATE

R=(741.25')
ARC=(185.13')
CHORD=(184.65')
(N43°39'01"W)
N43°39'13"W

R=(1020.24')
ARC=(168.57')
CHORD=(168.38')
(N55°48'14"W)
N55°48'51"W

R=(353.93')
ARC=(100.56')
CHORD=(100.22')
(N52°23'52"W)
N52°24'04"W

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



SEE DETAIL "A"
SHEET 2 OF 3

1" pipe found
COMBINED GRID
FACTOR=0.999842
N.592362.74
E.1475028.93

#8 rebar found

WAYNE E. RABORN
TAX CODE: 029-721-21
DB 8078 PG 295

BRENDA BAUCOM
TAX CODE: 029-721-20
DB 8078 PG 310
3018 JOHNSTON OEHLER ROAD

39
DONALD G. RABON
TAX CODE: 029-721-22
DB 4693-682
3000 JOHNSTON OEHLER ROAD

N03°14'23"W
(23.06')

Proposed Location of I-485
NCDOT PROJECT # R-2248

Proposed Controlled Access

Proposed Location of I-485
NCDOT PROJECT # R-2248

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

David H. Snider 5/15/13
DAVID H. SNIDER, NC P.L.S. L-2942 DATE

NOTES:

- 1.) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DEED INFORMATION.
- 2.) REFERENCE UNRECORDED SURVEY BY TOM MONTGOMERY DATED FEBRUARY 16, 2006. FOR JAMES MOSES & NANNIE LEE RABORN
- 3.) TOTAL AREA 653,560 SQ. FT.
- 4.) TEMP CONSTRUCTION EASEMENT 15,214 SQ. FT.
- 5.) UTILITY EASEMENT 9,556 SQ. FT.
- 6.) STORM DRAINAGE EASEMENT 731 SQ. FT.
- 7.) FEE SIMPLE OUTSIDE EXISTING R/W 5,950 SQ. FT.
- 8.) FEE SIMPLE INSIDE EXISTING R/W 32,609 SQ. FT.
- 9.) AREA REMAINING 615,001 SQ. FT.

NC GRID NAD 83(2007)

| REVISIONS | | JOB NO. |
|---|----------------|------------------------------|
| | | 512-09-023 |
| JOHNSTON-OEHLER ROAD FTM | | 209023 |
| PROPERTY OF WILLIAM L. & DONNA E. MOWRY HERMITAGE PARTNERS, LLC CHARLOTTE, MECKLENBURG CO., NC | | SHEET 1 OF 3 |
| DRAWN BY G.F. | CHECKED BY DS. | SURVEY SUPERVISOR <i>XHL</i> |
| K:\AutoCad\En_su-LD4\209023 JOHNSTON OEHLER RD\Plat-38 | | |

ACQUISITION BY DB 29177 PG 442

29177 442

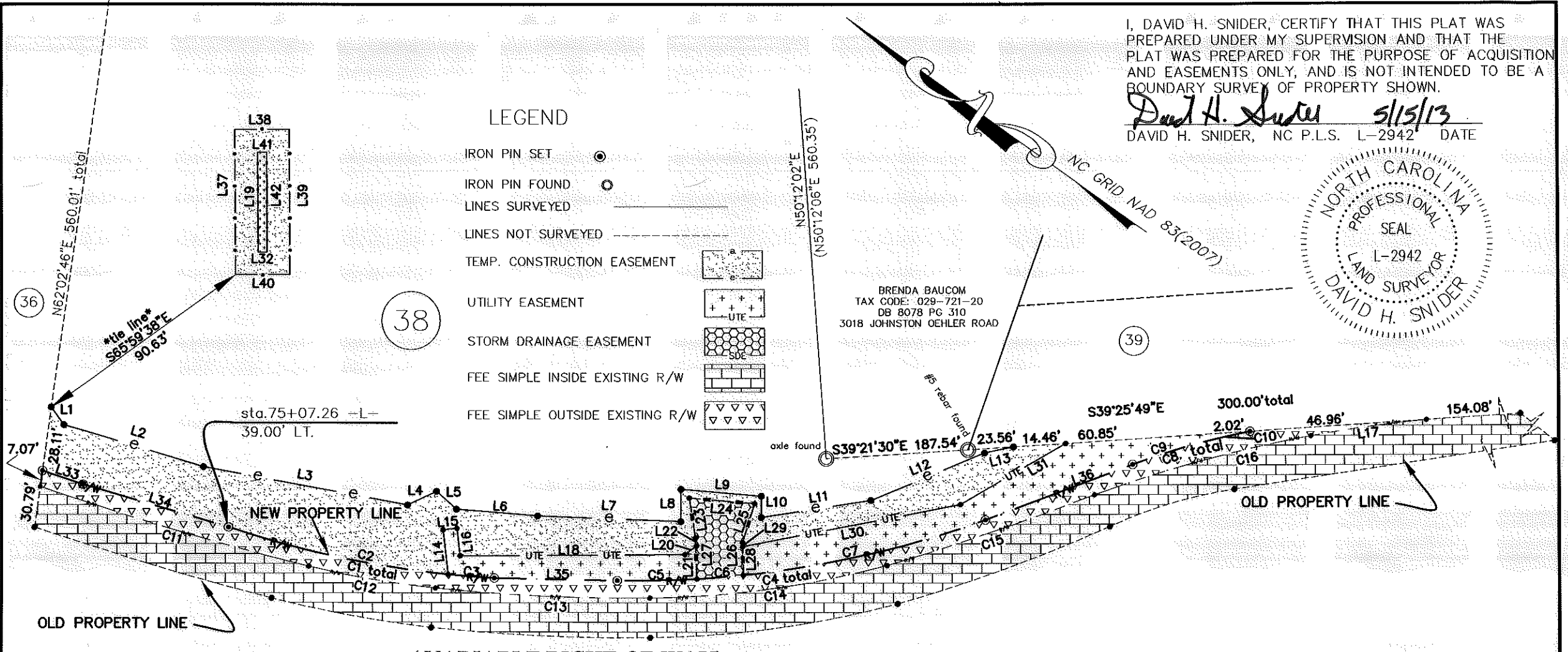
I, DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

David H. Snider 5/15/13
 DAVID H. SNIDER, NC P.L.S. L-2942 DATE



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- LINES SURVEYED
- LINES NOT SURVEYED
- TEMP. CONSTRUCTION EASEMENT
- UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- FEE SIMPLE INSIDE EXISTING R/W
- FEE SIMPLE OUTSIDE EXISTING R/W



(VARIABLE RIGHT-OF-WAY)
 JOHNSTON-OEHLER ROAD

DETAIL "A"
 NTS

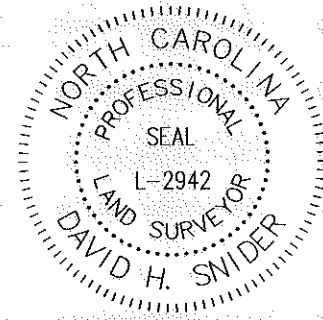
PREPARED BY:
 CITY OF CHARLOTTE
 ENGINEERING DEPARTMENT
 600 EAST FOURTH STREET
 CHARLOTTE, NC 28202
 704-336-2291

| | | | |
|--|--|---|-----------------------|
| | | CHARLOTTE ENGINEERING DEPARTMENT | |
| REVISIONS | | JOHNSTON-OEHLER ROAD FTM | JOB NO. 512-09-023 |
| SCALE 0 NOT TO SCALE 0' | | | 209023 |
| DRAWN BY G.F | | PROPERTY OF WILLIAM L. & DONNA E. MOWRY HERMITAGE PARTNERS, LLC CHARLOTTE, MECKLENBURG CO., NC | SHEET 2 |
| DATE | | | OF 3 |
| CHECKED BY DS | | SURVEY SUPVR. <i>DS</i> | |
| K: \AutoCad\En_su-LD4\209023 JOHNSON OEHLER RD\Plat-38 | | | |

ACQUISITION BY DB 29177 PG 442

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

David H. Snider 5/15/13
 DAVID H. SNIDER, NC P.L.S. L-2942 DATE


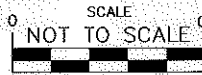


| Curve Table | | | | |
|-------------|--------|---------|---------------|--------|
| Curve # | Length | Radius | CHORD BEARING | CHORD |
| C1 | 201.86 | 761.00 | S24°56'54"E | 201.29 |
| C2 | 176.71 | 761.00 | S24°00'05"E | 176.31 |
| C3 | 25.15 | 761.00 | S31°36'01"E | 25.15 |
| C4 | 277.88 | 766.00 | S45°09'33"E | 278.21 |
| C5 | 69.41 | 766.00 | S37°17'31"E | 69.39 |
| C6 | 15.02 | 766.00 | S40°26'59"E | 15.02 |
| C7 | 195.33 | 766.00 | S48°19'00"E | 194.80 |
| C8 | 61.52 | 549.00 | S53°09'10"E | 61.49 |
| C9 | 59.53 | 549.00 | N53°15'24"W | 59.50 |
| C10 | 1.99 | 549.00 | N49°54'28"W | 1.99 |
| C11 | 211.04 | 2041.32 | S19°10'36"E | 210.95 |
| C12 | 95.21 | 710.80 | S25°58'32"E | 95.13 |
| C13 | 160.63 | 1376.92 | S33°09'17"E | 160.54 |
| C14 | 177.63 | 711.25 | S43°39'05"E | 177.17 |
| C15 | 163.61 | 990.24 | S55°48'58"E | 163.43 |
| C16 | 109.08 | 383.93 | N52°23'56"W | 108.72 |

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L1 | 8.60 | S18°24'35"W |
| L2 | 112.99 | S18°57'46"E |
| L3 | 159.87 | S25°12'59"E |
| L4 | 20.79 | S60°58'44"E |
| L5 | 16.91 | S06°05'24"W |
| L6 | 64.91 | S31°11'56"E |
| L7 | 118.40 | S33°32'39"E |
| L8 | 23.83 | N54°42'25"E |
| L9 | 40.44 | S30°51'22"E |
| L10 | 18.56 | S54°18'02"W |
| L11 | 96.14 | S44°36'32"E |
| L12 | 92.79 | S58°26'54"E |
| L13 | 90.97 | S47°33'28"E |
| L14 | 20.84 | N47°52'26"E |
| L15 | 2.00 | S42°07'34"E |
| L16 | 7.02 | S47°52'26"W |
| L17 | 32.73 | N44°15'34"W |
| L18 | 180.56 | S36°08'46"E |
| L19 | 22.00 | S53°53'50"W |
| L20 | 6.00 | S46°44'58"E |
| L21 | 18.02 | S52°37'09"W |
| L22 | 8.46 | N52°37'09"E |
| L23 | 18.23 | N45°27'30"E |

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L24 | 24.02 | S30°51'22"E |
| L25 | 20.01 | S71°50'24"W |
| L26 | 22.14 | S52°37'09"W |
| L27 | 26.48 | N52°37'09"E |
| L28 | 19.69 | S52°37'09"W |
| L29 | 2.45 | N52°37'09"E |
| L30 | 175.84 | S46°44'58"E |
| L31 | 133.46 | S55°24'06"E |
| L32 | 2.00 | S36°06'10"E |
| L33 | 31.81 | N16°34'53"W |
| L34 | 115.06 | S19°21'58"E |
| L35 | 92.97 | S34°42'14"E |
| L36 | 117.04 | S56°21'49"E |
| L37 | 32.00 | N53°53'50"E |
| L38 | 12.00 | S36°06'10"E |
| L39 | 32.00 | S53°53'50"W |
| L40 | 12.00 | N36°06'10"W |
| L41 | 2.00 | N36°06'10"W |
| L42 | 21.99 | N53°53'50"E |

PREPARED BY:
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 600 EAST FOURTH STREET
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 704-336-2291

| | | | |
|--|---------------|---|-----------------------|
|  | | CHARLOTTE ENGINEERING DEPARTMENT | |
| REVISIONS | | JOHNSTON-OEHLER ROAD FTM | JOB NO. 512-09-023 |
| | | | 209023 |
| SCALE NOT TO SCALE  | | PROPERTY OF WILLIAM L. & DONNA E. MOWRY HERMITAGE PARTNERS, LLC CHARLOTTE, MECKLENBURG CO., NC | SHEET 3 |
| DRAWN BY G.F. | | | OF 3 |
| DATE | CHECKED BY DS | SURVEY SUPVR. <i>DS</i> | |
| K:\AutoCad\En_su-LD4\209023 JOHNSON OEHLER RD\Plat-38 | | | |

ACQUISITION BY DB 29177 PG 44a