

BIRCHWOOD DR.

S 22°-48'-00" E  
160.00'

R=21.32' ARC = 29.27'

2

DEED 3213-510  
CYRIL ARTHUR NICHOLLS  
AND  
WANDA L. NICHOLLS

TOTAL AREA 88,498.06 SQ. FT. = 2.032 AC.  
AREA TAKEN 6,818.45 SQ. FT. = 0.157 AC.  
AREA REMAINING 81,679.60 SQ. FT. = 1.875 AC.  
EASEMENT AREA 7,114.08 SQ. FT. = 0.163 AC.

031-077-13

S 34°-06'-00" E

BIRCHWOOD DR.

45± R/W EXIST.

CHORD N 66°58'45" E, 165.30'

PROPOSED R/W

ARC = 166.30'

R = 430.0'

TEMPORARY CONST. EASEMENT

S 11°-56'-29" E

N 80°-59'-44" E

EXIST. R/W 60'

N 53°-39'-00" W 95'  
285.14' TOTAL

6

MC CLURE LAND CO.


This plat was prepared by GE Maguire from an actual field survey performed by the City of Charlotte Engineering Department.

*Daniel J. McPherson III*  
N.C. Reg. Land Surveyor No. 1-2340

Note: Property corners shown circled were located by actual survey. Bearings and distances are based on:

D.B. 4300 Pg. 629

This map was prepared for the purpose of acquiring right-of-way and/or an easement only and is not intended to be a boundary survey of the property shown.

 <b>CHARLOTTE</b> ENGINEERING DEPARTMENT		JOB NO.
REVISIONS LCJ 3/89 Added dist. & Chord.	PROPOSED R/W FOR BIRCHWOOD DRIVE CULVERT	FILE NO.
DRAWN BY TWL CHECKED BY TLH <i>Robert</i> CITY ENGINEER	PROPERTY OF CYRIL ARTHUR NICHOLLS AND WANDA L. NICHOLLS	SHEET 2 OF 6
DATE 12-13-85	SCALE 1" = 50'	