

VICINITY MAP  
Not to Scale

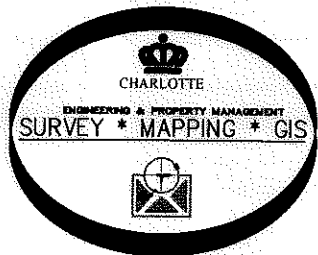
#6 REBAR  
NC GRID NAD 83 (2011)  
NC GRID COORDINATES  
N 583119.54  
E 1418923.23  
CGF: 0.999846059

N50°16'24"E  
16.20' GROUND  
16.20' GRID  
CGF: 0.999843395

#4 REBAR  
NC GRID NAD 83 (2011)  
NC GRID COORDINATES  
N 565543.33'  
E 1420543.13'

031-292-10  
GLENN A. GURLEY, JR.  
ROBIN D. GURLEY  
DB 9974-540  
617 PECANWOOD RD.

NC GRID NAD 83 (2011)



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

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 \_\_\_\_\_

PECANWOOD RD.  
50' PUBLIC R/W  
(S80°19'00"W 160.78')  
(N79°29'36"E 160.78' TOTAL)

#4 REBAR  
ON LINE

031-292-08  
MATTHEW DAVID  
BONIVTCH  
DB 26796-51  
601 PECANWOOD RD.

#4 REBAR  
S79°29'28"W 196.38'  
(N80°19'00"E 196.44')

STORM DRAINAGE  
EASEMENT

10' PUBLIC DRAINAGE EASEMENT  
PER MB 21-757

20' PUBLIC DRAINAGE EASEMENT  
PER MB 21-757

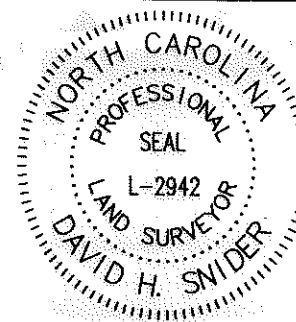
BALSAM TERRACE  
40' PUBLIC R/W  
(S09°52'17"E 175.00')  
(S10°47'36"E 175.00' TOTAL)

#4 REBAR

LINE	BEARING	DIST.
1	N51°16'02"W	29.85'
2	S57°26'46"E	62.60'
3	S51°16'02"E	70.14'

031-292-07  
CARL T. KIKER, JR.  
WANDA G. KIKER  
DB 8232-961  
809 BALSAM TR.

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* 10/24/13  
DAVID H. SNIDER, NC P.L.S. L-2942 DATE



LEGEND

- REBAR FOUND
- CITY TRAVERSE MAG NAIL
- CALCULATED POINT
- LINES SURVEYED
- LINES NOT SURVEYED
- STORM DRAINAGE EASEMENT (SDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE) TO BE ACCEPTED BY THE CITY OF CHARLOTTE AS STORM DRAINAGE EASEMENT (SDE)

NOTES:

- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED INFORMATION, MB 21-757
- 2) TOTAL AREA 35,462 SQ.FT.
- 3) SDE 760 SQ.FT.
- 4) EXISTING PDE TO BE ACCEPTED BY THE CITY OF CHARLOTTE AS SDE 236 SQ.FT.
- 5) TOTAL SDE 996 SQ.FT.
- 6) AREA REMAINING 35,462 SQ.FT.

<b>CHARLOTTE</b> ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT		
<b>REVISIONS</b>	601 PECANWOOD RD. STORM WATER MAINTENANCE IMPROVEMENT PROJECT	<b>JOB NO.</b> 514-93-096 <b>FILE NO.</b>  <b>SHEET</b> 1 <b>OF</b> 1
	<b>OWNER:</b> MATTHEW DAVID BONIVTCH TAX CODE: 031-292-08 CHARLOTTE, MECKLENBURG CO., NC	<b>CHECKED BY:</b> GAI <b>SURVEY SUPVR:</b> <i>DS</i>
<b>DRAWN BY:</b> JPG	P:\Surproj\SWATER\MAINT\BALSAM TERRACE\824\PECANWOOD RD PLATS\601plat.dwg	