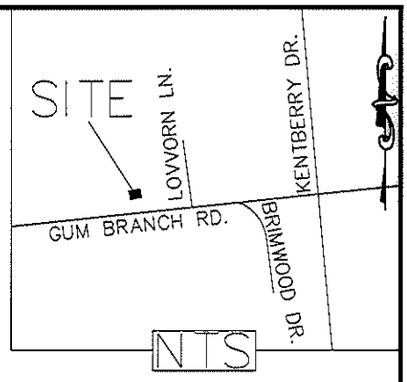
I, DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

David H. Snider 1/7/11

DAVID H. SNIDER, NC P.L.S. L-2942 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-2942 LAND SURVEYOR DAVID H. SNIDER



LEGEND

IRON PIN WITH CAP SET ◉

IRON PIN FOUND ◎

CALCULATED POINT •

LINES SURVEYED ———

LINES NOT SURVEYED —— - - ——

TEMP. CONSTRUCTION EASEMENT

SIDEWALK UTILITY EASEMENT

FEE SIMPLE OUTSIDE RIGHT-OF-WAY

FEE SIMPLE INSIDE RIGHT-OF-WAY

STORM DRAINAGE EASEMENT

SDE & SUE OVERLAP

1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP INFORMATION.

2)	TOTAL AREA	27,990 SQ. FT.
3)	TEMP CONSTRUCTION EASEMENT	1,296 SQ. FT.
4)	SIDEWALK UTILITY EASEMENT	1,121 SQ. FT.
5)	FEE SIMPLE OUTSIDE RIGHT-OF-WAY	1,507 SQ. FT.
6)	FEE SIMPLE INSIDE RIGHT-OF-WAY	1,368 SQ. FT.
7)	EASEMENT OVERLAP	62 SQ. FT.
8)	STORM DRAINAGE EASEMENT	533 SQ. FT.
9)	AREA REMAINING	25,115 SQ. FT.

NC GRID NAD 83/86

N 569471.73
E 1418778.47
GRID FACTOR=0.999838446

N89°28'20"E 139.98'
(N88°54'00"E 140.00')

27
031-421-12
HERBERT ERSKINE FOARD AND BOBBIE S. FOARD
DB 3630/PG 950
608 GUM BRANCH ROAD

41.76'
(S01°06'00"W 200.00')TOTAL
S00°28'41"E

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

25
031-421-10
DONALD GROSS
DB 21030/PG 107
622 GUM BRANCH ROAD

155.17'
(N01°06'00"E 200.00')TOTAL
S00°28'31"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.25	S02°51'02"W
L2	8.12	S02°51'02"W
L3	4.76	S87°16'09"E
L4	4.38	S87°16'09"E
L5	0.36	S00°28'31"E
L6	1.40	S00°28'41"E
L7	6.67	S00°28'41"E

26
031-421-11
TERESA T. SMITH AND HUSBAND TIMOTHY L. SMITH
DB 19268/PG 556
616 GUM BRANCH ROAD

107.74'
S02°51'02"W

S89°19'33"E 15.63'

126.83'

S25°09'33"E 8.22'

N35°19'58"E 20.25'

14.76'

S88°20'05"E 53.42'

S89°42'11"E 49.41'

(TIE)
S88°09'29"E
140.23'

S88°50'51"E 62.82'

8.01'

S88°50'47"E 62.97'

NEW PROPERTY LINE

11.02'

S88°45'51"E 76.57'

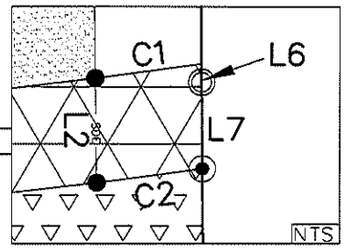
N86°16'16"E 63.52'

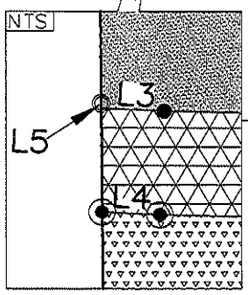
10.68'

OLD PROPERTY LINE N89°28'30"E 139.96'
(S88°54'00"E 140.00')

-CW2-STA
14+24.79
29.43' LT

11.46'
R\W BY MAINTENANCE
11.88'





GUM BRANCH RD.
(RIGHT-OF-WAY-VARIES)
R/W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	7.49	443.00	7.49'	N82°14'56"E
C2	8.06	451.00	8.06'	S82°24'54"W
C3	64.49	443.00	64.43'	N86°58'59"E
C4	64.75	451.00	64.69'	S87°02'25"W

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

CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT
SURVEY * MAPPING * GIS
SECTION

CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	COULWOOD/GUM BRANCH/KENTBERRY SIDEWALK PROJECT	JOB NO. 512-07-050
1/28/11 NEW SDE & e 5/27/10 SUE AREA 5/11/10 SDE HATCHING 12/18/09 CURVE DATA&FEE		207050
SCALE 1"=40'	PROPERTY OF TERESA T. SMITH AND HUSBAND TIMOTHY L. SMITH	SHEET 1
DRAWN BY P.S.	CHARLOTTE, MECKLENBURG CO., NC	OF 1
DATE	CHECKED BY DS SURVEY SUPVR. DLH	

K:\AutoCad\En_su-LD4\207050\dwg\PLATS SET#4\031-421-11 #26

ACQUISITION BY: DB 26406 PG 791