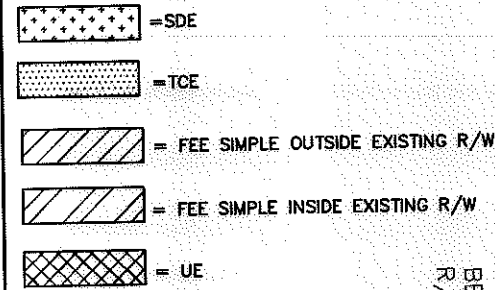


LEGEND

TCE = TEMPORARY CONSTRUCTION EASEMENT
 SDE = STORM DRAINAGE EASEMENT
 UE = UTILITY EASEMENT



○ = TCE
 -R/W- = EXISTING R/W
 -SDE- = SDE
 -UE- = UE
 - = NEW R/W
 - = DEED LINE

● = IRON PIN FOUND
 ● = IRON REBAR SET

- NOTE:
- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP OR DEED INFORMATION.
 - 2) TOTAL AREA: 779,093 S.F., 17.886 AC.
 - 3) AREA IN TCE: 6,994 S.F., 0.161 AC.
 - 4) AREA IN SDE: 244 S.F., 0.006 AC.
 - 5) AREA IN UE: 1,665 S.F., 0.038 AC.
 - 6) FEE SIMPLE INSIDE EXISTING R/W: 9,570 S.F., 0.220 AC.
 - 7) FEE SIMPLE OUTSIDE EXISTING R/W: 13,262 S.F., 0.305 AC.
 - 8) AREA OF UE AND SDE OVERLAP: 95 S.F., 0.002 AC.
 - 9) AREA OF UE, SDE, AND INGRESS/EGRESS EASEMENT OVERLAP: 52 S.F., 0.001 AC.
 - 10) AREA OF R/W AND INGRESS/EGRESS EASEMENT OVERLAP: 635 S.F., 0.015 AC.
 - 11) AREA OF TCE AND INGRESS/EGRESS EASEMENT OVERLAP: 401 S.F., 0.009 AC.
 - 12) FEE AREA REMAINING: 756,261 S.F., 17.361 AC.

TAX ID# 037-371-09
 RONNIE B. GRIFFIN (MARRIED) AND
 LARRY A. GRIFFIN, SR. (MARRIED)
 DB 22776/PG 885
 5532 BEATTIES FORD ROAD

TAX ID# 037-371-08
 RONALD B. GRIFFIN AND
 LARRY A. GRIFFIN
 DB 8181/PG 753
 5540 BEATTIES FORD ROAD
 5600 BEATTIES FORD ROAD
 5604 BEATTIES FORD ROAD

OLD PROPERTY LINE
 SEE DETAIL SHEET 2
 NEW PROPERTY LINE

EASEMENT FOR EGRESS AND INGRESS DB 6069/PG 368
 S 58°25'22" W 247.69'
 S 31°34'38" E 102.28'
 273.29'

TAX ID# 037-371-11
 DAVID LEE WEBB
 DB 18643/PG 362
 5508 BEATTIES FORD ROAD

TAX ID# 037-371-12
 AVH ONE, LLC
 DB 16360/PG 576
 5432 BEATTIES FORD ROAD

TAX ID# 037-371-13
 AVH ONE, LLC
 DB 13321/PG 753
 5416 BEATTIES FORD ROAD

TAX ID# 037-371-14
 DELTA'S OF CHARLOTTE, INC.
 DB 11791/PG 599
 5408 BEATTIES FORD ROAD

TAX ID# 037-371-21
 MICHAEL HAYNES
 LOT 5, M.B. 7/PG. 103
 DB 21761/PG 679
 4225 KITTY DR

TAX ID# 037-371-22
 CHARLES H. KEE AND
 ALMETA S. KEE
 LOT 6 & 7, M.B. 7/PG. 103
 DB 17546/PG 330
 4301 KITTY DR

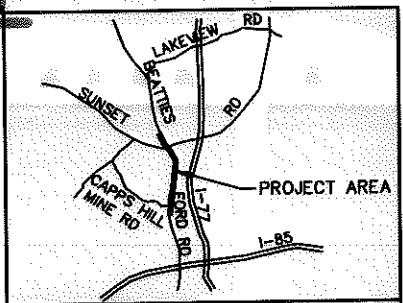
TAX ID# 037-371-20
 DANIEL L. BALLARD AND
 KIMBERLY M. BALLARD
 DB 6787/PG 639
 4201 KITTY DR

TAX ID# 037-371-23
 LINDEN JR. BELCHER AND
 MARTHA M. BELCHER
 LOT 8, M.B. 7/PG. 103
 DB 4278/PG 734
 4307 KITTY DR

80

73

TAX ID # 037-371-10
 FRANCES O. RILEY
 D.B. 1229, PG. 193
 D.B. 1088, PG. 190
 5508 BEATTIES FORD ROAD



TAX ID# 037-373-08
 SCI NORTH CAROLINA LIMITED
 PARTNERSHIP
 DB 9635/PG 444
 4300 NORTHLAKE CT

TAX ID# 037-373-07
 SCI NORTH CAROLINA LIMITED
 PARTNERSHIP AND PROLOGIS
 DB 7908/PG 547
 4400 NORTHLAKE CT

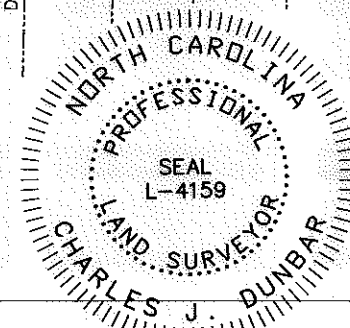
I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

REVIEW OFFICER _____ DATE _____

11008.08v02_PARCEL 73

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

CHARLES J. DUNBAR NC PLS L-4159
 DUNBAR GEOMATICS GROUP, PLLC
 P.O. BOX 3053
 HUNTERSVILLE, NC 28070-3053
 NC LIC. NO. P-0865



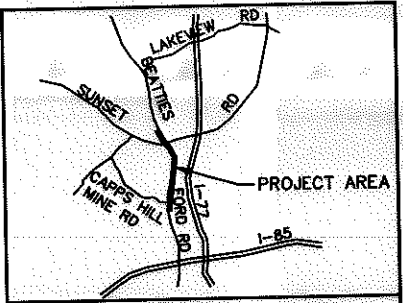
ATKINS
 Plans Prepared By:
 5200 77 CENTER DRIVE, SUITE 500
 CHARLOTTE, NORTH CAROLINA 28217
 (704) 522-7275 NCCOA: F-0326

CHARLOTTE ENGINEERING DEPARTMENT		BEATTIES FORD ROAD WIDENING PROJECT	JOB NO. 512-03-013
REVISIONS 10/13/11: ADDED ESMT TEXT 11/14/11: REVISED TCE & SDE		PROPERTY ACQUISITION OWNER: FRANCES O. RILEY	FILE NO. PARCEL 73
SCALE 1" = 200' DRAWN BY: SLB		CHARLOTTE, MECKLENBURG CO., NC	SHEET 1
DATE: 9/27/11	CHECKED BY: CJD	SURVEY SUPVR.: RGG	OF 2

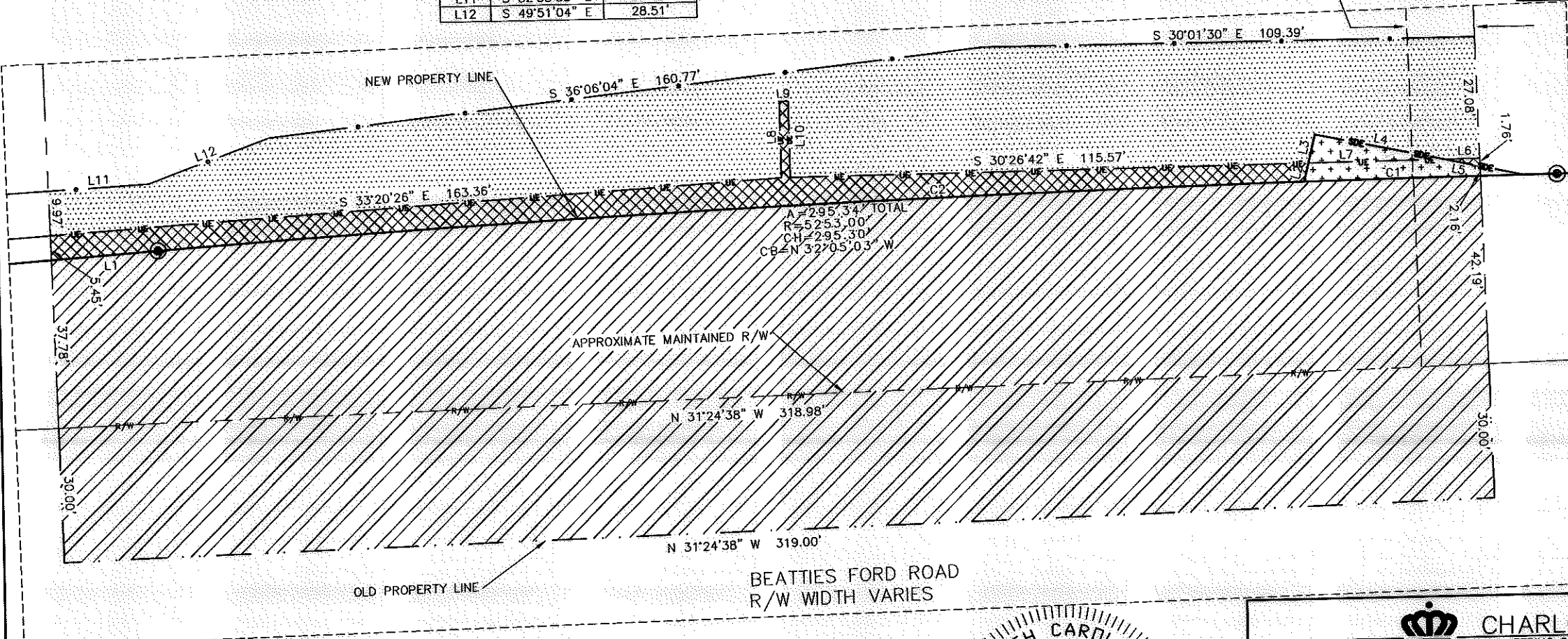
I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

REVIEW OFFICER _____ DATE _____

LINE	BEARING	DISTANCE
L1	N 33°41'42" W	23.70'
L2	N 73°48'58" E	4.22'
L3	N 73°48'58" E	6.57'
L4	S 17°54'52" E	29.34'
L5	S 17°54'52" E	8.11'
L6	S 30°26'42" E	7.89'
L7	N 30°26'42" W	30.26'
L8	N 59°21'57" E	17.01'
L9	N 30°38'03" W	2.00'
L10	N 59°21'57" E	17.00'
L11	S 32°38'53" E	22.32'
L12	S 49°51'04" E	28.51'



EASEMENT FOR EGRESS AND INGRESS DB 6069/PG 368



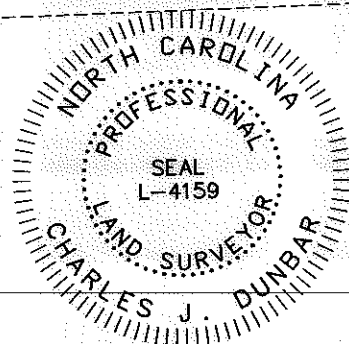
VICINITY MAP NOT TO SCALE

11008.08v02_PARCEL 73

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	5253.00'	39.25'	S 30°41'15" E	39.25'
C2	5253.00'	263.65'	S 32°15'25" E	263.63'

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

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 5200 77 CENTER DRIVE, SUITE 500
 CHARLOTTE, NORTH CAROLINA 28217
 (704) 522-7275 NCCOA: F-0326

CHARLOTTE
ENGINEERING DEPARTMENT

<p>REVISIONS</p> <p>10/13/11: ADDED ESMT TEXT</p> <p>11/14/11: REVISED TCE & SDC</p>	<p>BEATTIES FORD ROAD WIDENING PROJECT</p>	<p>JOB NO. 512-03-013</p>
<p>SCALE 1" = 30'</p>	<p>PROPERTY ACQUISITION OWNER: FRANCES O. RILEY CHARLOTTE, MECKLENBURG CO., NC</p>	<p>FILE NO. PARCEL 73</p>
<p>DRAWN BY: SLB</p>	<p>DATE: 9/27/11</p>	<p>SHEET 2 OF 2</p>
<p>CHECKED BY: CJD</p>	<p>SURVEY SUPVR.: RGG</p>	<p>DATE: 9/27/11</p>