

THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 83/01 STATE PLANE COORDINATES FOR THE NCGS MONUMENT "RESERVOIR" WITH A NORthing OF 561874.06, EASTING OF 1434680.70. THE AVERAGE COMBINED FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS .999833715. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	12.00'	0.82'	0.82'	N 79°47'52" W
C2	12.00'	5.07'	5.03'	N 86°08'01" 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 attached meets all statutory requirements for recording.

Review Officer _____ Date _____

**N. HOSKINS RD
PUBLIC R/W VARIES**

N 72°14'03" E
60.01'

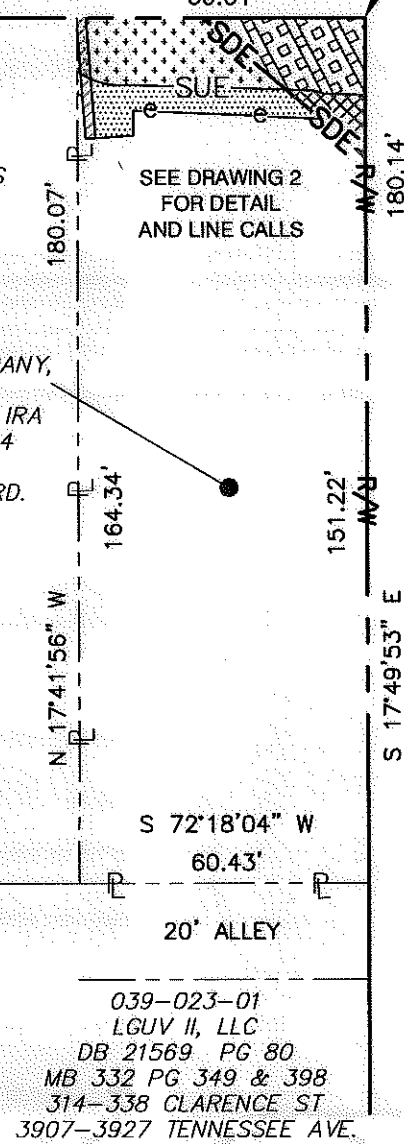
PROJECT
BASELINE TIE
STA 113+21.02 L1
17.02' RT.

LOCALIZED GRID
COORDINATES
N:557680.83
E:1439555.26

SEE DRAWING 2
FOR DETAIL
AND LINE CALLS

039-023-13
MICHAEL PAUL JAMES
DB 22637 PG 482
MB 332 PG 29
330 N. HOSKINS RD.

039-023-12
EQUITY TRUST COMPANY,
CUSTODIAN FBO
CHRIS BOMBARDIER IRA
DB 25797 PG 64
MB 332 PG 29
334 N. HOSKINS RD.



TENNESSEE AVE
36' PUBLIC R/W



LINE	BEARING	DISTANCE
L1	N 17°41'56" W	4.66'
L2	N 17°41'56" W	8.86'
L3	N 17°41'56" W	2.21'
L4	N 72°14'03" E	1.84'
L5	N 72°14'03" E	24.24'
L6	N 72°14'03" E	33.93'
L7	S 17°49'53" E	15.99'
L8	S 17°49'53" E	12.93'
L9	N 67°21'26" W	12.15'
L10	N 67°21'26" W	9.35'
L11	N 67°21'26" W	23.10'
L12	S 77°49'58" E	0.80'
L13	S 77°49'58" E	1.57'
L14	N 74°01'48" E	36.03'
L15	N 88°03'59" E	2.06'
L16	N 74°01'48" E	8.65'
L17	S 84°51'17" E	1.13'
L18	S 18°17'52" E	5.18'
L19	N 74°52'20" E	39.21'
L20	S 21°57'52" E	12.67'
L21	S 21°57'52" E	12.40'
L22	S 68°02'08" W	8.02'
L23	S 68°02'08" W	2.00'
L24	N 21°57'52" W	9.00'
L25	N 21°57'52" W	4.72'
L26	N 21°57'52" W	9.28'
L27	N 74°01'48" E	5.74'



Note: Property corners shown circled were located by actual field survey. Bearings are based on N.C. State Grid North. This map was prepared for the purpose of right-of-way and/or easement acquisition only, and is not intended to be a boundary survey of the property shown. This map was prepared under my supervision.

John C. Gibson
JOHN C. GIBSON
L-4818

LEGEND

- Sidewalk Utility Easement..... SUE
- Storm Drainage Easement..... SDE
- Temporary Construction Easement ... e
- Utility Easement..... UTE
- Sidewalk Utility Easement..... [Symbol]
- Temporary Construction Easement ... [Symbol]
- Storm Drainage Easement..... [Symbol]
- Utility Easement..... [Symbol]
- SUE Overlaps SDE
- Right-of-Way..... R/W
- Existing Property Line
- Field Located Property Iron

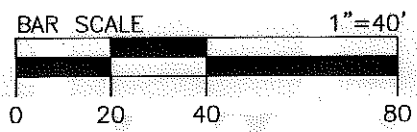
AREA TOTALS

Total Parcel Area	10,846 SF
Temporary Construction Easement Total	293.5 SF
Permanent Utility Esmt. Total (24 SF Overlaps SUE)	50 SF
Storm Drainage Esmt. Total (386 SF Overlaps SUE)	491 SF
Sidewalk Utility Easement Total	872 SF
Total Parcel Area Remaining	10,846 SF

Dewberry®

Dewberry & Davis, Inc.
LICENSE # F-0679

6135 LAKEVIEW ROAD
SUITE 400
CHARLOTTE, NC 28269-2609
PHONE: (704) 509-8918
FAX: (704) 509-9937



039-023-01
LGVV II, LLC
DB 21569 PG 80
MB 332 PG 349 & 398
314-338 CLARENCE ST
3907-3927 TENNESSEE AVE.

NO.	DATE	BY	REVISION
1	01/15/2010	JAT	Corrected materials. Added SUE/SDE overlap including Added TCE around Utility Esmt.

CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT

Project Name
North Hoskins Rd Sidewalk Project
512-08-023

Property Owner
Equity Trust Company, Custodian FBO Chris Bombardier IRA
Address
334 N. Hoskins Rd

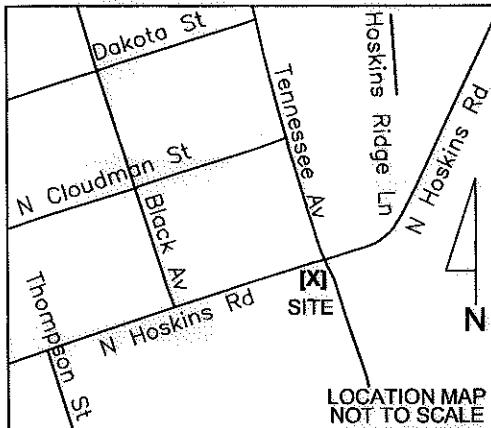
512-08-023
PROJECT NO.

1"=40'
SCALE

JAT
PREPARED BY

06/2010
DATE

1 OF 2
SHEET



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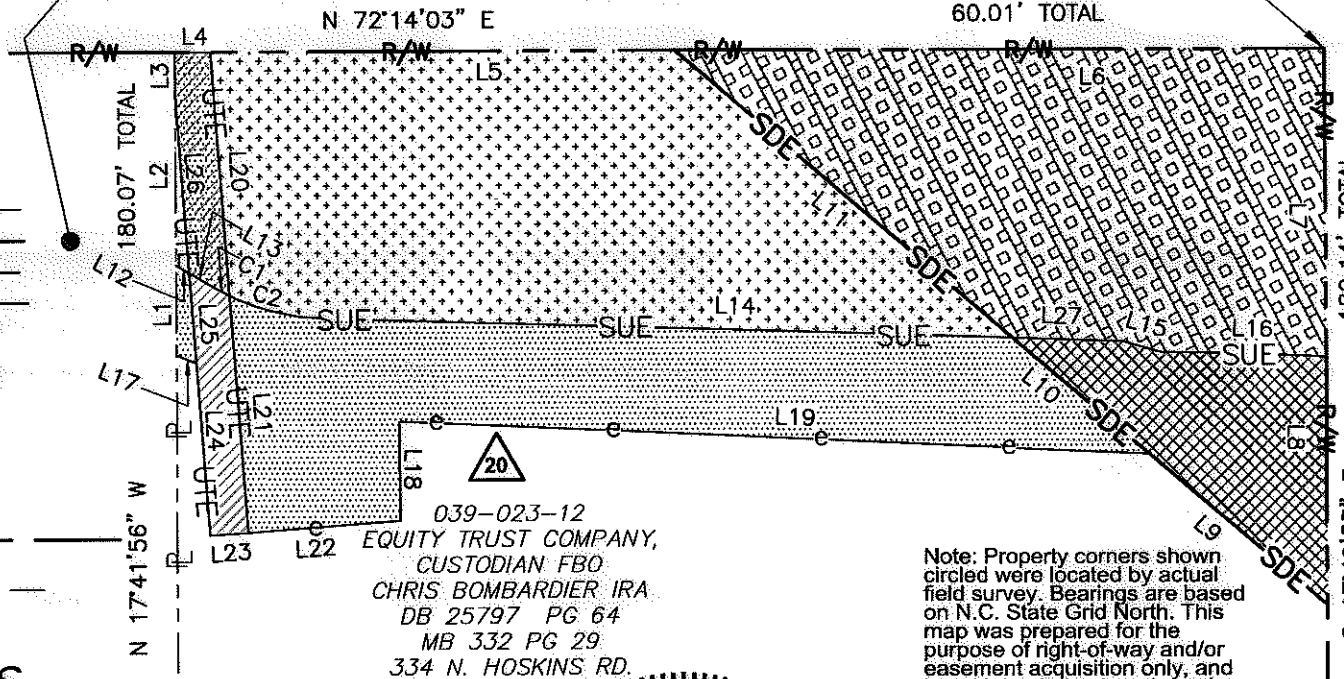
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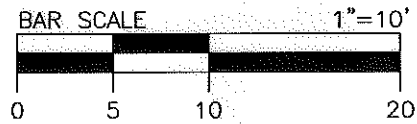
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