

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

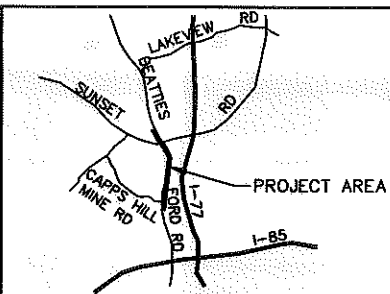
DATE

BEATTIES FORD ROAD
R/W VARIES

OLD PROPERTY LINE

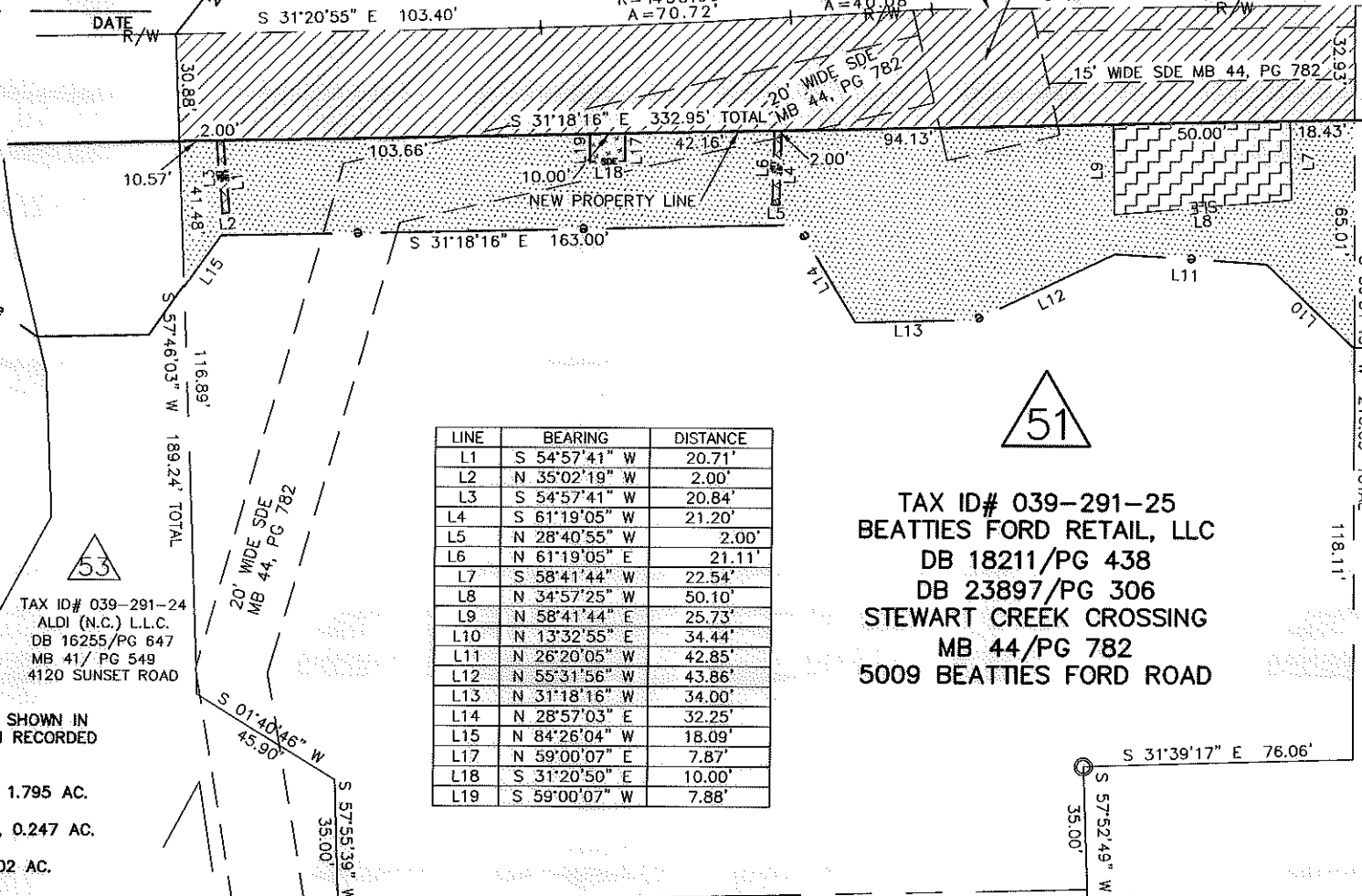
PERMANENT DRAINAGE EASEMENT
DB 9398/PG 229
MB 29/PG 38

CB=S 32°40'39" E CH=70.71
R=1453.90' A=70.72'
CB=N 33°31'09" W CH=40.08'
R=2916.54' A=40.08'



LEGEND

- VICINITY MAP NOT TO SCALE
- TCE = TEMPORARY CONSTRUCTION EASEMENT
 - SDE = STORM DRAINAGE EASEMENT
 - SLE = SLOPE EASEMENT
 - UE = UTILITY EASEMENT
 - [Symbol] = SDE
 - [Symbol] = TCE
 - [Symbol] = FEE SIMPLE OUTSIDE EXISTING R/W
 - [Symbol] = SLE
 - [Symbol] = UE
 - [Symbol] = TCE
 - [Symbol] = EXISTING R/W
 - [Symbol] = SDE
 - [Symbol] = SLE
 - [Symbol] = UE
 - [Symbol] = NEW R/W
 - [Symbol] = IRON PIN FOUND



LINE	BEARING	DISTANCE
L1	S 54°57'41" W	20.71'
L2	N 35°02'19" W	2.00'
L3	S 54°57'41" W	20.84'
L4	S 61°19'05" W	21.20'
L5	N 28°40'55" W	2.00'
L6	N 61°19'05" E	21.11'
L7	S 58°41'44" W	22.54'
L8	N 34°57'25" W	50.10'
L9	N 58°41'44" E	25.73'
L10	N 13°32'55" E	34.44'
L11	N 26°20'05" W	42.85'
L12	N 55°31'56" W	43.86'
L13	N 31°18'16" W	34.00'
L14	N 28°57'03" E	32.25'
L15	N 84°26'04" W	18.09'
L17	N 59°00'07" E	7.87'
L18	S 31°20'50" E	10.00'
L19	S 59°00'07" W	7.88'

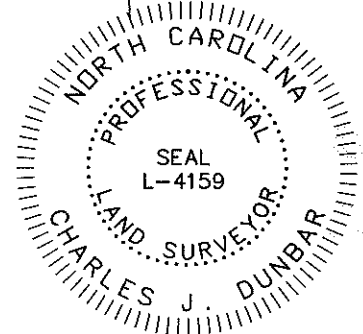
TAX ID# 039-291-25
BEATTIES FORD RETAIL, LLC
DB 18211/PG 438
DB 23897/PG 306
STEWART CREEK CROSSING
MB 44/PG 782
5009 BEATTIES FORD ROAD

- NOTE:
- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP OR DEED INFORMATION.
 - 2) TOTAL AREA: 78,168 S.F., 1.795 AC.
 - 3) AREA IN TCE: 10,776 S.F., 0.247 AC.
 - 4) AREA IN UE: 84 S.F., 0.002 AC.
 - 5) AREA IN SLE: 1,207 S.F., 0.028 AC.
 - 6) AREA IN SDE: 79 S.F., 0.002 AC.
 - 7) AREA OF EXIST. PDE/SDE & FEE SIMPLE OVERLAP: 4,150 S.F., 0.095 AC.
 - 8) AREA OF EXIST. PDE/SDE & TCE OVERLAP: 1,897 S.F., 0.044 AC.
 - 9) FEE SIMPLE OUTSIDE EXISTING R/W: 10,773 S.F., 0.247 AC.
 - 10) FEE AREA REMAINING: 67,395 S.F., 1.547 AC.

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

5/8/13 DATE



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

CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS
05/08/13: REVISE UE & TCE

BEATTIES FORD ROAD WIDENING PROJECT

PROPERTY ACQUISITION
OWNER:
BEATTIES FORD RETAIL, LLC
CHARLOTTE, MECKLENBURG CO., NC

SCALE 1" = 50'
0' 50'

DRAWN BY: SLB
DATE: 5/12/12

CHECKED BY: CJD
SURVEY SUPVR.: RGG

JOB NO. 512-03-013
FILE NO. PARCEL 51
SHEET 1 OF 1

ACQUISITION BY DB 28895 PG 806