

LEGEND

TCE = TEMPORARY CONSTRUCTION EASEMENT

UE = UTILITY EASEMENT

[Dotted pattern] = TCE

[Diagonal lines] = FEE SIMPLE OUTSIDE EXISTING R/W

[Cross-hatch pattern] = UE

[Dashed line] = TCE

[Dashed line] = EXISTING R/W

[Solid line] = UE

[Solid line] = NEW R/W

[Circle with dot] = IRON PIN FOUND

[Circle with dot] = IRON REBAR SET

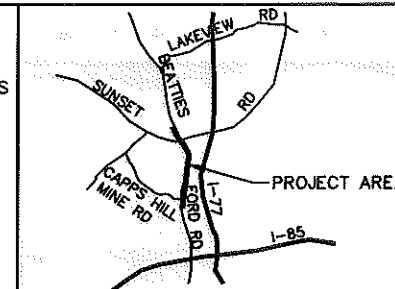
SUNSET ROAD
R/W VARIES

PERMANENT UTILITY
EASEMENT
DB 11100/PG 872
MB 32/PG 81

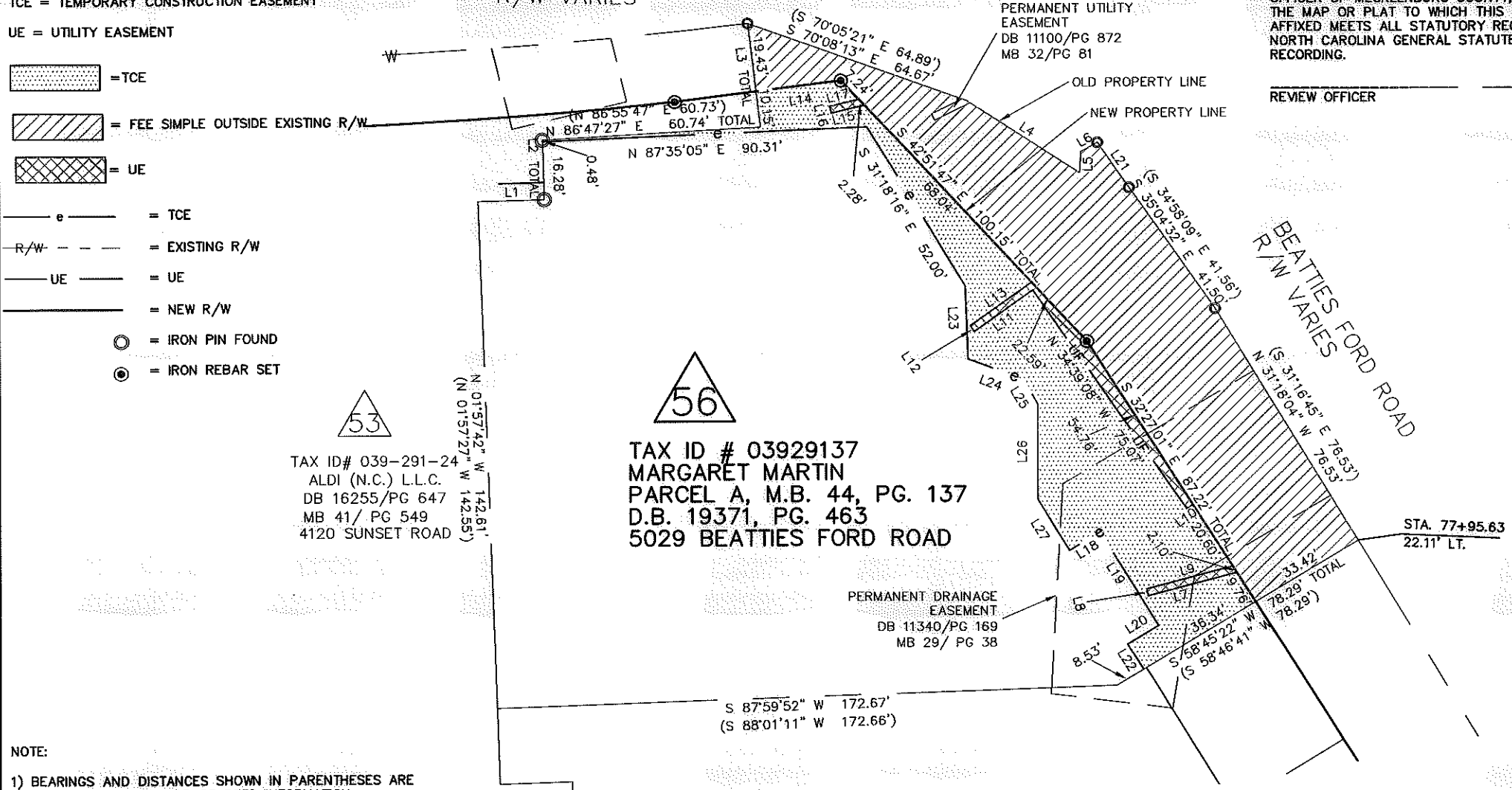
I, _____ REVIEW
OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT
THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF
NORTH CAROLINA GENERAL STATUTES FOR
RECORDING.

REVIEW OFFICER _____

DATE _____



VICINITY MAP
NOT TO SCALE



TAX ID# 039-291-24
ALDI (N.C.) L.L.C.
DB 16255/PG 647
MB 41/ PG 549
4120 SUNSET ROAD

TAX ID # 03929137
MARGARET MARTIN
PARCEL A, M.B. 44, PG. 137
D.B. 19371, PG. 463
5029 BEATTIES FORD ROAD

PERMANENT DRAINAGE
EASEMENT
DB 11340/PG 169
MB 29/ PG 38

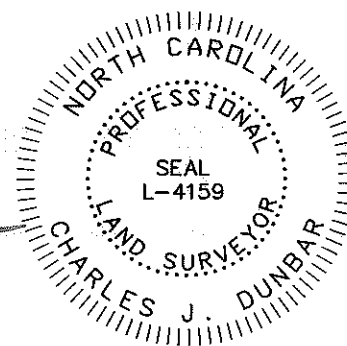
S 87°59'52" W 172.67'
(S 88°01'11" W 172.66')

TAX ID # 039-291-28
CTL SUNSET, LLC
PARCEL B, M.B. 44, PG. 137
D.B. 17218, PG. 743
BEATTIES FORD ROAD

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
HUNTERVILLE, NC 28070-3053
NC LIC. NO. P-0865

DATE



LINE	BEARING	DISTANCE
L1	S 88°16'51" W	18.37'
(L1)	(N 88°03'03" E)	(18.46')
L2	S 01°41'53" E	16.76'
(L2)	(N 01°56'57" W)	(16.81')
L3	N 06°48'16" W	29.58'
(L3)	(N 06°47'31" W)	(29.58')
L4	N 56°52'07" W	37.27'
(L4)	(S 57°11'22" E)	(36.98')
L5	S 03°11'04" W	5.82'
L6	S 60°04'44" W	5.33'
L7	S 75°10'39" W	25.43'
L8	N 14°49'21" W	2.00'
L9	S 75°10'39" W	24.80'
L10	S 55°20'52" W	2.00'
L11	S 54°35'11" W	19.99'
L12	N 35°24'49" W	2.00'
L13	S 54°35'11" W	20.89'
L14	S 82°42'52" W	23.77'
L15	S 75°49'33" W	9.49'
L16	N 14°10'27" W	2.00'
L17	S 75°49'33" W	8.40'
L18	N 58°41'44" E	10.00'
L19	S 31°18'16" E	31.00'
L20	S 58°41'44" W	10.00'
L21	N 34°38'04" W	15.48'
L22	S 32°13'42" E	8.29'
L23	S 02°14'59" E	20.59'
L24	N 68°52'23" W	16.40'
L25	S 31°18'16" E	8.00'
L26	S 00°01'27" W	26.93'
L27	S 31°18'16" E	17.00'

NOTE:

- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP OR DEED INFORMATION.
- 2) TOTAL AREA: 33,491 S.F., 0.769 AC.
- 3) AREA IN TCE: 3,781 S.F., 0.087 AC.
- 4) AREA IN UE: 331 S.F., 0.008 AC.
- 5) FEE SIMPLE OUTSIDE EXISTING R/W: 6,168 S.F., 0.142 AC.
- 6) FEE AREA REMAINING: 27,323 S.F., 0.627 AC.

11008.06v04_PARCEL 56

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

CHARLOTTE
ENGINEERING DEPARTMENT

<p>REVISIONS</p> <p>08/25/12: REVISE TCE & UE</p> <p>10/25/12: REVISE TCE & UE</p> <p>12/14/12: REVISE TCE</p>	<p>BEATTIES FORD ROAD WIDENING PROJECT</p>	<p>JOB NO. 512-03-013</p>
<p>SCALE 1" = 40'</p>	<p>PROPERTY ACQUISITION OWNER: MARGARET MARTIN</p>	<p>FILE NO. PARCEL 56</p>
<p>DRAWN BY: SLB</p>	<p>CHARLOTTE, MECKLENBURG CO., NC</p>	<p>SHEET 1</p>
<p>DATE: 1/23/12</p>	<p>CHECKED BY: CJD</p>	<p>SURVEY SUPVR.: RGG</p>

ACQUISITION BY DB 28546 PG 233

NC GRID NAD 83/2007