

LEGEND

TCE = TEMPORARY CONSTRUCTION EASEMENT

UE = UTILITY EASEMENT

[Pattern] = TCE

[Pattern] = FEE SIMPLE OUTSIDE EXISTING R/W

[Pattern] = UE

[Symbol] = TCE

[Symbol] = EXISTING R/W

[Symbol] = UE

[Symbol] = NEW R/W

[Symbol] = IRON REBAR SET

[Symbol] = IRON REBAR FOUND

LINE	BEARING	DISTANCE
L1	N 19°13'02" W	38.03'
L2	N 71°22'49" E	31.63'
L3	N 32°47'25" E	55.01'
L4	S 73°08'12" W	36.26'
L5	S 18°06'07" E	5.78'
L6	N 75°50'19" E	21.54'
L7	N 14°09'41" W	2.00'
L8	N 75°50'19" E	20.96'
L9	N 53°45'23" E	21.09'
L10	S 36°14'37" E	2.00'
L11	S 53°45'23" W	21.31'

L13	N 14°10'27" W	1.49'
L14	N 75°49'33" E	1.60'
L15	S 76°46'18" E	6.09'
L16	N 13°13'42" E	2.00'
L17	S 76°46'18" E	6.81'

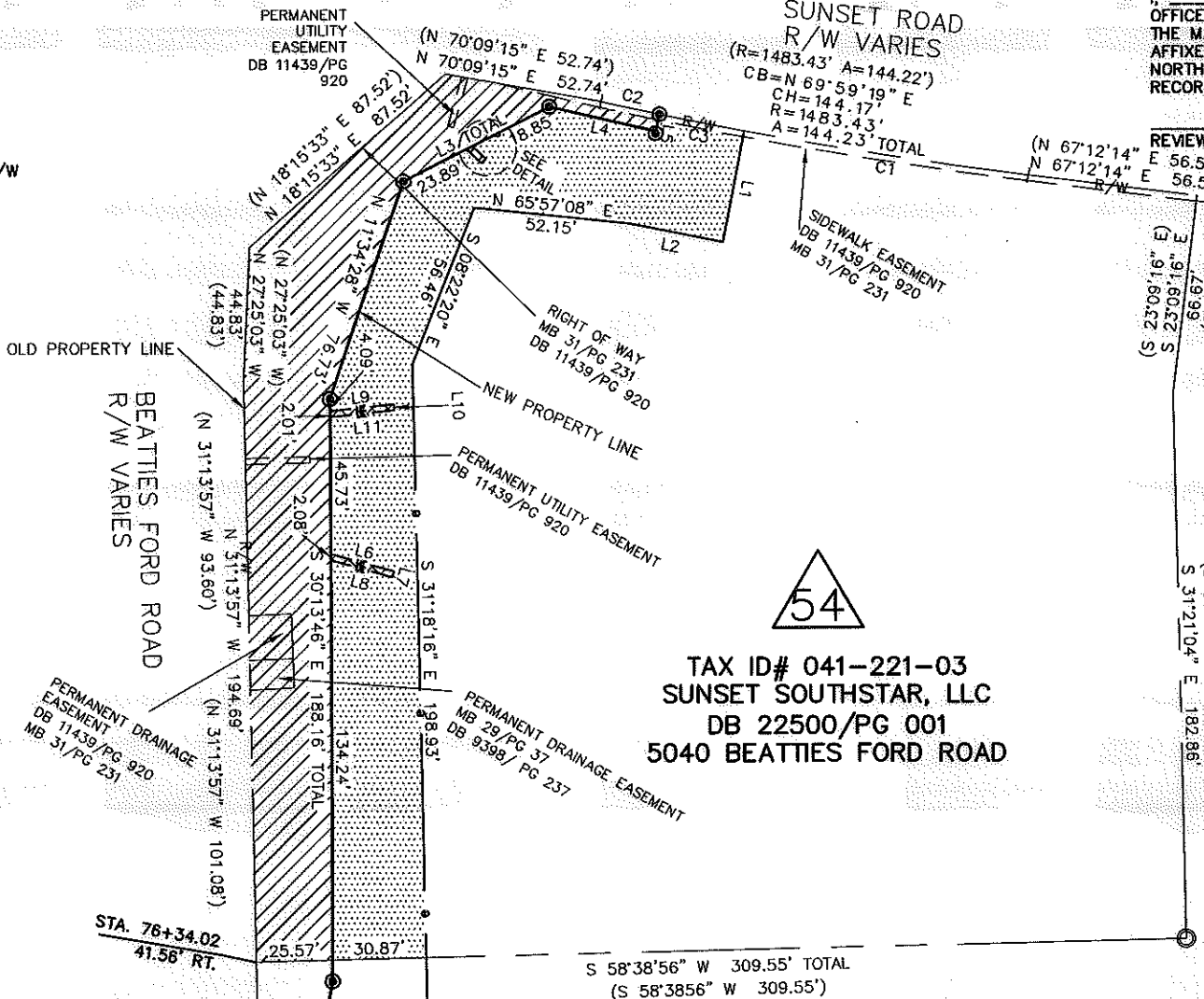
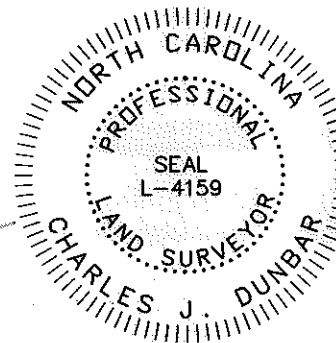
NOTE:

- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP OR DEED INFORMATION.
- 2) TOTAL AREA: 83,880 S.F., 1.926 AC.
- 3) AREA IN TCE: 10,279 S.F., 0.236 AC.
- 4) AREA IN UE: 99 S.F., 0.002 AC.
- 5) FEE SIMPLE OUTSIDE EXISTING R/W: 9,223 S.F., 0.212 AC.
- 6) FEE AREA REMAINING: 74,657 S.F., 1.714 AC.

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

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

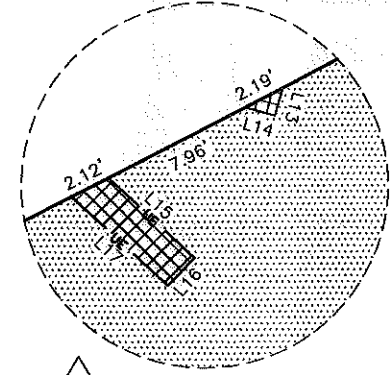
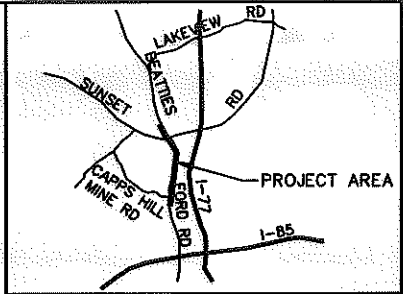
DATE 1/23/12



TAX ID# 041-221-03
 SUNSET SOUTHSTAR, LLC
 DB 22500/PG 001
 5040 BEATTIES FORD ROAD

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 _____



TAX ID# 041-221-04
 MICHAEL R. BRADLEY AND WIFE,
 OUIDEA C. BRADLEY
 DB 13599/PG 854
 5006 BEATTIES FORD ROAD

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	1483.43'	95.55'	S 69°02'55" W	95.53'
C2	1483.43'	19.90'	S 72°23'23" W	19.90'
C3	1483.43'	28.78'	S 71°26'59" W	28.78'

11008.08v01_PARCEL 54

CHARLOTTE ENGINEERING DEPARTMENT

REVISIONS

BEATTIES FORD ROAD WIDENING PROJECT

PROPERTY ACQUISITION OWNER: SUNSET SOUTHSTAR, LLC CHARLOTTE, MECKLENBURG CO., NC

DATE: 1/23/12 CHECKED BY: CJD SURVEY SUPVR.: RGG

JOB NO. 512-03-013
FILE NO. PARCEL 54
SHEET 1 OF 1

ACQUISITION BY DB 28683 PG 442