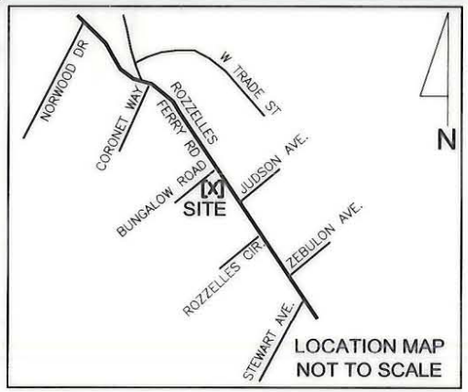


NOTE:

1) TOTAL PARCEL AREA	33,125 SQ.FT.
2) TEMP. CONSTRUCTION EASEMENT	1,376 SQ.FT.
3) SIDEWALK / UTILITY EASEMENT	794 SQ.FT.

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.

NORTH CAROLINA PROFESSIONAL SEAL L-2666 LAND SURVEYOR TIMOTHY A. RUDOLPH

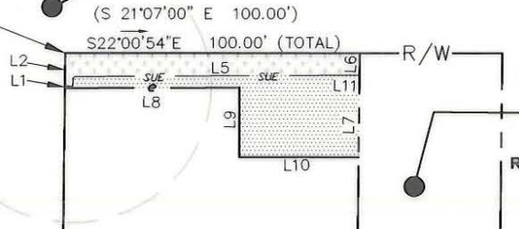
TIMOTHY A. RUDOLPH
L-2666

BAR SCALE 1"=60'
0 30 60 120

ROZZELLE'S FERRY ROAD
(60' R/W)

LOCALIZED GRID COORDINATES
N 551599.38
E 1441532.60

INSET "A"



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1.00'	1.45'	1.33'	N 63°53'18" W	83°07'00"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 68°31'05" E	0.64'
L2	N 68°31'05" E	11.48'
L3	N 21°02'15" W	2.61'
L4	S 68°57'45" W	2.54'
L5	N 22°19'48" W	93.10'
L6	S 68°31'05" W	7.62'
L7	S 68°31'05" W	28.45'
L8	N 22°15'38" W	59.59'
L9	N 67°59'06" E	24.20'
L10	N 22°00'54" W	40.19'
L11	N 21°32'38" W	3.30'

NOW OR FORMERLY
DONALD F. & HUI CHA HELMS
071-141-19
4766-976
4-511
2901 ROZZELLES FERRY RD.

NOW OR FORMERLY
LATONYA R DAVIS
071-143-07
11918-452
4-511
ROZZELLES FERRY RD.

362.88'

163.97'

S68°31'05"W 200.04' (TOTAL)
(N68°53'00"E 200.00')

41

NOW OR FORMERLY
DONALD F. & HUI CHA HELMS
071-143-09 & 171-143-08
21149-334
4-511
2843 & 2839 ROZZELLES FERRY RD.

(N 21°07'00" W 100.00')
N 21°59'39" W
25.00'

BUNGALOW ROAD
(50' R/W)

(N68°53'00"E 375.00')
N68°31'05"E 375.00' (TOTAL)

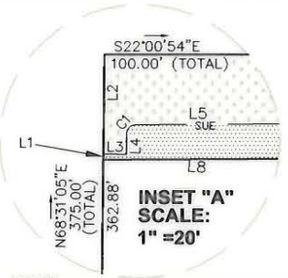
S68°31'05"W 175.00' (TOTAL)
(N68°53'00"E 175.00')

NOW OR FORMERLY
CECIL RHODES AND SANDRA RHODES
071-143-10
5632-630
4-511
2832 CLYDE DR.

(N 21°07'00" W 75.00')
N 21°59'39" W 75.00'

NOW OR FORMERLY
NEW MACEDONIA OF FAITH
071-141-09
19320-220
4-511
2900 CLYDE DR.

N.C. GRID NORTH
NAD '83



INSET "A"
SCALE:
1" =20'

NOTE:

1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP INFORMATION.

2) DISTANCES SHOWN ARE HORIZONTAL GROUND.

THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 83/1986 STATE PLANE COORDINATES FOR THE NCGS MONUMENT "RESERVOIR" WITH A NORTHING OF 561,875.85, EASTING OF 1,434,680.03. THE AVERAGE COMBINED FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS 0.999838474. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES.

LEGEND

- TEMP. CONSTR. EASEMENT
- SIDEWALK / UTILITY EASEMENT
- TEMP. CONSTR. EASEMENT —e—e
- SIDEWALK / UTILITY EASEMENT —SUE—
- EXIST. PROPERTY LINE
- EXIST. FENCE LINE —x—

No.	Date	By	Revision
3	11/06	RAM	REVISED OWNER NAME
2	11/06	RAM	REVISED SUE + TCE
1	6/06	RAM	METES & BOUNDS

Dewberry

Dewberry & Davis, Inc.

6135 LAKEVIEW ROAD
SUITE 400
CHARLOTTE, NC 28269-2609
PHONE: (704) 509 - 9918
FAX: (704) 509 - 9937

CHARLOTTE.
ENGINEERING & PROPERTY MANAGEMENT

Project Name
ROZZELLES FERRY ROAD STREETSCAPE

PROPERTY OF
DONALD F. & HUI CHA HELMS
2843 & 2839 ROZZELLES FERRY RD
PARCEL 41

512-01-023 PROJECT NO.	1"=60' SCALE
RAM PREPARED BY	11/2005 DATE
	P:\10001450\CADD\Survey\ESMT_PLATS_10001450\CD_esmt_41-42_REV11-13-06.dwg PATH

RECORDED IN DEED BO

01-08-07