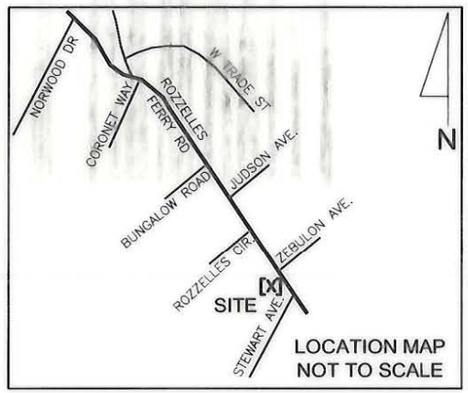


THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 83/1986 STATE PLANE COORDINATES FOR THE NCGS MONUMENT "RESERVOIR" WITH A NORTHING OF 561,875.85, EASTING OF 1,434,680.03. THE AVERAGE COMBINED FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS 0.999838474. ALL LINEAR DISTANCES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

NOTE:

1) TOTAL PARCEL AREA	32,450 SQ.FT.
2) TEMP. CONSTRUCTION EASEMENT	969 SQ.FT.
3) SIDEWALK / UTILITY EASEMENT	86 SQ.FT.
4) POWER LINE GUY EASEMENT	56 SQ.FT.

LEGEND

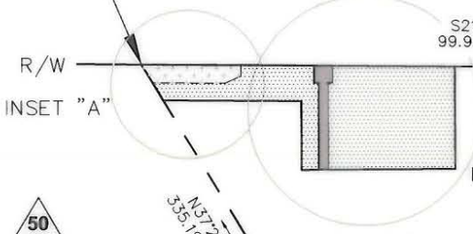
- TEMP. CONSTR. EASEMENT
- SIDEWALK / UTILITY EASEMENT
- TEMP. CONSTR. EASEMENT —e—e—
- SIDEWALK / UTILITY EASEMENT —SUE—
- EXIST. PROPERTY LINE
- EXIST. FENCE LINE — x —
- POWER LINE GUY EASEMENT

N.C. GRID NORTH NAD '83

R/W R/W

LOCALIZED GRID COORDINATES
N 550129.28
E 1442122.58

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



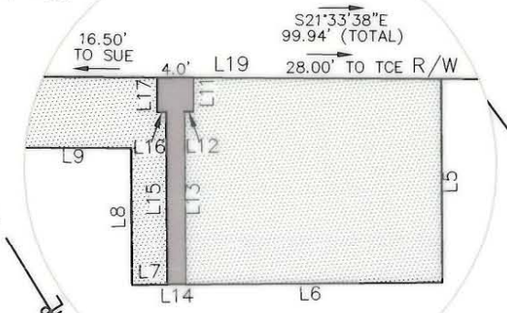
50
NOW OR FORMERLY
MECKLENBURG COUNTY
071-143-40
17078-793
UNKNOWN
2609 ROZZELLES FERRY RD

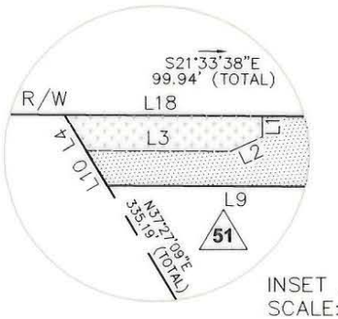
51
NOW OR FORMERLY
MECKLENBURG COUNTY
071-143-38
19308-116
332-3
2537 ROZZELLES FERRY RD

STEWART AVENUE

RECORDED IN DEED
21192-370
10/11/06

INSET "B"
SCALE: 1"=20'





INSET A
SCALE: 1"= 20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 68°19'23" W	2.53'
L2	N 47°01'40" W	3.93'
L3	N 21°40'01" W	16.16'
L4	N 37°27'09" E	4.96'
L5	S 67°41'27" W	23.66'
L6	N 22°18'33" W	29.04'
L7	N 22°18'33" W	3.96'
L8	N 67°41'27" E	15.92'
L9	N 21°39'33" W	30.95'
L10	N 37°27'09" E	4.66'
L11	S 67°41'27" W	4.00'
L12	N 22°18'33" W	1.00'
L13	S 67°41'27" W	20.05'
L14	N 22°18'33" W	2.00'
L15	N 67°41'27" E	20.05'
L16	N 22°18'33" W	1.00'
L17	N 67°41'27" E	4.00'
L18	S 21°33'38" E	22.25'
L19	S 21°33'38" E	48.54'

BAR SCALE 1"=40'
0 20 40 80

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

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.

TIMOTHY A. RUDOLPH
L-2666

No.	Date	By	Revision
5	9/06	JSW	REV. TCE & GUY ESMT.
4	7/06	RAM	NEW OWNER NAME
3	7/06	RAM	ADDED ADDL TCE
2	6/06	JSW	ADDED L17
1	6/06	JSW	REV. SUE,TCE & GUY ESMT.

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
MECKLENBURG COUNTY
2537 ROZZELLES FERRY RD
PARCEL 51

512-01-023 PROJECT NO.	1"=40' SCALE
RAM PREPARED BY	11/2005 DATE
P:\10001450\CADD\Survey\ESMT_PLATS_10001450\esmt_51.dwg PATH	