

I, DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

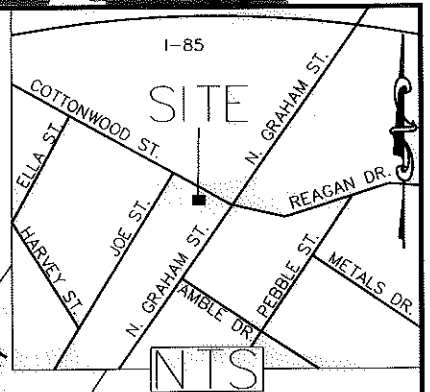
David H. Snider 8/2/11
 DAVID H. SNIDER, NC P.L.S. L-2942 DATE



STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG

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

REVIEW OFFICER _____ DATE _____



-Y-
 12+57.37'
 LT 2.98

077-133-05
 CSCR INVESTMENTS LLC AND
 CASSANDRA & ROBERT LLC
 DB 20154-426
 4227 N GRAHAM ST

077-133-04
 PARTNERSHIP NEAL REALTY
 ASSOCIATES LIMITED AND
 DITCH WITCH
 DB 10126-415
 4200 JOE ST

JOE STREET
 RIGHT-OF-WAY VARIES

COTTONWOOD ST.
 RIGHT-OF-WAY VARIES

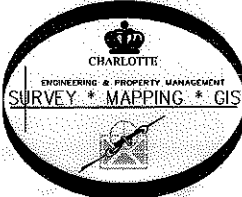
N. GRAHAM STREET
 RIGHT-OF-WAY VARIES

100' RAILROAD RIGHT-OF-WAY

375.81'
 (N53°46'03"W 503.31') TOTAL

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CALCULATED POINT
- LINES SURVEYED
- LINES NOT SURVEYED
- TEMP. CONSTRUCTION EASEMENT
- SIDEWALK UTILITY EASEMENT
- FEE SIMPLE INSIDE R/W
- FEE SIMPLE OUTSIDE R/W



PREPARED BY:
 CITY OF CHARLOTTE
 ENGINEERING DEPARTMENT
 600 EAST FOURTH STREET
 CHARLOTTE, NC 28202
 704-336-2291

CHARLOTTE
 ENGINEERING DEPARTMENT

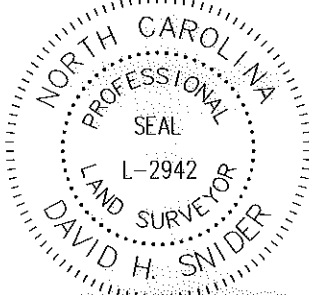
REVISIONS 8/2/2011 LINE TABLE LIT 7/14/2011 RR R/W 5/17/2011 HATCHING 4/12/2011 HATCHING 3/31/2011 NEW e SUE&FEE 3/2/2011 SUE&FEE INSIDE		JOB NO. 512-08-047
SCALE 1" = 80' 		SHEET 1 OF 3
DRAWN BY P.S.	CHECKED BY DS. SURVEY SUPVR. <i>SN</i>	208047
DATE _____		
K:\AutoCad\En_su-LD4\208047 CottonWood\dwg\PLATS\#9 077-133-05		

COTTONWOOD STREET
 SIDEWALK

PROPERTY OF
 CSCR INVESTMENTS LLC AND
 CASSANDRA & ROBERT LLC
 CHARLOTTE, MECKLENBURG CO., NC

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David H. Snider 8/2/11
 DAVID H. SNIDER, NC P.L.S. L-2942 DATE



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

REVIEW OFFICER _____ DATE _____



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.95	N35°48'52"E
L2	48.56	N88°28'40"W
L3	5.95	S34°51'34"W
L4	6.88	N32°05'26"E
L5	7.24	N55°37'42"W
L6	10.32	S55°37'42"E
L7	9.77	N77°12'16"E
L8	7.10	S55°15'12"E
L9	84.36	S32°12'07"W
L10	123.07	S31°31'19"W
L11	24.89	N77°12'16"E
L12	44.97	S60°33'59"E
L13	61.85	N61°40'01"W
L14	63.33	N58°24'20"W
L15	170.45	S54°05'48"E
L16	49.07	N24°58'17"W
L17	39.08	S35°01'40"W
L18	201.57	S33°50'49"W

- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP INFORMATION.
- TOTAL AREA 135,412 SQ. FT.
- TEMP CONSTRUCTION EASEMENT 428 SQ. FT.
- SIDEWALK UTILITY EASEMENT 61 SQ. FT.
- FEE SIMPLE OUTSIDE R/W 2,984 SQ. FT.
- FEE SIMPLE INSIDE R/W 18,783 SQ. FT.
- RAIL ROAD RIGHT OF WAY 26,949 SQ. FT.
- FEE SIMPLE INSIDE R/W OVERLAP RAIL ROAD R/W 9,531 SQ. FT.
- FEE SIMPLE OUTSIDE R/W OVERLAP RAIL ROAD R/W 750 SQ. FT.
- AREA REMAINING 113,645 SQ. FT.

NOT TO SCALE

077-133-04
 PARTNERSHIP NEAL REALTY ASSOCIATES LIMITED AND DITCH WITCH
 DB 10126-415
 4200 JOE ST

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	6.79	17.50	6.75'	S66°22'09"E
C2	65.45	500.00	65.40'	N57°48'16"W
C3	46.40	25.25	40.14'	S74°36'10"W

LEGEND

- IRON PIN SET (Symbol: circle with dot)
- IRON PIN FOUND (Symbol: circle with dot)
- CALCULATED POINT (Symbol: dot)
- LINE SURVEYED (Symbol: solid line)
- LINE NOT SURVEYED (Symbol: dashed line)
- TEMP. CONSTRUCTION EASEMENT (Symbol: hatched pattern)
- SIDEWALK UTILITY EASEMENT (Symbol: cross-hatched pattern)
- FEE SIMPLE INSIDE R/W (Symbol: brick pattern)
- FEE SIMPLE OUTSIDE R/W (Symbol: triangle pattern)

PREPARED BY:
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 CHARLOTTE, NC 28202
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CHARLOTTE ENGINEERING DEPARTMENT

COTTONWOOD STREET SIDEWALK

PROPERTY OF
 CSCR INVESTMENTS LLC AND
 CASSANDRA & ROBERT LLC
 CHARLOTTE, MECKLENBURG CO., NC

REVISIONS	JOB NO.
8/2/2011 LINE TABLE L11	512-08-047
7/14/2011 RR R/W	208047
5/17/2011 HATCHING	
4/12/2011 HATCHING	
3/31/2011 NEW e SUE&FEE	SHEET 2
3/2/2011 SUE&FEE INSIDE	OF 3
DRAWN BY: P.S.	
DATE	CHECKED BY: DS SURVEY SUPVR: <i>DIX</i>

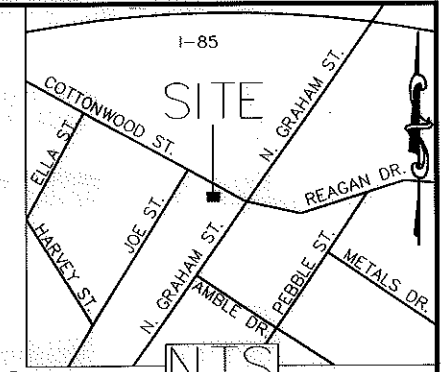
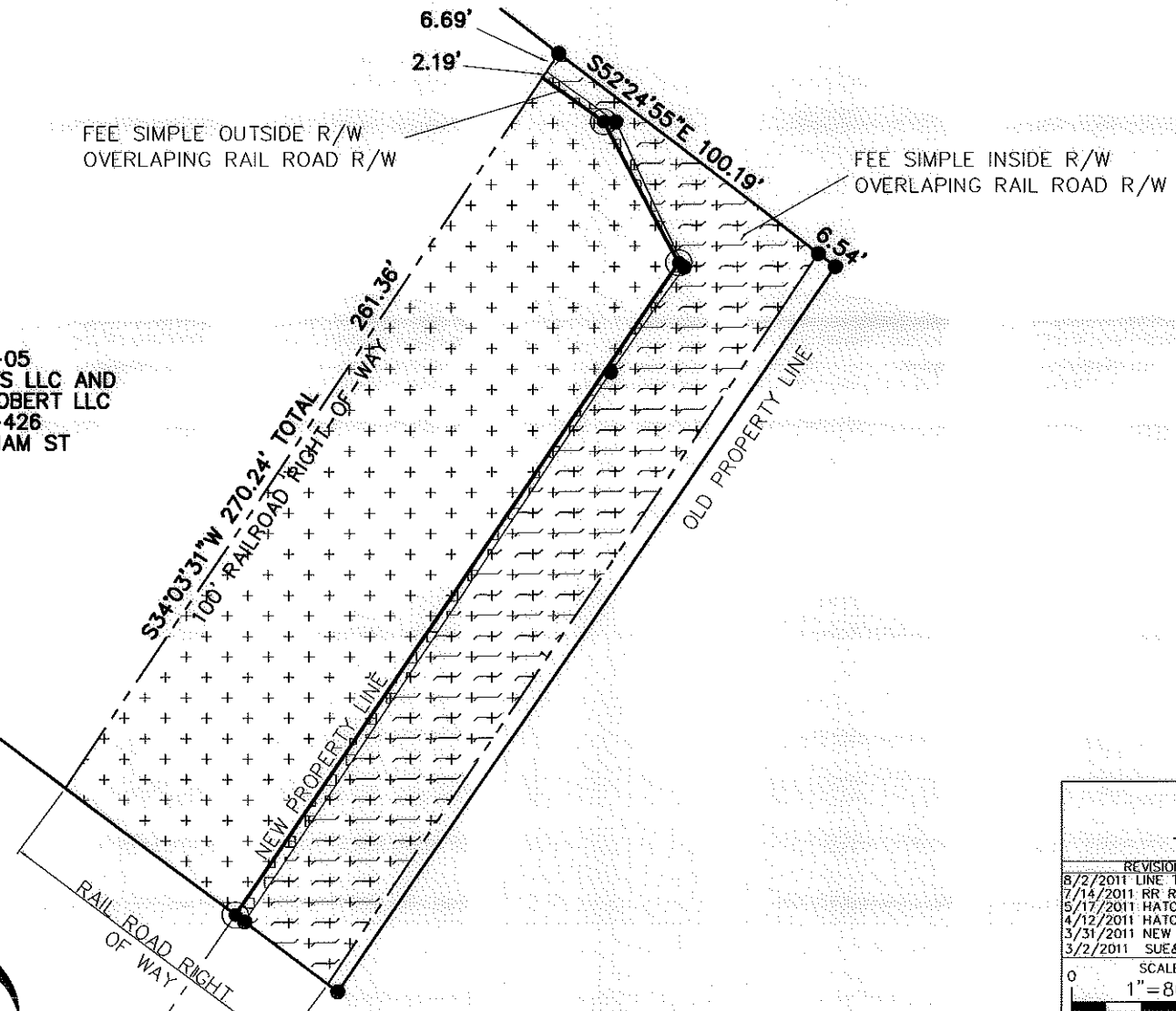
K:\AutoCad\En_su-LD4\208047 CottonWood\dwg\PLATS\#9 077-133-05

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 CSCR INVESTMENTS LLC AND
 CASSANDRA & ROBERT LLC
 DB 20154-426
 4227 N GRAHAM ST



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CALCULATED POINT

LINES SURVEYED

LINES NOT SURVEYED

TEMP. CONSTRUCTION EASEMENT

SIDEWALK UTILITY EASEMENT

FEE SIMPLE INSIDE R/W

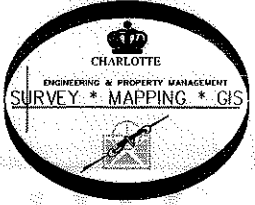
FEE SIMPLE OUTSIDE R/W

FEE SIMPLE INSIDE R/W OVERLAPING RAIL ROAD R/W

FEE SIMPLE OUTSIDE R/W OVERLAPING RAIL ROAD R/W

RAIL ROAD R/W

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		CHARLOTTE ENGINEERING DEPARTMENT	
REVISIONS 8/2/2011 LINE TABLE L11 7/14/2011 RR R/W 5/17/2011 HATCHING 4/12/2011 HATCHING 3/31/2011 NEW e SUE&FEE 3/2/2011 SUE&FEE INSIDE		COTTONWOOD STREET SIDEWALK	JOB NO. 512-08-047 208047
SCALE 1" = 80' 		PROPERTY OF CSCR INVESTMENTS LLC AND CASSANDRA & ROBERT LLC CHARLOTTE, MECKLENBURG CO., NC	
DRAWN BY: P.S.	CHECKED BY: DS	SURVEY SUPVR: <i>DK</i>	SHEET 3 OF 3
DATE: _____			
K: \AutoCad\En_su-LD4\208047 CottonWood\dwg\PLATS\#9 077-133-05			