ACQUISITION BY DB 26731 PG 311-316

I, MICHAEL C. SAWHILL, HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

Michael C. Sawhill 12/7/2010

MICHAEL C. SAWHILL, PLS L-3223 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-3223 LAND SURVEYOR MICHAEL C. SAWHILL

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

REVIEW OFFICER DATE

LEGEND

- **Temporary Construction Easement** ..... —— e —— e ——
- **Storm Drainage Easement** ..... —— SDE —— SDE ——
- **Sidewalk/Utility Easement** ..... —— SUE —— SUE ——
- **Existing Right Of Way Line**..... —— R/W —— — —
- **Existing Property Line** ..... ——— — — ———
- **Temporary Construction Easement** .....
- **Storm Drainage Easement**.....
- **Sidewalk/Utility Easement** .....
- **Calculated Point.**. .....
- **Bearing And Distance Per Plat**..... (N42°36'30"W) (100.00')

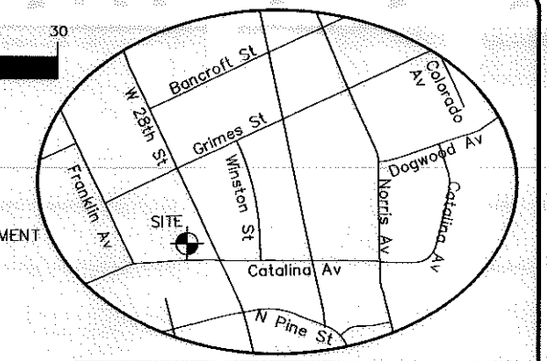
NCGS STATION "CHME"
N: 560,980.534
E: 1,436,243.620
U.S. SURVEY FEET

N60°42'38"W 2200.4.29' GRID TIE

NC GRID - NAD 83(CORS)

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

CATALINA AVENUE
50' PUBLIC R/W



12+39.27 12+50 13+00

STA. TIE 27.05' RT.

STA. 12+39.27
27.05' RT.

SIDEWALK/UTILITY EASEMENT
TOTAL AREA=144 SQ. FT.

SIDEWALK/UTILITY EASEMENT AND STORM DRAINAGE EASEMENT OVERLAP AREA=101 SQ. FT.

6.05'
4.15'
16.00'
5.65'

STORM DRAINAGE EASEMENT
TOTAL AREA=298 SQ. FT.

TEMPORARY CONSTRUCTION EASEMENT
AREA=385 SQ. FT.

TOTAL (100.00') 102.78'
(S42°36'30"E) S43°01'32"E 92.51'
(S38°30'30"E) S42°58'48"E 86.05'
(109.74') 111.85'

WEST 26th STREET
50' PUBLIC R/W

AREA TABLE
PARCEL AREA = 8,014 SQ. FT.
STORM DRAINAGE EASEMENT = 298 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT = 385 SQ. FT.
SIDEWALK/UTILITY EASEMENT = 144 SQ. FT.
AREA REMAINING=8,014 SQ. FT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.18	N44°07'21"E
L2	7.19	N27°00'43"W
L3	21.04	N42°05'36"E
L4	10.66	N63°31'12"E
L5	14.16	N41°28'51"E
L6	29.02	N74°41'38"E
L7	4.86	N63°50'11"E
L8	11.02	N41°32'53"E

4
BETTY JONES
DEED BOOK 12389, PAGE 355
LOT 8, BLOCK C MAP BOOK 05, PAGE 303
TAX # 079-095-02
2304 CATALINA AVENUE

5
MV TRYON III, LLC
DEED BOOK 24229, PAGE 273
LOT 9, BLOCK C MAP BOOK 05, PAGE 303
TAX # 079-095-01
2308 CATALINA AVENUE

S46°58'28"W 74.99'
(S47°23'30"W) (75.00')

FOUND #4 REBAR

MV TRYON III, LLC
DEED BOOK 23409, PAGE 705
MAP BOOK 50, PAGE 389
TAX # 079-095-12
MULTIPLE ADDRESSES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	12.00'	4.58'	2.32'	N 52°54'47" E	4.55'	21°50'49"
C2	794.37'	30.35'	15.17'	N 41°43'45" E	30.34'	2°11'20"
C3	794.37'	15.20'	7.60'	N 40°05'12" E	15.20'	1°05'46"
C4	794.37'	30.18'	15.09'	N 38°27'01" E	30.18'	2°10'37"
C5	715.50'	24.96'	12.48'	N 40°06'26" E	24.96'	1°59'55"

REVISION NO.	DATE	DESCRIPTION
1	12/07/10	REVISED EASEMENTS

CHARLOTTE.
ENGINEERING & PROPERTY MANAGEMENT

THE SURVEY COMPANY, INC.
4308-B STUART ANDREW BLVD
CHARLOTTE, NC 28217
(704) 525-9970 (704) 525-9972 FAX

1" = 30 SCALE
02/01/10 DATE

MV TRYON III, LLC
2308 CATALINA AVENUE
Tax ID # 079-095-01
Parcel # 5

TRYON HILLS NEIGHBORHOOD IMPROVEMENT PROJECT
Project Number: 512-07-031

Path
PATH