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 3/2/2011

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** .....
- **Existing Right Of Way Line**.....
- **Existing Property Line** .....
- **Temporary Construction Easement** .....
- **Calculated Point**.. .....
- **Found Iron Pin** .....
- **Bearing And Distance Per Plat**.....(N42°36'30"W) (100.00')

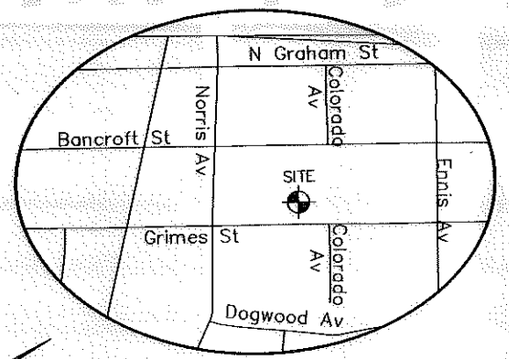
100

J B STEGALL PROPERTIES, INC
DEED BOOK 21529, PAGE 589
LOTS 25 & 26, BLOCK 10
MAP BOOK 03, PAGE 42
TAX # 085-043-11
2738 BANCROFT STREET

N 32°07'54" E 77.67'
(N 32°35' E)

101

SARAH MOORE ARMSTRONG
DEED BOOK 22206, PAGE 617
LOTS 23 & 24, BLOCK 10
MAP BOOK 03, PAGE 42
TAX # 085-043-10
2742 BANCROFT STREET



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

NC GRID - NAD 83(CORS)

AREA TABLE
PARCEL AREA = 14,033 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT = 182 SQ. FT.
AREA REMAINING = 14,033 SQ. FT.

81

BRANDON HALLEY BROWN
DEED BOOK 23651, PAGE 328
LOT 4 & 5 & P/O 3 & 6,
BLOCK 10 MAP BOOK 03, PAGE 42
TAX # 085-043-24
2735 GRIMES STREET

N57°51'58"W
(N57°25'W)
171.72'
180.71'
N67°41'11"W
GRID TIE
21743.92'

82

JOHN L. BOWENS AND GLORIA D. BOWENS
DEED BOOK 5428, PAGE 623
LOTS 1-2 & P/O 3, BLOCK 10
MAP BOOK 03, PAGE 42
TAX # 085-043-25
2739 GRIMES STREET

(S57°25'E)
S57°51'58"E
180.68'

83

JOHN BRODHAGE
DEED BOOK 15942, PAGE 988
LOT 10 & P/O 9, BLOCK 11
MAP BOOK 04, PAGE 370
TAX # 085-043-26
2803 GRIMES STREET

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.80	N24°02'01"W
L2	16.10	N32°19'12"E
L3	10.83	S85°55'42"E

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

TEMPORARY CONSTRUCTION EASEMENT AREA=182 SQ. FT.

L1 L2 L3
18.95'
21.63'
56.04'
R/W
S32°08'02"W 77.67'
(S32°35'W)
GRIMES STREET
50' PUBLIC R/W
STA. 15+17.79
25.31' LT.
STA. TIE
25.31'
15+50
16+00
15+17.79

REVISION NO.	DATE	DESCRIPTION
1	03/02/11	CORRECTED DB AND PG

CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT

THE SURVEY COMPANY, INC.
6135-B STUART ANDREW BLVD
CHARLOTTE, NC 28217
(704) 525-5970 (704) 525-1072 FAX

1" = 30 SCALE
03/03/10 DATE

JOHN L. BOWENS AND GLORIA D. BOWENS
2739 GRIMES STREET
Tax ID # 085-043-25

Parcel # 82

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

Path
PATH

ACQUISITION BY DB 26416 PG 160-163