

**LEGEND**

TCE = TEMPORARY CONSTRUCTION EASEMENT  
 SUE = SIDEWALK AND UTILITY EASEMENT

- = TCE
- = SUE
- = TCE
- = EXISTING R/W
- = SUE
- = IRON PIN FOUND

LINE	BEARING	DISTANCE
L1	S 89°31'22" E	2.22'
L2	S 88°35'20" E	17.11'

- NOTE:
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP OR DEED INFORMATION.
  - TOTAL AREA: 12,117 S.F., 0.278 AC.
  - AREA IN TCE: 1,317 S.F., 0.030 AC.
  - AREA IN SUE: 121 S.F., 0.003 AC.
  - FEE AREA REMAINING: 12,117 S.F., 0.278 AC.

**ATKINS** Plans Prepared By:  
 5200 77 CENTER DRIVE, SUITE 500  
 CHARLOTTE, NORTH CAROLINA 28217  
 (704) 522-7275 NCCOA: F-0326

CHARLES J. DUNBAR NC PLS L-4159  
 DUNBAR GEOMATICS GROUP, PLLC  
 P.O. BOX 5053  
 HUNTERSVILLE, NC 28070-3053  
 NC LIC. NO. P-0865

115-024-15  
 BOBBY A. JOHNSON  
 DB 9309/PG 802  
 LOT 11, BLOCK 2  
 MB 11/PG 51  
 2837 DENVIEW LANE

N 08°57'55" W 139.36' TOTAL  
 124.33'



26  
 115-024-16  
 JOSEPHINE TIMMONS (WIDOW)  
 DB 3359/PG 19  
 LOT 10, BLOCK 2, PONDEROSA  
 MB 11/PG 51  
 2843 DENVIEW LANE

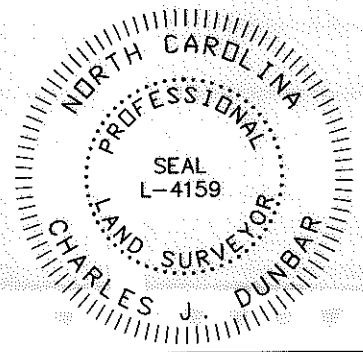
CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	770.53'	12.59'	S 85°26'22" W	12.58'
C2	783.53'	1.03'	S 84°56'39" W	1.03'

3  
 N 02°22'58" E 144.93' TOTAL  
 (N 2°18'20" E 144.93')

115-024-17  
 TPM PROPERTIES LIMITED  
 PARTNERSHIP  
 DB 23796/PG 970  
 LOT 9, BLOCK 2  
 MB 11/PG 51  
 2849 DENVIEW LANE

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

09/11  
 DATE



115-024-03  
 TPM PROPERTIES, LP  
 DB 26080 /PG 953  
 LOT 6, BLOCK 2, PONDEROSA  
 MB 11 /PG 51  
 2830 PARKMONT DR

S 78°54'29" W 60.72'  
 (N 78°50'E 60.65')

N 87°35'51" W 38.10'  
 (S 87°40'20" E 38.17')

LOT 7, BLOCK 2, PONDEROSA  
 M.B. 11/PG 51

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_  
 10003.10v01\_PARCEL 26

**CHARLOTTE**  
 ENGINEERING DEPARTMENT

REVISIONS	PONDEROSA NEIGHBORHOOD IMPROVEMENT PROJECT & MARKLAND/WEDGEFIELD SIDEWALK PROJECT	JOB NO. 512-08-048
SCALE 1" = 20'		FILE NO. PARCEL 26
DRAWN BY: SLB	PROPERTY ACQUISITION OWNER: JOSEPHINE TIMMONS (WIDOW)	SHEET 1
DATE: 8/9/11	CHARLOTTE, MECKLENBURG CO., NC	OF 1
	CHECKED BY: CJD SURVEY SUPVR.: RGG	