ACQUISITION BY DB 27357 PG 401-405

LEGEND

TCE = TEMPORARY CONSTRUCTION EASEMENT

SDE = STORM DRAINAGE EASEMENT

= TCE

= SDE

= TCE

= EXISTING R/W

= SDE

= IRON PIN FOUND

115-021-11
FAYE R. LYNN 23
DB 7982 /PG 701
LOT 5, BLOCK 4, PONDEROSA
MB 11 /PG 51
3324 MARKLAND DR

SEE DETAIL

L1 TOTAL

(R=3584.83 A=180.00') C1

200' WIDE NORFOLK SOUTHERN RAILROAD R/W

R/W

A=604.66'
R=3757.16'
CH=604.01'
CB=S 04°53'55" E
(R=3719.83 A=603.79')

STA. 16+99.90
38.78' LT.

NC GRID NAD 83/2007

(R=168.35 A=287.10')
CB=S 52°49'39" E
CH=253.55'
R=168.35'
A=287.10'

MARKLAND DRIVE
50' PUBLIC R/W

(S 78°50' W 252.97')
S 78°56'03" W 252.97'

(R=2170.69 A=119.97') C2

(R=973.01 A=1.78') L2 C3 C4 (R=20.00 A=32.35')

KENHILL DRIVE (N 11°31'50" W 327.98')
50' R/W
S 11°25'47" E 327.98'

C5 (R=20.00 A=30.65')

A=421.79'
R=5697.86'
CH=421.70'
CB=S 74°18'32" W
(R=5695.88 A=412.34')

N 10°53'19" W 235.54'
(S 09°52'19" E 238.18')

L4

A=201.11'
R=5162.31'
CH=201.10'
CB=S 77°04'20" W
(R=5160.31 A=201.02')

L3

WEST BLVD

22

115-02C-97
PONDEROSA ASSOCIATES
LIMITED PARTNERSHIP
DB 4770/PG 239
UNIT FILE NO. 301 PG 1
PARCEL 1

10' WIDE PUBLIC DRAINAGE EASEMENT
M.B. 11 /PG51

5' WIDE PUBLIC DRAINAGE EASEMENT
M.B. 11 /PG 51

L1 TOTAL

38.21'

1.29'

51.75'

S 73°44'05" E 47.09' TOTAL

N 73°44'05" W 101.29'

45.01'

C6

C7

MARKLAND DRIVE
50' PUBLIC R/W

DETAIL SCALE 1: = 30'

LINE	BEARING	DISTANCE
L1	N 89°24'51" E	136.25'
(L1)	(S 89°25'14" W)	(135.00')
L2	S 75°46'03" W	57.02'
(L2)	(S 75°40' W)	(57.02')
L3	N 72°11'18" E	87.63'
(L3)	(N 72°06'50" E)	(87.65')
L4	N 69°57'23" E	77.81'
(L4)	(N 69°52'55" E)	(78.18')

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	3584.83'	179.92'	N 02°09'26" W	179.90'
C2	2170.69'	119.97'	S 77°21'03" W	119.96'
C3	973.01'	1.78'	N 75°50'07" E	1.78'
C4	20.00'	32.35'	S 57°46'16" E	28.94'
C5	20.00'	20.95'	S 18°35'00" W	20.01'
C6	3584.83'	13.65'	N 00°49'43" W	13.65'
C7	3584.84'	15.71'	N 01°03'47" W	15.71'

NOTE:

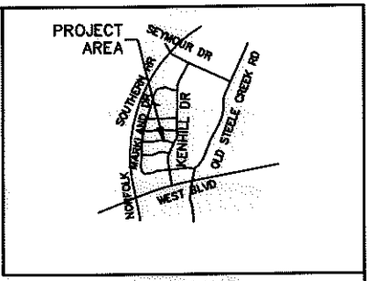
1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP OR DEED INFORMATION.

2) TOTAL AREA: 314,278 S.F., 7.215 AC.

3) AREA IN TCE 307 S.F., 0.007 AC.

4) AREA IN SDE: 1,113 S.F., 0.026 AC.

5) FEE AREA REMAINING: 314,278 S.F., 7.215 AC.



VICINITY MAP
NOT TO SCALE

I, _____, 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 _____

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.

3/29/12
DATE

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

NORTH CAROLINA PROFESSIONAL SEAL L-4159 LAND SURVEYOR CHARLES J. DUNBAR

10003.10v03_PARCEL 22

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

CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS
01/04/12-REVISE OWNER NAME
03/29/12-REVISE DB

PONDEROSA NEIGHBORHOOD IMPROVEMENT PROJECT & MARKLAND/WEDGEFIELD SIDEWALK PROJECT

PROPERTY ACQUISITION
OWNER:
PONDEROSA ASSOCIATES LIMITED PARTNERSHIP
CHARLOTTE, MECKLENBURG CO., NC

SCALE 1" = 150'
0' 150'

DRAWN BY: SLB
DATE: 10/17/11
CHECKED BY: CJD SURVEY SUPVR.: RGG

JOB NO. 512-08-048
FILE NO. PARCEL 22
SHEET 1
OF 1