









LEGEND

- CONC. R/W MONUMENT FOUND 
- IRON PIN FOUND 
- PROPERTY LINES 
- SIDEWALK/UTILITY EASEMENT 
- TEMP. CONSTRUCTION EASEMENT 
- TEMP. CONSTRUCTION EASEMENT 
- SIDEWALK/UTILITY EASEMENT 
- EXIST. SIDEWALK/UTILITY EASEMENT 

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

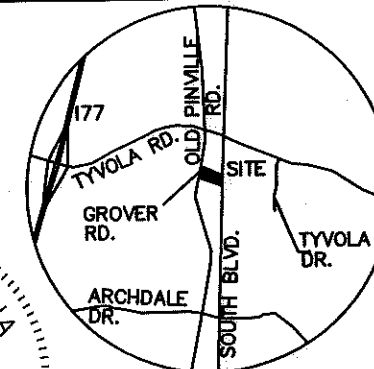
I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

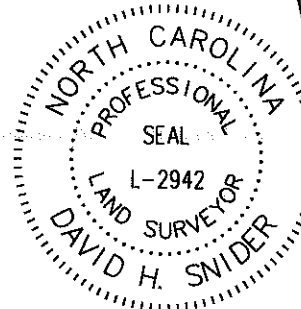
**GROVER ROAD
60' RIGHT-OF-WAY**

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 10/23/09
DAVID H. SNIDER, NC P.L.S. L-2942 DATE



VICINITY MAP NTS



NORFOLK SOUTHERN RAILROAD

CITY OF CHARLOTTE
TAX CODE: 169-092-26
DB 18923 PG 234

N 02°52'37" W 167.39' (TOTAL)
126.85'
65' RAILROAD R/W

(N 84°11'20" W)
N 87°23'01" W 207.34' (TOTAL)
157.47'

@ sta. 48+57.79
60.76' LT.

S 89°41'41" E 197.33'

26

FIRST CITIZENS BANK & TRUST COMPANY
TAX CODE: 169-092-05
DB 6376 PG 180
LESS DB 3066 PG 425 R/W
5400 SOUTH BLVD.

- NOTE:
- 1) BEARINGS AND DISTANCE SHOWN IN PARENTHESIS ARE
BASED ON RECORDED INFORMATION.
 - 2) TOTAL AREA 35,096 SQ.FT.
 - 3) TEMPORARY CONSTRUCTION EASEMENT 7,002 SQ.FT.
 - 4) SIDEWALK/UTILITY EASEMENT 192 SQ.FT.
 - 5) TOTAL AREA REMAINING 35,096 SQ.FT.
 - 6) REFERENCE MADE TO PROJECT 512-99-011. EXISTING
EASEMENT RECORDED IN DEED BOOK 20653, PAGE 244.

EXISTING SIDEWALK/UTILITY EASEMENT
SUE

**SOUTH BOULEVARD
RIGHT-OF-WAY VARIES**

@ sta. 46+85.91
55.92' LT.

S 01°56'31" W
8.18'

@ sta. 46+77.74
55.87' LT.

TIE LINE
S 01°56'31" W
163.21'

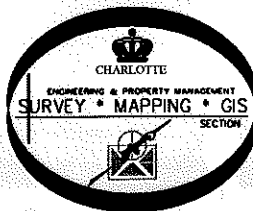
N 83°31'57" W 198.79
(N 81°46'20" W)

CITY OF CHARLOTTE
TAX CODE: 169-092-18
DB 17527 PG 815
5412 SOUTH BLVD.

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.15'	N 67°05'13" E
L2	1.81'	S 02°36'59" W
L3	14.36'	N 01°15'38" E

CURVE TABLE		
CURVE	RADIUS & ARC	CHORD
C1	R=17.00 L=6.48'	S 76°22'44" E 6.45'
C2	R=24.43 L=10.20'	S 77°17'14" E 10.12'
C3	R=17.50 L=18.24'	S 54°10'12" E 17.42'

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



CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	FY08 SIDEWALKS GROVER ROAD	JOB NO. 512-07-082
SCALE 1"=40'		FILE NO. 169-092-05
DRAWN BY LG	PROPERTY ACQUISITION OWNER: FIRST CITIZENS BANK & TRUST COMPANY	SHEET 1
DATE	CHARLOTTE, MECKLENBURG CO., NC	OF 1
CHECKED BY	SURVEY SUPERVISOR <i>DNV</i>	
K: \AUTOCAD\en_su-ld4\207082-GROVER ROAD\DWG\GROVER ROAD.dwg		

ACQUISITION BY DB 25440 PG 286

25440-286