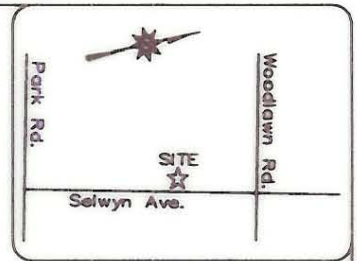


NOTES:

1. AREA DETERMINED BY COORDINATE COMPUTATION
2. TRAVERSE ADJUSTED BY THE LEAST SQUARE METHOD OF ADJUSTMENT.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT OF WAY OR EASEMENT OF RECORDED PRIOR TO THE DATE OF THIS SURVEY.
4. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS PROPERTY HAS NOT BEEN ABSTRACTED BY THE SURVEYOR. THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, EASEMENTS, MINIMUM BUILDING SETBACK LINES, ETC., ARE TO BE VERIFIED BY THE OWNER OR OWNERS AGENT PRIOR TO CONVEYANCE, DESIGN OR CONSTRUCTION.



VICINITY MAP  
not to scale

Parcel ID# 175-096-12

James G. Twyne

& wife Melanie Twyne

DB 5597 Pg 939

3132 Selwyn Ave.

0.344 Acres

①



Parcel ID# 175-096-11

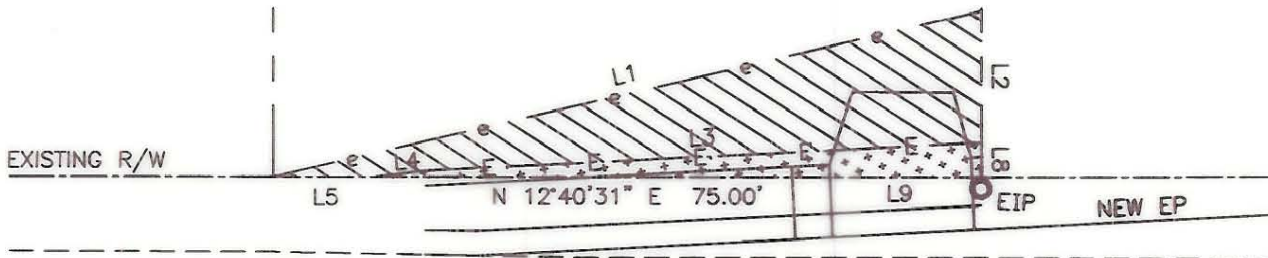
N 77°19'29" W  
200.00'

TEMPORARY CONSTRUCTION EASEMENT		
LINE	BEARING	DISTANCE
L1	N 00°12'04" W	76.93'
L2	S 77°19'29" E	13.58'
L3	S 09°48'30" W	59.00'
L4	S 06°08'16" W	5.40'
L5	S 12°40'31" W	10.71'
TOTAL AREA OF TCE		518.09 SQ. FT. 0.012 ACRES

PERMANENT SIDEWALK EASEMENT		
LINE	BEARING	DISTANCE
L4	N 06°08'16" E	5.40'
L3	N 09°48'30" E	59.00'
L8	S 77°19'29" E	3.57'
L9	S 12°40'31" W	64.29'
TOTAL AREA OF PSWE		124.83 SQ. FT. 0.003 ACRES

N 77°19'29" W  
200.00'

Parcel ID# 175-096-13



Selwyn Avenue 50' R/W

ACQUISITION BY CITY  
RECORDED IN DEED BOOK

13260-420 *Easement*  
DATE 02-15-02

- PERM. SIDEWALK & UTILITY EASEMENT
- TEMP. CONSTRUCTION EASEMENT
- EXISTING R/W
- PROPERTY LINE BY DEED
- EXISTING CURB, SIDEWALK, & EP
- EXISTING PROPERTY CORNER

I, Gary Eaton, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES EXCEEDS 1:20,000; THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN ADJOINING DEEDS.

WITNESS MY HAND AND OFFICIAL SEAL

PROFESSIONAL LAND SURVEYOR

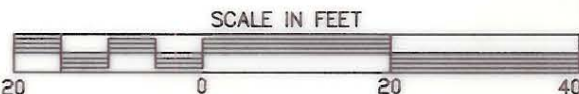
LICENSE NO. L-3192

*Gary Eaton*

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



Aero-Dynamics, Corp.

4801 E. Independence Blvd. Charlotte, NC 28212

SIDEWALK EASEMENT

SURVEY

PROPERTY OWNER: JAMES G. TWYNE

& WIFE MELANIE TWYNE

CHARLOTTE

TWP., MECKLENBURG

CO., NC

ADDRESS 3132 SELWYN AVE.

TAX ID 175-196-12 LEGAL REF: DB 5597 - PG 939

SURVEY FOR: CITY OF CHARLOTTE (PROJ# 512-97-144)

SCALE 1" = 20'

DATE: 7-24-2001

PROJECT: Y:\02601\Plats\Tract1

175-096-12