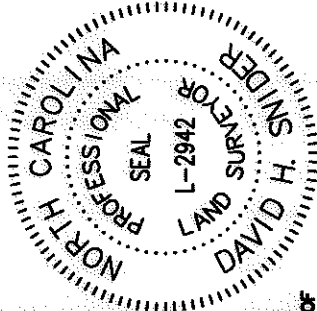


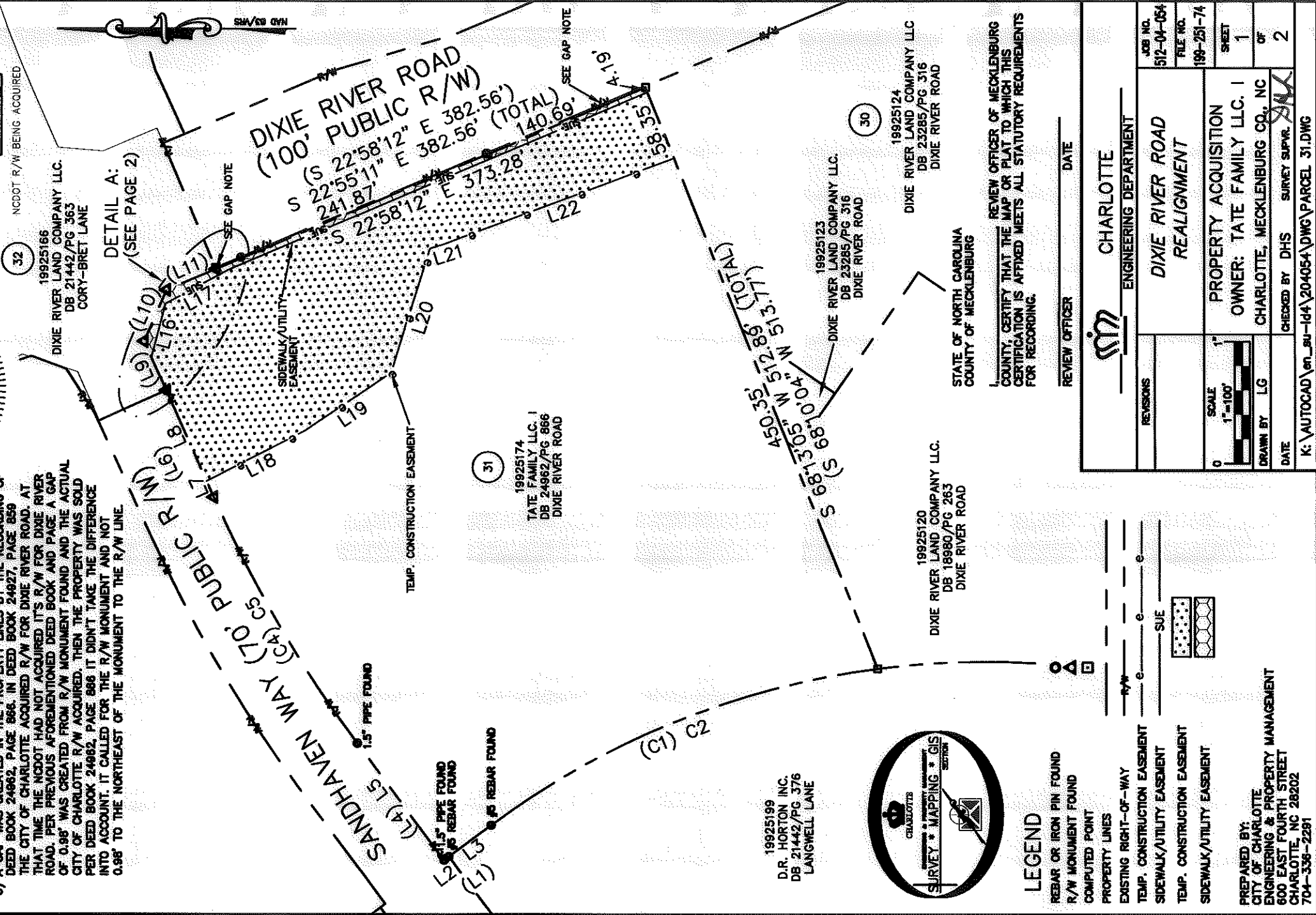
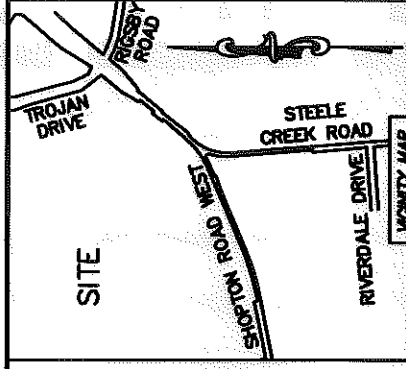
I, DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

David H. Snider
 DAVID H. SNIDER, NC P.L.S. L-2942 DATE 7/10/2019

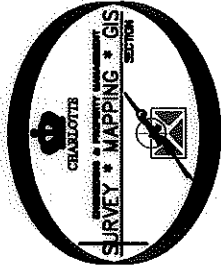


- NOTE:
 1) BEARINGS AND DISTANCE SHOWN IN PARENTHESIS ARE BASED ON RECORDED INFORMATION.
 2) TOTAL AREA 216,314 SQ.FT.
 3) TEMP. CONSTRUCTION EASEMENT 42,036 SQ.FT.
 4) SIDEWALK/UTILITY EASEMENT 2,315 SQ.FT.
 5) TOTAL AREA REMAINING 216,314 SQ.FT.
 6) A GAP WAS CREATED IN THE PROPERTY LINES BY THE RECORDING OF DEED BOOK 24962, PAGE 866 IN DEED BOOK 24927, PAGE 859

THE CITY OF CHARLOTTE ACQUIRED R/W FOR DIXIE RIVER ROAD. AT THAT TIME THE NCDOT HAD NOT ACQUIRED ITS R/W FOR DIXIE RIVER ROAD. PER PREVIOUS AFOREMENTIONED DEED BOOK AND PAGE A GAP OF 0.98' WAS CREATED FROM R/W MONUMENT FOUND AND THE ACTUAL CITY OF CHARLOTTE R/W ACQUIRED. THEN THE PROPERTY WAS SOLD PER DEED BOOK 24982, PAGE 866 IT DIDN'T TAKE THE DIFFERENCE INTO ACCOUNT. IT CALLED FOR THE R/W MONUMENT AND NOT 0.98' TO THE NORTHEAST OF THE MONUMENT TO THE R/W LINE.



19925199
 D.R. HORTON INC.
 DB 21442/PG 376
 LANGWELL LANE



LEGEND

- REBAR OR IRON PIN FOUND
- R/W MONUMENT FOUND
- COMPUTED POINT
- PROPERTY LINES
- EXISTING RIGHT-OF-WAY
- TEMP. CONSTRUCTION EASEMENT
- SIDEWALK/UTILITY EASEMENT
- TEMP. CONSTRUCTION EASEMENT
- SIDEWALK/UTILITY EASEMENT

PREPARED BY:
 CITY OF CHARLOTTE
 ENGINEERING & PROPERTY MANAGEMENT
 600 EAST FOURTH STREET
 CHARLOTTE, NC 28202
 704-338-2281

REVISIONS		REVIEW OFFICER		DATE	
CHARLOTTE ENGINEERING DEPARTMENT		DIXIE RIVER ROAD REALIGNMENT		PROPERTY ACQUISITION	
OWNER: TATE FAMILY LLC. I		CHECKED BY: DHS		SURVEY SUPR. <i>MS</i>	
JOB NO. 512-04-054		FILE NO. 199-251-74		SHEET 1 OF 2	
K:\AUTOCAD\en_su-164\204054\DWG\PARCEL 31.DWG					

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

ACQUISITION BY DB 25549 PG 20

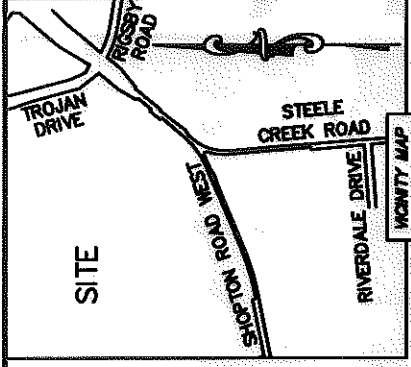
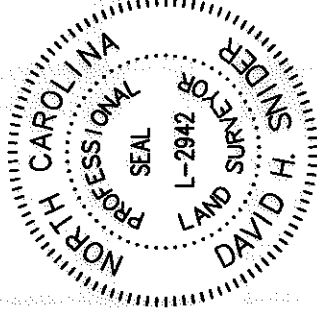
I, DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

David H. Snider
 DAVID H. SNIDER, NC P.L.S. L-2942 DATE

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG

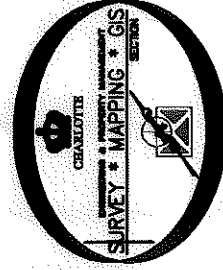
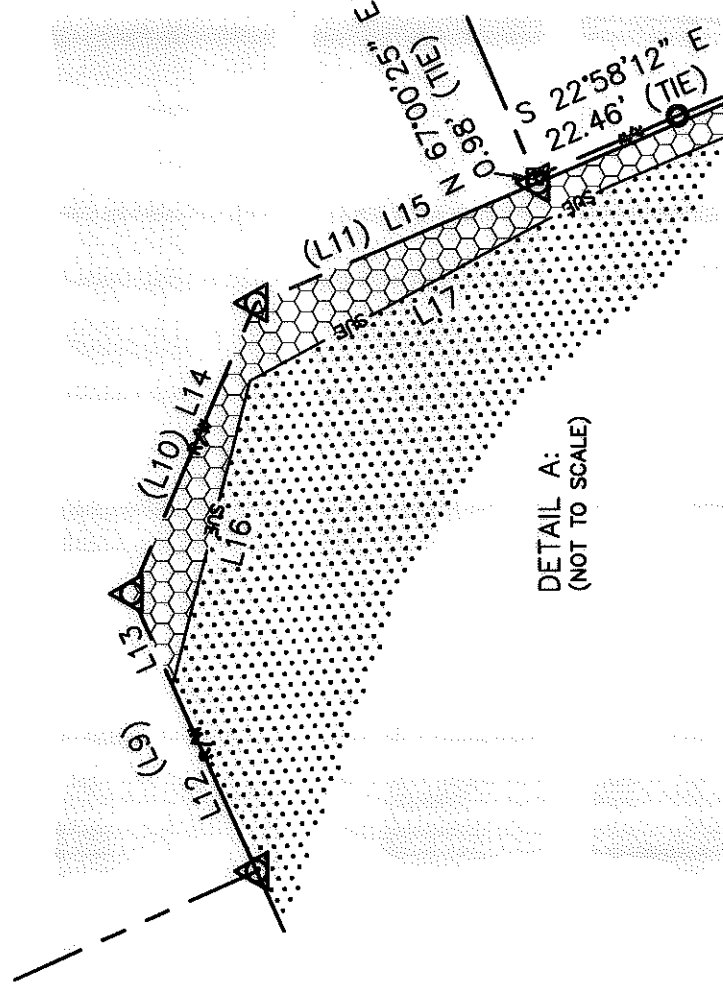
REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____



CURVE TABLE		
CURVE	RADIUS & ARC	CHORD
(C1)	(R=675.00 L=345.98')	(N 22°02'02" W 342.20')
C2	R=675.00 L=345.22'	N 22°04'39" W 341.47'
(C3)	(R=1070.00 L=233.83')	(N 59°36'52" E 233.36')
C4	R=1070.00 L=233.88'	N 59°36'29" E 233.42'

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
(L1)	(47.63')	(N 36°44'28" W)	L12	29.52'	N 65°47'34" E
L2	5.01'	N 37°07'28" W	L13	14.54'	N 65°47'34" E
L3	42.97'	N 36°40'35" W	L14	45.75'	S 66°46'00" E
(L4)	(119.80')	(N 53°20'54" E)	L15	44.39'	S 22°55'21" E
L5	119.56'	N 53°22'35" E	L16	45.44'	S 75°42'37" E
(L6)	(95.94')	(N 65°52'09" E)	L17	59.03'	S 28°17'38" E
L7	14.38'	N 65°50'38" E	L18	90.74'	S 27°10'20" E
L8	81.52'	N 65°50'58" E	L19	85.16'	S 34°06'23" E
(L9)	(44.03')	(N 65°52'56" E)	L20	106.58'	S 72°39'12" E
(L10)	(45.73')	(S 66°47'15" E)	L21	12.13'	S 17°15'34" E
(L11)	(44.37')	(S 22°58'22" E)	L22	201.14'	S 20°27'02" E



LEGEND

- REBAR OR IRON PIN FOUND
- R/W MONUMENT FOUND
- COMPUTED POINT
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- EXISTING RIGHT-OF-WAY
- TEMP. CONSTRUCTION EASEMENT
- SIDEWALK/UTILITY EASEMENT
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PREPARED BY:
 CITY OF CHARLOTTE
 ENGINEERING & PROPERTY MANAGEMENT
 600 EAST FOURTH STREET
 CHARLOTTE, NC 28202
 704-336-2291

CHARLOTTE ENGINEERING DEPARTMENT	
REVISIONS	JOB NO. 512-04-054 FILE NO. 199-251-74 SHEET 2 OF 2
DRAWN BY LG	PROPERTY ACQUISITION OWNER: TATE FAMILY LLC. I CHARLOTTE, MECKLENBURG CO., NC
DATE	CHECKED BY DHS SURVEY SUPERVISOR K:\AUTOCAD\en_ru-144\204054\DWG\PARCEL_31.DWG

ACQUISITION BY RB 25549 PG 20