

VICINITY MAP  
Not to Scale

CALCULATED POINT  
NC GRID NAD 83 (2011)  
NC GRID COORDINATES  
N 486277.02'  
E 1481217.54'  
CGF: 0.999846674

MAG NAIL  
NC GRID NAD 83 (2011)  
NC GRID COORDINATES  
N 486228.49'  
E 1481201.19'  
CGF: 0.999846674

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 \_\_\_\_\_

PREPARED BY:  
CITY OF CHARLOTTE  
ENGINEERING & PROPERTY MANAGEMENT  
600 EAST FOURTH STREET  
CHARLOTTE, NC 28208  
704-336-2291

EXISTING PUBLIC DRAINAGE EASEMENT (RECORD MAP 31-255) TO BE ACCEPTED BY THE CITY OF CHARLOTTE

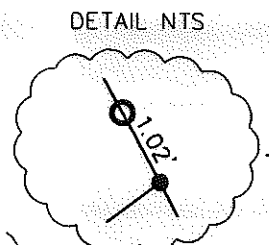
231-254-37  
MICHAEL L. TRIOLO  
ANN S. TRIOLO  
DB 11384-143  
3729 MANOR HOUSE DR.

231-254-38  
DAVID M. BOYCE  
JANET M. BOYCE  
DB 11391-846  
3803 MANOR HOUSE DR.

231-254-64  
H. KEVEN OPELA  
CHRISTINE D. OPELA  
DB 22446-829  
2544 BEACON FOREST DR.

231-254-63  
CHRISTA BENENATO  
DB 21130-869  
2543 BEACON FOREST DR.

231-254-39  
NAVIN G. MATHEW  
MEERA KURUVILLA  
DB 23984-305  
3809 MANOR HOUSE DR.

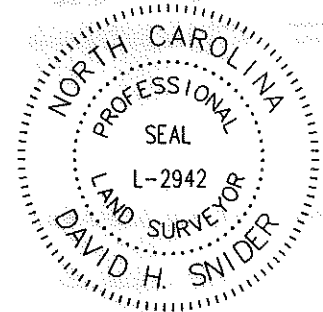
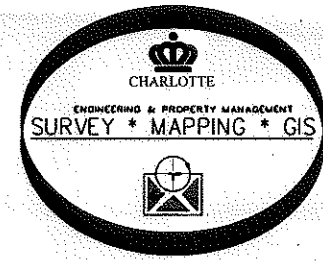


TEMPORARY CONSTRUCTION EASEMENT

NOTES:

- 1) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED MAP INFORMATION, MB 31-255
- 2) TOTAL AREA 11,837 SQ.FT.
- 3) EXISTING STORM DRAINAGE EASEMENT TO BE ACCEPTED BY THE CITY OF CHARLOTTE 2,385 SQ.FT.
- 4) TEMPORARY CONSTRUCTION EASEMENT 1,603 SQ.FT.
- 5) AREA REMAINING 11,837 SQ.FT.

LINE TABLE								
LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.
1	N53°33'30"E	136.20'	6	S53°33'30"W	39.22'	11	N53°33'30"E	112.72'
2	N53°33'30"E	5.99'	7	N36°26'30"W	2.71'	12	S69°50'40"E	20.01'
3	S69°50'40"E	20.50'	8	S53°33'30"W	38.26'	13	N20°09'20"E	20.00'
4	S20°09'20"W	30.00'	9	S36°26'30"E	2.71'	14	N69°50'40"W	18.80'
5	N69°50'40"W	22.32'	10	S53°33'30"W	32.39'	15	S39°11'07"W	11.08'



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* 4/10/13  
DAVID H. SNIDER, NC P.L.S. L-2942 DATE

LEGEND

- IRON PIN OR PIPE FOUND
- CITY TRAVERSE MAG NAIL
- CALCULATED POINT
- LINE(S) SURVEYED
- LINE(S) NOT SURVEYED
- EXISTING STORM DRAINAGE EASEMENT TO BE ACCEPTED BY THE CITY OF CHARLOTTE
- TEMPORARY CONSTRUCTION EASEMENT

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	DIST.
1	464.01'	15.00'	N37°29'54"W	15.00'
2	464.01'	10.00'	N37°11'22"W	10.00'

CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT

3803 MANOR HOUSE DR. STORM WATER MAINTENANCE IMPROVEMENT PROJECT

OWNERS: DAVID M. BOYCE, JANET M. BOYCE  
TAX CODE: 231-254-37  
CHARLOTTE, MECKLENBURG CO., NC

CHECKED BY GAI SURVEY SUPERVISOR *ONE*

Job No. 514-93-096  
File No. \_\_\_\_\_  
Sheet 1 of 1

SCALE 1" = 40'

DRAWN BY JPG

P:\Surproj\SWATER\MAINT\Manor House Dr\3729\PLATS\3803 Manor House Dr PLAT.dwg