

VICINITY MAP  
NOT TO SCALE

NOTES:

- 1) BOUNDARY INFORMATION BASED ON DEED BOOK 9437 PAGE 15 AS RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS.
- 2) TOTAL AREA = 24,941 SQ. FT.
- 3) SANITARY SEWER EASEMENT = 1,774 SQ. FT.
- 4) SANITARY SEWER EASEMENT-EXISTING STORM DRAINAGE EASEMENT OVERLAP = 812 SQ. FT.
- 5) AREA REMAINING = 24,941 SQ. FT.

Plat Prepared By:  
CES GROUP ENGINEERS, L.L.P.  
274 N. HIGHWAY 16 BUSINESS  
DENVER, NC 28037  
704.489.1500

COMPUTED POINT  
NC GRID COORDS.  
N:544,239.28  
E:1,454,854.54



BROKEN SCALE  
N 10°06'13" E  
4424.41' GROUND  
COMBINED FACTOR =  
0.99984493  
4,423.72' GRID

NGS MONUMENT  
'WAGNER'  
NC GRID COORDS.  
N:539,884.15  
E:1,454,078.50

PID #08109304  
HUNTER AUTO &  
WRECKER SERVICE, INC.  
DB 2286 PG 257  
0.22 GIS ACRES

15' EX. SANITARY SEWER EASEMENT  
NO DEED OR CMU PLANS ON RECORD  
SEE DB 29059 PG 273

PID #08109303  
CARROLL E. HUNTER  
(a/k/a ENGLISH CARROLL HUNTER)  
& THOMAS RICHARD HUNTER  
DB 7782 PG 542  
0.58 GIS ACRES

EX. STORM DRAINAGE EASEMENT  
SEE DB 29059 PG 273  
17,004 SQ. FT.

PID #08109317  
ANDRES E MERIA-BORIA  
DB 31826 PG 161  
0.23 GIS ACRES

PID #08109322  
LASTING LEGACY  
INVESTMENTS LLC  
DB 32492 PG 242  
0.22 GIS ACRES

PID #08109321  
ANTHONY BYKOVSHY &  
INESSA A LEVITT  
DB 32488 PG 19  
0.23 GIS ACRES

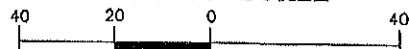
PID #08109312  
SARAH NICOLE CHIMBERG  
DB 32555 PG 200  
0.23 GIS ACRES

TYPICAL PROJECT LEGEND

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING RIGHT OF WAY
- PROPERTY LINE FROM RECORD DOCUMENTS
- SIDEWALK/UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- RETAINING WALL EASEMENT
- NEW RIGHT OF WAY
- EXISTING MONUMENTATION (AS NOTED)
- COMPUTED POINT
- TEMPORARY CONSTRUCTION EASEMENT
- NEW SANITARY SEWER EASEMENT
- SIDEWALK/UTILITY EASEMENT
- FEE SIMPLE OUTSIDE EXISTING RIGHT OF WAY
- RETAINING WALL EASEMENT
- EXISTING STORM DRAINAGE EASEMENT-  
SANITARY SEWER EASEMENT OVERLAP

LINE	BEARING	DISTANCE
L1	N 50°03'11" E	26.63'
L2	N 50°03'11" E	3.96'
L3	N 50°03'11" E	15.02'
L4	S 42°52'56" E	18.91'
L5	S 29°41'25" E	122.65'
L6	N 48°01'18" W	44.35'
L7	N 06°38'08" W	15.39'
L8	S 50°13'18" W	15.50'
L9	N 41°59'36" W	20.77'
L10	S 06°38'08" E	30.05'
L11	S 29°41'25" E	11.03'
L12	S 42°52'56" E	17.94'
L13	S 29°41'25" E	128.89'
L14	S 06°38'08" E	5.85'
L15	N 41°59'36" W	17.20'
L16	N 30°33'34" W	134.25'

GRAPHIC SCALE



REVIEW OFFICER  
OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR  
PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS

COMPUTED POINT  
NC GRID COORDS.  
N:544,207.51  
E:1,454,816.60

NGS MONUMENT  
'WAGNER'  
NC GRID COORDS.  
N:539,884.15  
E:1,454,078.50

N DAVIDSON STREET  
PUBLIC ROW

N 50°03'24" E  
49.50'

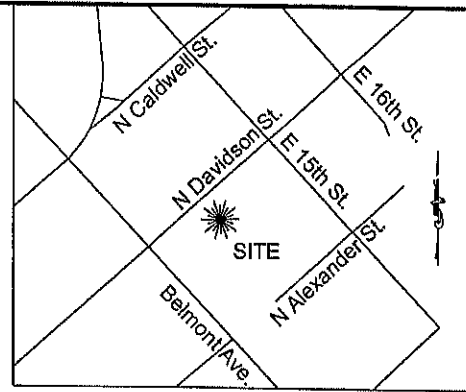
WRECKER SERVICE, INCORPORATED  
HUNTER AUTO &  
WRECKER SERVICE, INC.  
DB 9457 PG 15  
0.58 GIS ACRES

PID #08109304  
HUNTER AUTO &  
WRECKER SERVICE, INC.  
DB 2286 PG 257  
0.22 GIS ACRES

PID #08109305  
HUNTER AUTO &  
WRECKER SERVICE, INC.  
DB 2286 PG 260  
0.22 GIS ACRES

LINE	BEARING	DISTANCE
L1	S 41°59'36" E	17.20'
L2	S 41°59'36" E	25.92'
L3	S 41°59'36" E	20.77'
L4	S 50°11'34" W	14.36'
L5	S 50°11'34" W	17.92'
L6	S 50°08'20" W	9.27'
L7	N 50°08'20" E	7.97'
L8	N 41°59'36" W	19.57'
L9	N 41°59'36" W	41.80'
L10	N 48°51'12" E	17.33'
L11	N 48°51'12" E	15.71'
L12	N 30°33'34" W	1.39'
L13	N 30°33'34" W	23.16'
L14	S 06°38'08" E	8.41'
L15	S 06°38'08" E	11.27'
L16	S 06°38'08" E	36.06'
L17	S 06°38'08" E	24.80'
L18	S 19°20'48" E	66.28'
L19	N 19°20'48" W	45.01'

BROKEN SCALE  
N 09°41'18" E  
4386.58' GROUND  
COMBINED FACTOR =  
0.99984493  
4385.90' GRID



VICINITY MAP  
NOT TO SCALE

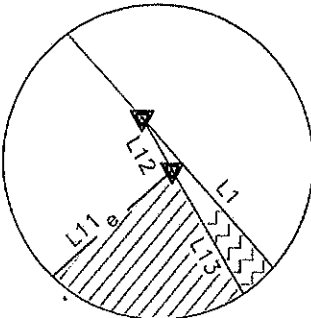
15' EX. SANITARY  
SEWER EASEMENT  
NO DEED OR CMU  
PLANS ON RECORD  
DB 29059 PG 144

EX. STORM DRAINAGE  
EASEMENT  
SEE DB 29059 PG 144  
292 SQ. FT.

PID #08109312  
SARAH NICOLE CHIMBERG  
DB 32255 PG 200  
0.23 GIS ACRES

PID #08109308  
HUNTER AUTO &  
WRECKER SERVICE, INC.  
DB 8485 PG 479  
0.19 GIS ACRES

KENNARD INVESTMENTS  
DB 29814 PG 573  
0.09 ACRES



INSET NOT TO SCALE

**TYPICAL PROJECT LEGEND**

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING RIGHT OF WAY
- PROPERTY LINE FROM RECORD DOCUMENTS
- SIDEWALK/UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- RETAINING WALL EASEMENT
- NEW RIGHT OF WAY
- EXISTING MONUMENTATION (AS NOTED)
- COMPUTED POINT
- TEMPORARY CONSTRUCTION EASEMENT
- NEW SANITARY SEWER EASEMENT
- SIDEWALK/UTILITY EASEMENT
- FEE SIMPLE OUTSIDE EXISTING RIGHT OF WAY
- RETAINING WALL EASEMENT
- EXISTING STORM DRAINAGE EASEMENT-SANITARY SEWER EASEMENT OVERLAP

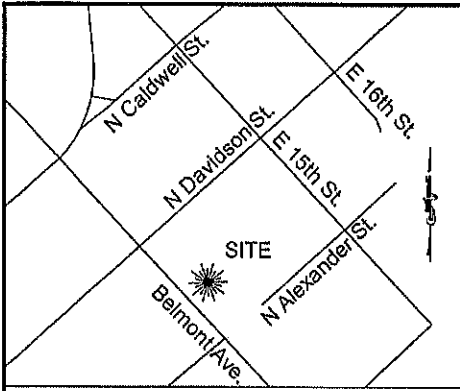
Plat Prepared By:  
CIES GROUP ENGINEERS, LLP  
274 N. HIGHWAY 16 BUSINESS  
DENVER, NC 28037  
704.489.1500

**NOTES:**

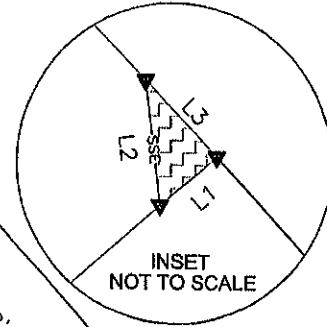
- 1) BOUNDARY INFORMATION BASED ON DEED BOOK 2286 PAGE 257 AS RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS.
- 2) TOTAL AREA = 9,714 SQ. FT.
- 3) SANITARY SEWER EASEMENT = 191 SQ. FT.
- 4) TEMP. CONSTRUCTION EASEMENT = 1,357 SQ. FT.
- 5) SANITARY SEWER EASEMENT-EXISTING STORM DRAINAGE EASEMENT OVERLAP = 149 SQ. FT.
- 6) AREA REMAINING = 9,714 SQ. FT.

**GRAPHIC SCALE**





VICINITY MAP  
NOT TO SCALE



INSET  
NOT TO SCALE



FND REBAR  
NC GRID COORDS.  
N:543,929.00  
E:1,454,869.02

LINE	BEARING	DISTANCE
L1	S 49°17'24" W	3.13'
L2	N 06°38'08" W	5.19'
L3	S 43°38'58" E	4.30'

COMBINED  
BROKEN SCALE  
FACTOR = 0.99984493  
N 11°03'30" E  
4122.01' GROUND  
4121.37' GRID

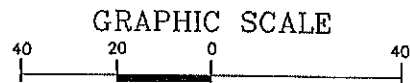
NGS MONUMENT  
'WAGNER'  
NC GRID COORDS.  
N:539,884.15  
E:1,454,078.50

**TYPICAL PROJECT LEGEND**

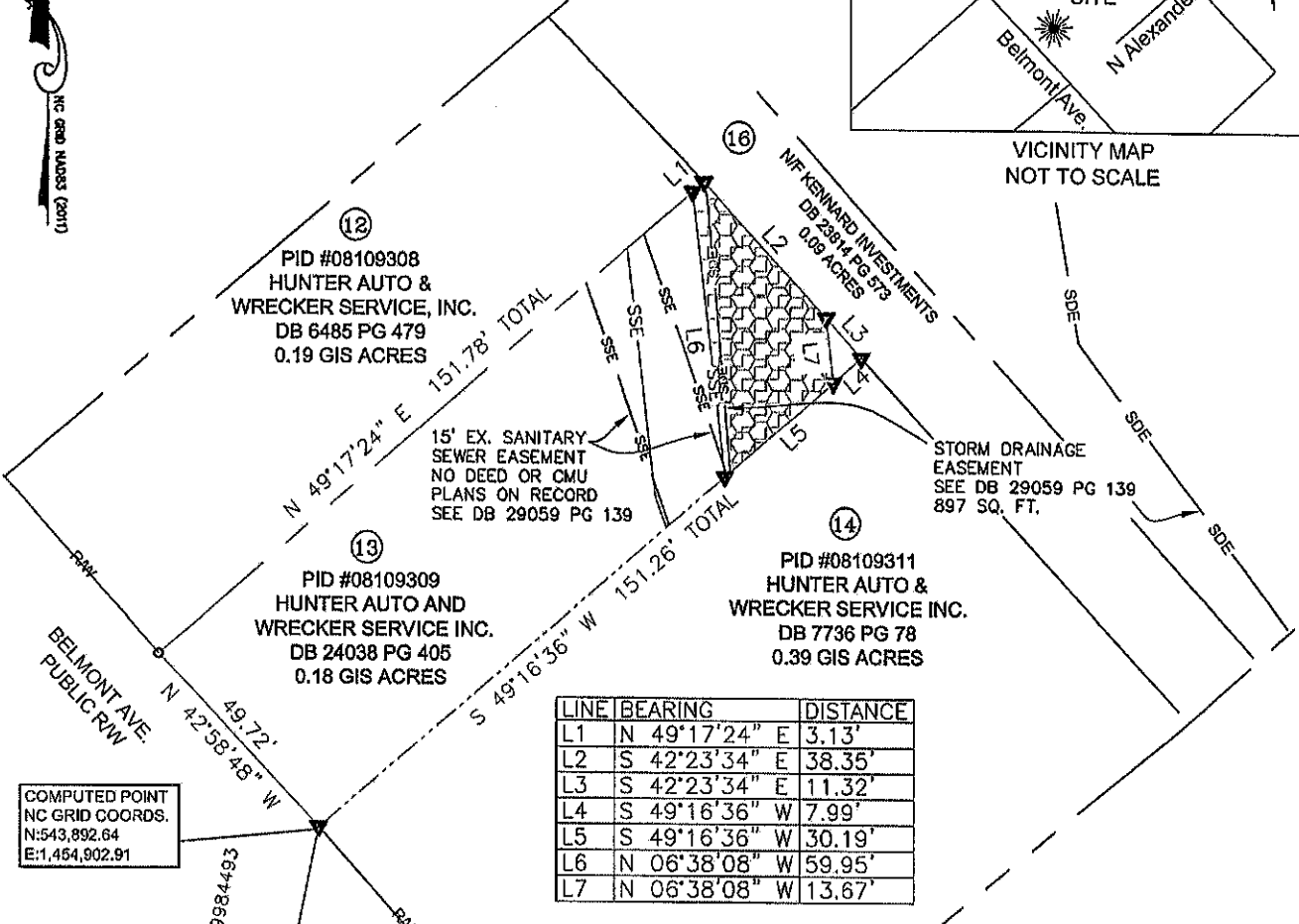
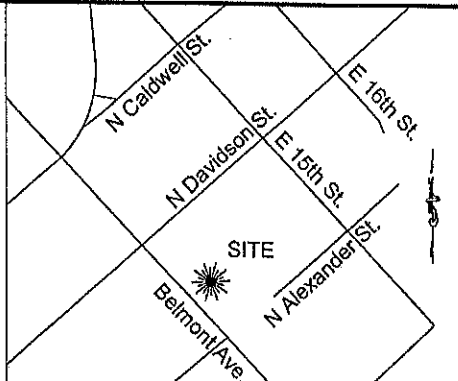
- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING RIGHT OF WAY
- PROPERTY LINE FROM RECORD DOCUMENTS
- SIDEWALK/UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- RETAINING WALL EASEMENT
- NEW RIGHT OF WAY
- EXISTING MONUMENTATION (AS NOTED)
- COMPUTED POINT
- TEMPORARY CONSTRUCTION EASEMENT
- NEW SANITARY SEWER EASEMENT
- SIDEWALK/UTILITY EASEMENT
- FEE SIMPLE OUTSIDE EXISTING RIGHT OF WAY
- RETAINING WALL EASEMENT
- EXISTING STORM DRAINAGE EASEMENT - SANITARY SEWER EASEMENT OVERLAP

Plat Prepared By:  
CES GROUP ENGINEERS, LLP  
274 N. HIGHWAY 16 BUSINESS  
DENVER, NC 28037  
704.489.1500

- NOTES:
- 1) BOUNDARY INFORMATION BASED ON DEED BOOK 6485 PAGE 479 AS RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS.
  - 2) TOTAL AREA = 7,462 SQ. FT.
  - 3) SANITARY SEWER EASEMENT = 7 SQ. FT.
  - 4) AREA REMAINING = 7,462 SQ. FT.



sekIDWGLEasement\isHunter parcel 08109308.dwg



COMPUTED POINT  
NC GRID COORDS.  
N:543,892.64  
E:1,454,902.91

NGS MONUMENT  
'WAGNER'  
NC GRID COORDS.  
N:539,884.15  
E:1,454,078.50

BROKEN SCALE  
COMBINED FACTOR = 0.99984493  
N 17°37'19" E  
4093.01' GROUND  
4092.37' GRID

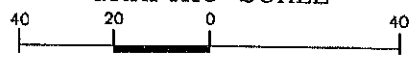
**TYPICAL PROJECT LEGEND**

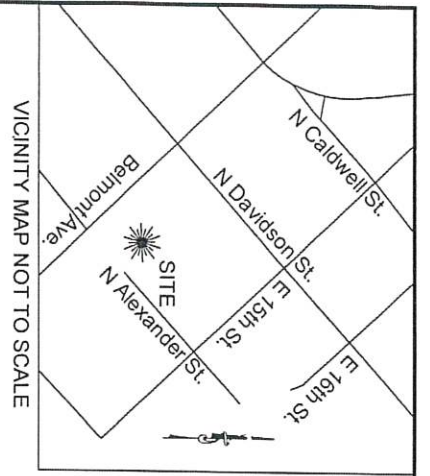
- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING RIGHT OF WAY
- PROPERTY LINE FROM RECORD DOCUMENTS
- SIDEWALK/UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- RETAINING WALL EASEMENT
- NEW RIGHT OF WAY
- EXISTING MONUMENTATION (AS NOTED)
- COMPUTED POINT
- TEMPORARY CONSTRUCTION EASEMENT
- NEW SANITARY SEWER EASEMENT
- SIDEWALK/UTILITY EASEMENT
- FEE SIMPLE OUTSIDE EXISTING RIGHT OF WAY
- RETAINING WALL EASEMENT
- EXISTING STORM DRAINAGE EASEMENT-  
SANITARY SEWER EASEMENT OVERLAP

Plat Prepared By:  
CES GROUP ENGINEERS, LLP  
274 N. HIGHWAY 16 BUSINESS  
DENVER, NC 28037  
704.489.1500

- NOTES:
- 1) BOUNDARY INFORMATION BASED ON DEED BOOK 24038 PAGE 405 AS RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS.
  - 2) TOTAL AREA = 7,526 SQ. FT.
  - 3) SANITARY SEWER EASEMENT = 980 SQ. FT.
  - 4) SANITARY SEWER-EXISTING STORM DRAINAGE EASEMENT OVERLAP = 851 SQ. FT.
  - 5) AREA REMAINING = 7,526 SQ. FT.

**GRAPHIC SCALE**

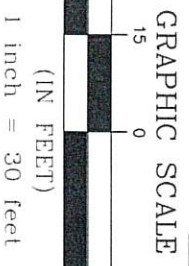




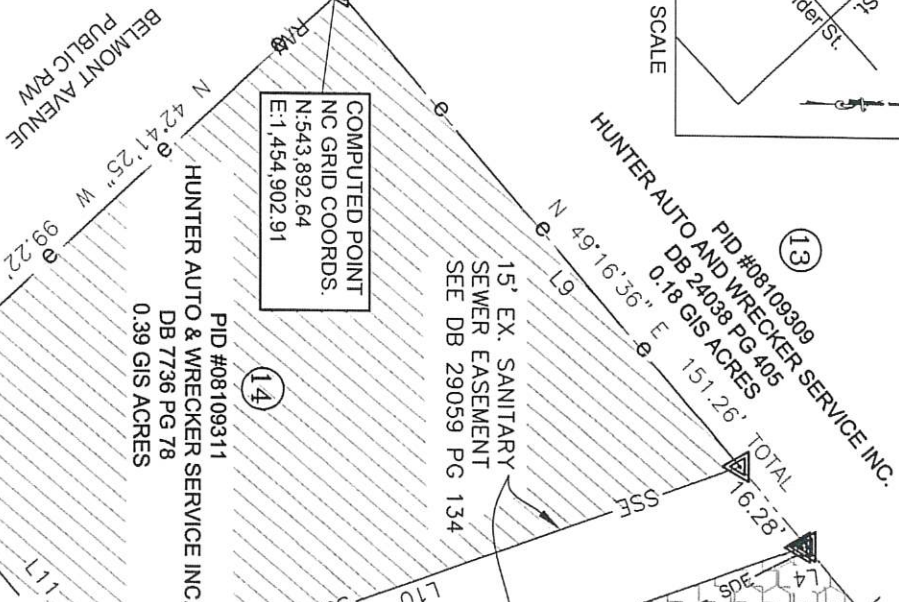
BROKEN SCALE  
 COMBINED FACTOR = 0.99984493  
 N 11°37'19" E  
 4093.01' GROUND  
 4092.37' GRID

NGS MONUMENT  
 WAGNER  
 NC GRID COORDS.  
 N:539,884.15  
 E:1,454,078.50

COMPUTED POINT  
 NC GRID COORDS.  
 N:543,892.64  
 E:1,454,902.91



Plat Prepared By:  
 CES GROUP ENGINEERS, LLP  
 274 N. HIGHWAY 16 BUSINESS  
 DENVER, NC 28037  
 704.489.1500



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

LINE	BEARING	DISTANCE
L1	S 49°56'27" W	53.07'
L2	S 49°56'27" W	26.67'
L3	N 19°39'42" W	106.39'
L4	N 06°38'08" W	0.85'
L5	N 49°16'36" E	30.19'
L6	N 06°38'08" W	14.91'
L7	N 19°39'42" W	94.24'
L8	N 49°16'36" E	7.99'
L9	N 49°16'36" E	96.81'
L10	S 19°39'42" E	106.95'
L11	S 49°56'27" W	54.97'

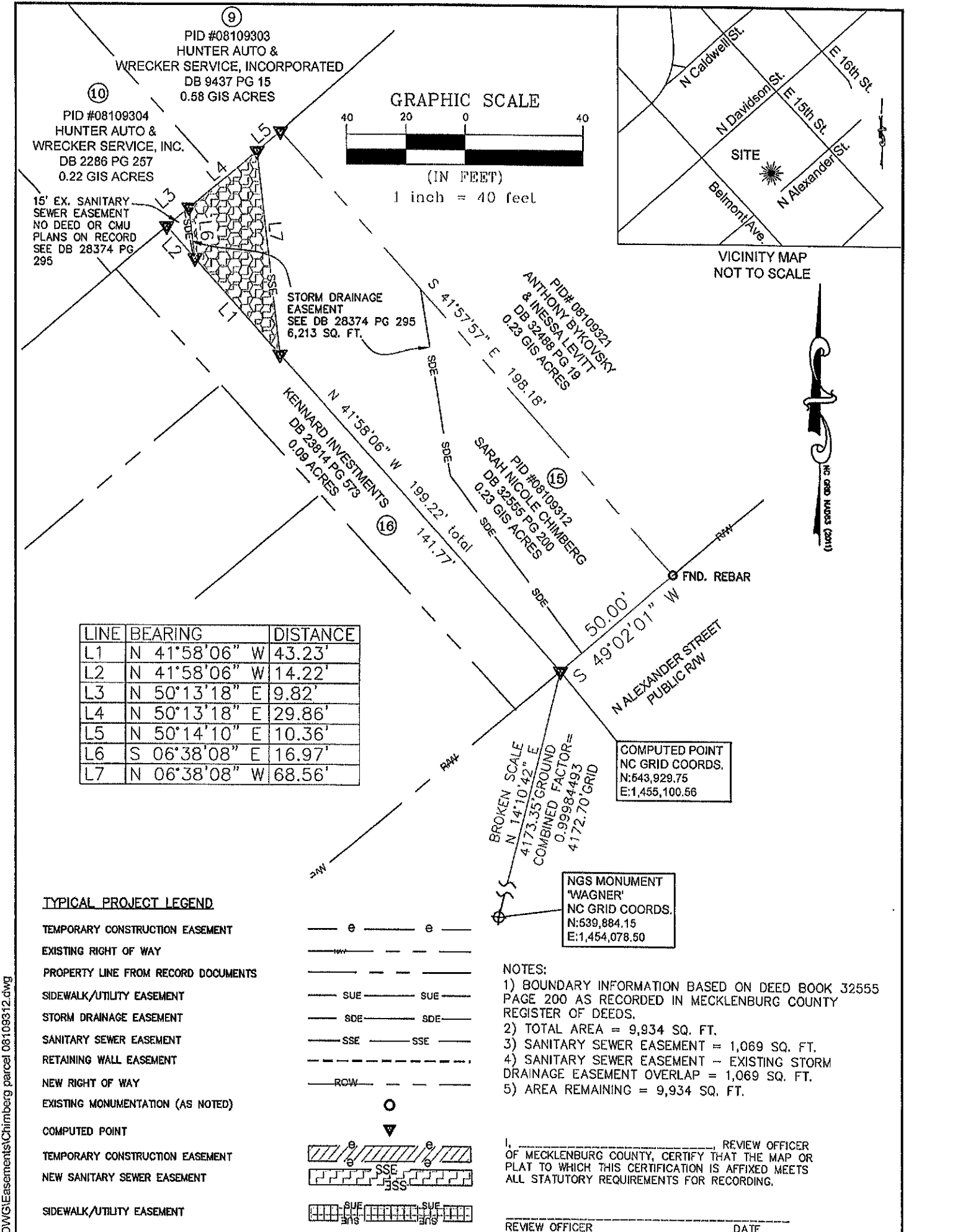
I, ROY P. FOWLER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION OF EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN.  
 DATE 10/12/18  
 NC PLS L-4232



- TYPICAL PROJECT LEGE**
- TEMPORARY CONSTRUCTION EA
  - EXISTING RIGHT OF WAY
  - PROPERTY LINE FROM RECORD
  - SIDEWALK/UTILITY EASEMENT
  - STORM DRAINAGE EASEMENT
  - SANITARY SEWER EASEMENT
  - RETAINING WALL EASEMENT
  - NEW RIGHT OF WAY
  - EXISTING MONUMENTATION (AS COMPUTED POINT)
  - TEMPORARY CONSTRUCTION EA
  - NEW SANITARY SEWER EASEMENT
  - SIDEWALK/UTILITY EASEMENT
  - FEE SIMPLE OUTSIDE EXISTING
  - RETAINING WALL EASEMENT
  - EXISTING STORM DRAINAGE EASEMENT
  - SANITARY SEWER EASEMENT ON

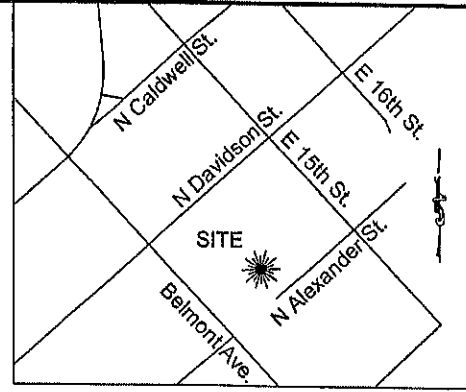
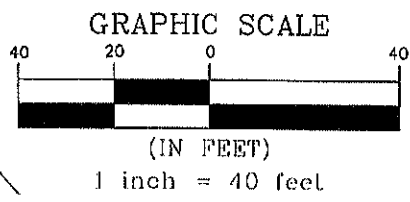
- NOTES:
- BOUNDARY
  - BOOK 7736 MECKLENBURG
  - TOTAL AREA
  - SANITARY SEWER
  - TEMPORARY CONSTRUCTION EA
  - STORM DRAINAGE EASEMENT
  - AREA RE

CHAR W&E  
 TRUN SANITARY  
 JOB NUMBER 7014  
 MS PREPARED BY



⑨  
 PID #08109303  
 HUNTER AUTO &  
 WRECKER SERVICE, INCORPORATED  
 DB 9437 PG 15  
 0.58 GIS ACRES

⑩  
 PID #08109304  
 HUNTER AUTO &  
 WRECKER SERVICE, INC.  
 DB 2286 PG 257  
 0.22 GIS ACRES



15' EX. SANITARY  
 SEWER EASEMENT  
 NO DEED OR CMU  
 PLANS ON RECORD  
 SEE DB 28374 PG  
 295

STORM DRAINAGE  
 EASEMENT  
 SEE DB 28374 PG 295  
 6,213 SQ. FT.

PID# 08109321  
 ANTHONY BYKOVSKY  
 & INESSA LEVITT  
 DB 32488 PG 19  
 0.23 GIS ACRES

PID #08109312  
 SARAH NICOLE CHIMBERG  
 DB 32555 PG 200  
 0.23 GIS ACRES

LINE	BEARING	DISTANCE
L1	N 41°58'06" W	43.23'
L2	N 41°58'06" W	14.22'
L3	N 50°13'18" E	9.82'
L4	N 50°13'18" E	29.86'
L5	N 50°14'10" E	10.36'
L6	S 06°38'08" E	16.97'
L7	N 06°38'08" W	68.56'

KENNARD INVESTMENTS  
 DB 23814 PG 573  
 0.09 ACRES

S 41°57'57" E 198.18'  
 SDE

199.22' total  
 141.77'  
 SDE

50.00'  
 49°02'01" W  
 FND. REBAR  
 N ALEXANDER STREET  
 PUBLIC ROW

BROKEN SCALE  
 N 14°10'42" E  
 4173.35' GROUND  
 COMBINED FACTOR =  
 0.99984493  
 4172.70' GRID

COMPUTED POINT  
 NC GRID COORDS.  
 N:643,929.75  
 E:1,455,100.56

NGS MONUMENT  
 'WAGNER'  
 NC GRID COORDS.  
 N:539,884.15  
 E:1,454,078.50

**TYPICAL PROJECT LEGEND**

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING RIGHT OF WAY
- PROPERTY LINE FROM RECORD DOCUMENTS
- SIDEWALK/UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- RETAINING WALL EASEMENT
- NEW RIGHT OF WAY
- EXISTING MONUMENTATION (AS NOTED)
- COMPUTED POINT
- TEMPORARY CONSTRUCTION EASEMENT
- NEW SANITARY SEWER EASEMENT
- SIDEWALK/UTILITY EASEMENT
- FEE SIMPLE OUTSIDE EXISTING RIGHT OF WAY

- NOTES:
- BOUNDARY INFORMATION BASED ON DEED BOOK 32555 PAGE 200 AS RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS.
  - TOTAL AREA = 9,934 SQ. FT.
  - SANITARY SEWER EASEMENT = 1,069 SQ. FT.
  - SANITARY SEWER EASEMENT - EXISTING STORM DRAINAGE EASEMENT OVERLAP = 1,069 SQ. FT.
  - AREA REMAINING = 9,934 SQ. FT.

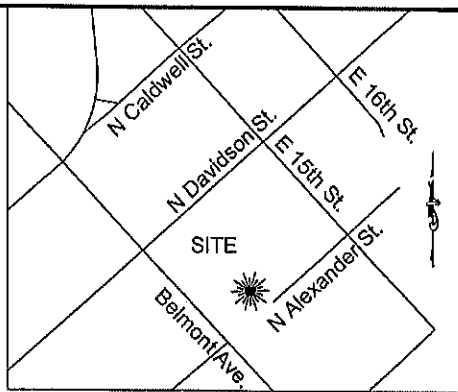
I, \_\_\_\_\_, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

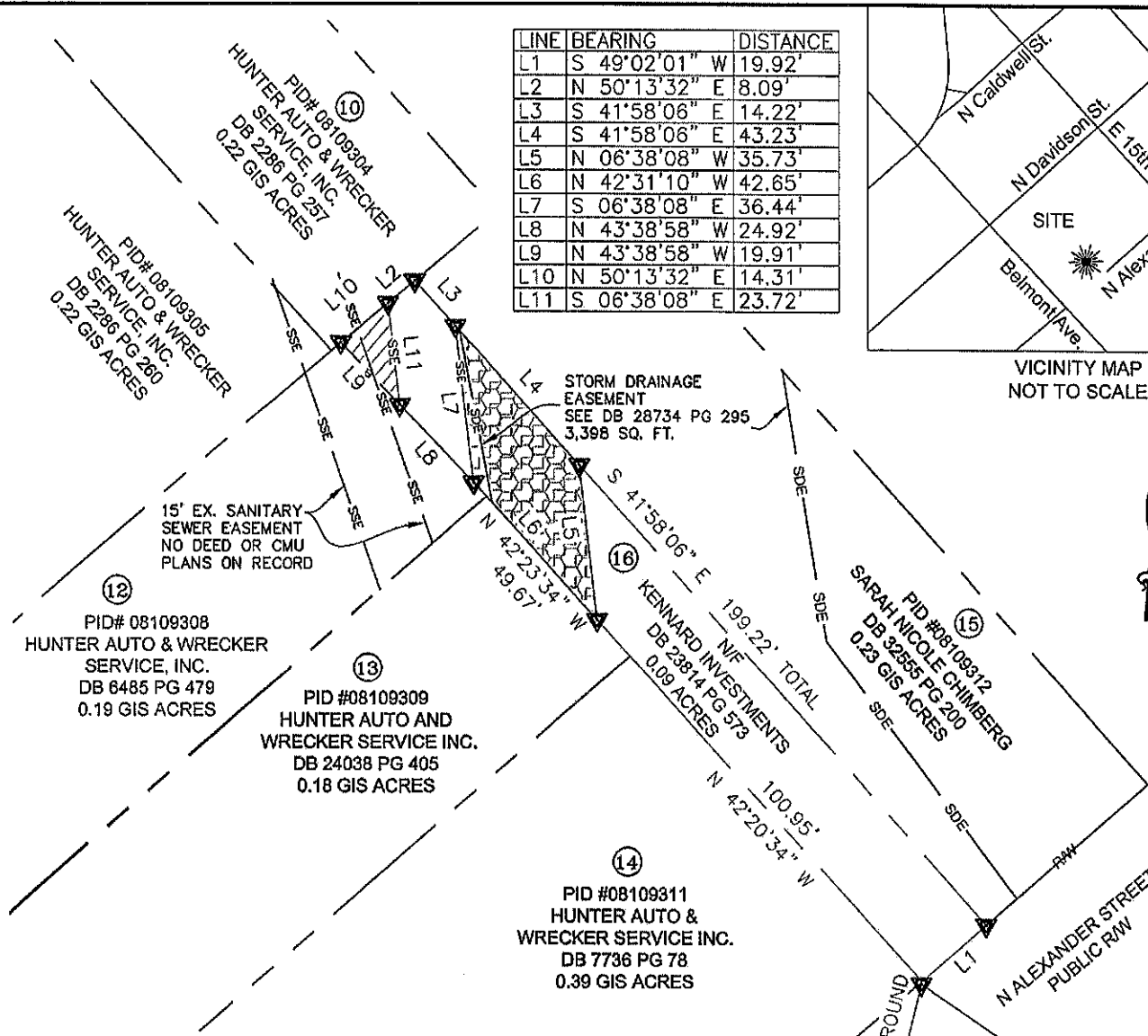
Plat Prepared By: \_\_\_\_\_

eekDWG\Easements\Chimberg parcel 08109312.dwg

LINE	BEARING	DISTANCE
L1	S 49°02'01" W	19.92'
L2	N 50°13'32" E	8.09'
L3	S 41°58'06" E	14.22'
L4	S 41°58'06" E	43.23'
L5	N 06°38'08" W	35.73'
L6	N 42°31'10" W	42.65'
L7	S 06°38'08" E	36.44'
L8	N 43°38'58" W	24.92'
L9	N 43°38'58" W	19.91'
L10	N 50°13'32" E	14.31'
L11	S 06°38'08" E	23.72'



VICINITY MAP  
NOT TO SCALE



**TYPICAL PROJECT LEGEND**

- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING RIGHT OF WAY
- PROPERTY LINE FROM RECORD DOCUMENTS
- SIDEWALK/UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- RETAINING WALL EASEMENT
- NEW RIGHT OF WAY
- EXISTING MONUMENTATION (AS NOTED)
- COMPUTED POINT
- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING SANITARY SEWER EASEMENT
- SIDEWALK/UTILITY EASEMENT
- FEE SIMPLE OUTSIDE EXISTING RIGHT OF WAY
- RETAINING WALL EASEMENT
- EXISTING STORM DRAINAGE EASEMENT-SANITARY SEWER EASEMENT OVERLAP

COMPUTED POINT  
NC GRID COORDS.  
N:543,916.70  
E:1,455,085.62

NGS MONUMENT  
'WAGNER'  
NC GRID COORDS.  
N:539,884.15  
E:1,454,078.60

Plat Prepared By:  
CES GROUP ENGINEERS, LLP  
274 N. HIGHWAY 16 BUSINESS  
DENVER, NC 28037  
704.489.1500

- NOTES:
- 1) BOUNDARY INFORMATION BASED ON DEED BOOK 23814 PAGE 573 AS RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS.
  - 2) TOTAL AREA = 4,133 SQ. FT.
  - 3) SANITARY SEWER EASEMENT = 902 SQ. FT.
  - 4) TEMPORARY CONSTRUCTION EASEMENT = 142 SQ. FT.
  - 5) SANITARY SEWER EASEMENT-EXISTING STORM DRAINAGE EASEMENT OVERLAP = 861 SQ. FT.
  - 6) AREA REMAINING = 4,133 SQ. FT.

**GRAPHIC SCALE**

