2005108599

MAP BOOK 43 PAGE 799

I, SHAD SPENCER, Review Officer for Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer 6/14/05 Date

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

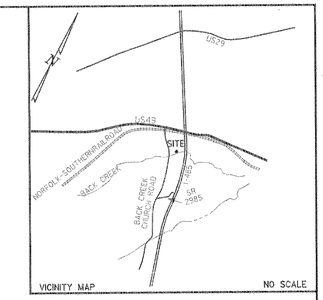
PLANNING COMMISSION STAFF 6/14/05 DATE

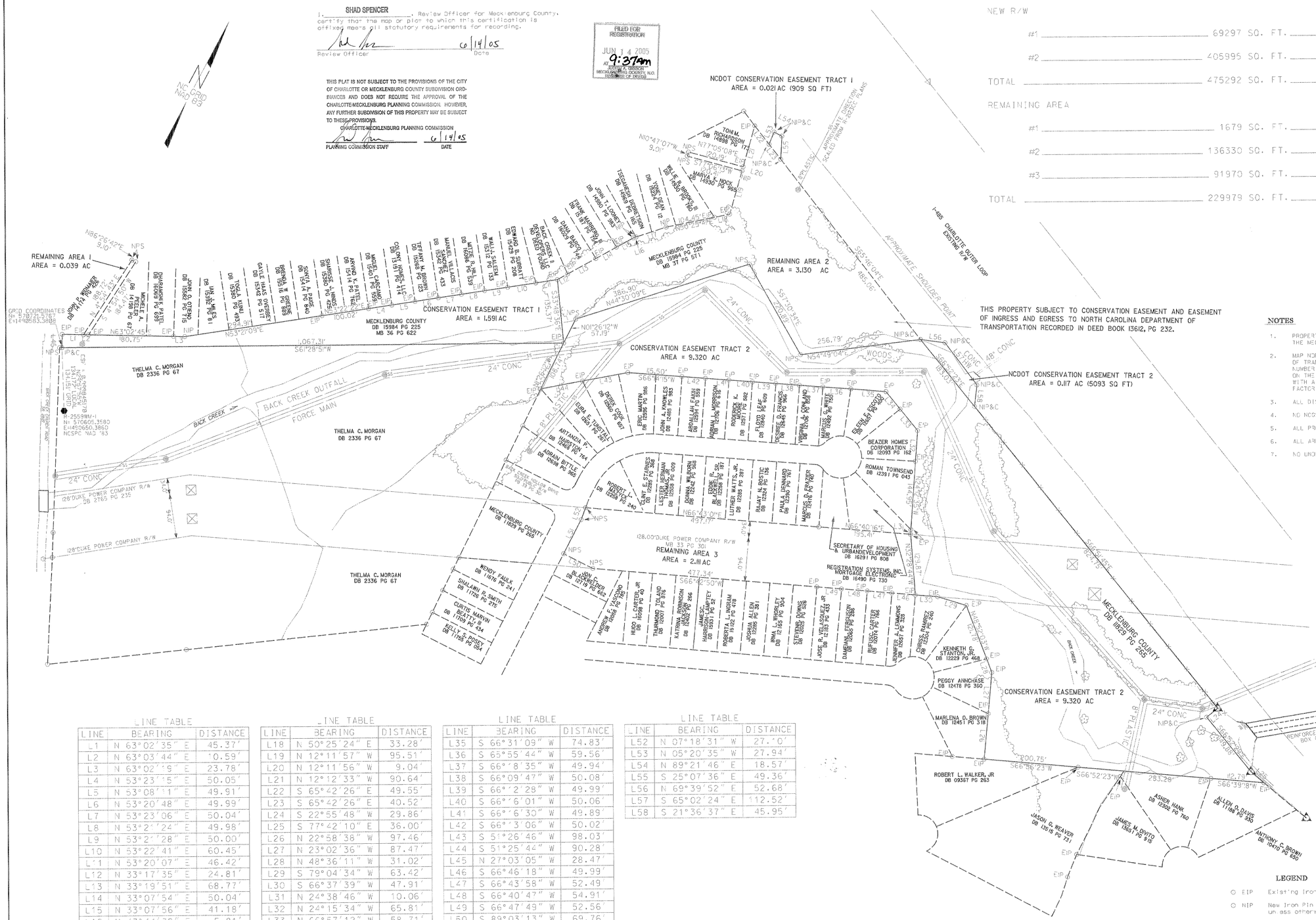
FILED FOR REGISTRATION
JUN 14 2005
AT 9:37am
BOOK AND PAGE
JOHN L. DIXSON
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

NC GRID NAD '83

TABLE OF AREAS

TOTAL AREA	705270 SQ. FT.	16.191 AC.
NEW R/W		
#1	69297 SQ. FT.	1.591 AC.
#2	405995 SQ. FT.	9.320 AC.
TOTAL	475292 SQ. FT.	10.911 AC.
REMAINING AREA		
#1	1679 SQ. FT.	0.039 AC.
#2	136330 SQ. FT.	3.130 AC.
#3	91970 SQ. FT.	2.111 AC.
TOTAL	229979 SQ. FT.	5.280 AC.





NOTES

1. PROPERTY SURVEYED IS RECORDED IN DB 11829, PG 265 AND DB 15984, PG 226 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
2. MAP NORTH AND PROJECT COORDINATES ARE BASED ON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SHEET PLAN MAPPING FOR PROJECT NUMBER 6.6980057, TIP NUMBER R-2559WM-1. THE LOCALIZED COORDINATE SYSTEM FOR THIS PROJECT IS BASED ON THE NAD '83 STATE PLANE COORDINATES FOR THE NCDOT GPS MONUMENT "R2559WM-1" WITH A NORTHING OF 570605.358, EASTING OF 1490650.386. THE AVERAGE COMBINED FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS 0.999845170.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
4. NO NGS CONTROL MONUMENTS FOUND WITHIN 2000'.
5. ALL PROPERTY LINES NOT FIELD SURVEYED ARE SHOWN AS DASHED LINES.
6. ALL AREAS ARE COMPUTED BY COORDINATE METHOD.
7. NO UNDERGROUND UTILITIES WERE LOCATED AS ART OF THIS SURVEY.

I, Randy W. Nance, certify to one or more of the following as indicated:

a.____ That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

b.____ That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;

c.____ That the survey is of an existing parcel or parcels of land.

d. X That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

e.____ That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

Randy W. Nance
Randy W. Nance, PLS L-4185

NORTH CAROLINA PROFESSIONAL SEAL L-4185 LAND SURVEYOR RANDY W. NANCE

I, Randy W. Nance, a Professional Land Surveyor, certify that this map was drawn from an actual field survey performed under my direction and supervision using the recorded references above; that the boundaries not surveyed are clearly indicated as drawn; that the ratio of precision is 1:10000+; that this map conforms to GS47-30 as amended. Witness my original signature, registration number and seal, this 13th day of JUNE, A.D. 2005

Randy W. Nance
Randy W. Nance, PLS
L-4185

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 63°02'35" E	45.37'
L2	N 63°03'44" E	10.59'
L3	N 63°02'19" E	23.78'
L4	N 53°23'15" E	50.05'
L5	N 53°08'11" E	49.91'
L6	N 53°20'48" E	49.99'
L7	N 53°23'06" E	50.04'
L8	N 53°21'24" E	49.98'
L9	N 53°21'28" E	50.00'
L10	N 53°22'41" E	60.45'
L11	N 53°20'07" E	46.42'
L12	N 33°17'35" E	24.81'
L13	N 33°19'51" E	68.77'
L14	N 33°07'54" E	30.04'
L15	N 33°07'56" E	41.18'
L16	N 43°44'32" E	5.81'
L17	N 43°44'35" E	67.51'

LINE TABLE

LINE	BEARING	DISTANCE
L18	N 50°25'24" E	33.28'
L19	N 12°11'57" W	95.51'
L20	N 12°11'56" W	9.04'
L21	N 12°12'33" W	90.64'
L22	S 65°42'26" E	49.55'
L23	S 65°42'26" E	40.52'
L24	S 22°55'48" W	29.86'
L25	S 77°42'10" E	36.00'
L26	N 22°58'38" W	97.46'
L27	N 23°02'36" W	87.47'
L28	N 48°36'11" W	31.02'
L29	S 79°04'34" W	63.42'
L30	S 66°37'39" W	47.91'
L31	N 24°38'46" W	10.06'
L32	N 24°15'34" W	65.81'
L33	N 66°57'12" W	58.71'
L34	N 67°02'34" W	47.86'

LINE TABLE

LINE	BEARING	DISTANCE
L35	S 66°31'09" W	74.83'
L36	S 65°55'44" W	59.56'
L37	S 66°18'35" W	49.94'
L38	S 66°09'47" W	50.08'
L39	S 66°12'28" W	49.99'
L40	S 66°16'01" W	50.06'
L41	S 66°16'30" W	49.89'
L42	S 66°13'06" W	50.02'
L43	S 51°26'46" W	98.03'
L44	S 51°25'44" W	90.28'
L45	N 27°03'05" W	28.47'
L46	S 66°46'18" W	49.99'
L47	S 66°43'58" W	52.49'
L48	S 66°40'47" W	54.91'
L49	S 66°47'49" W	52.56'
L50	S 89°03'13" W	69.76'
L51	N 00°55'21" W	81.54'

LINE TABLE

LINE	BEARING	DISTANCE
L52	N 07°18'31" W	27.70'
L53	N 05°20'35" W	27.94'
L54	N 89°21'46" E	18.57'
L55	S 25°07'36" E	49.36'
L56	N 69°39'52" E	52.68'
L57	S 65°02'24" E	112.52'
L58	S 21°36'37" E	45.95'

LEGEND

- EIP Existing Iron Pin
- NIP New Iron Pin (#5 Rebar unless otherwise noted)
- NIP&C New Iron Pin and Cap (NCDOT Conservation Easement)
- NPS No Point Set
- NCDOT R/W Monument (#5 Rebar and Cap)
- R/W Right of Way
- Property Line
- Property Line (Not Surveyed)
- Sanitary Sewer Manhole

Scale 1" = 100'
100' 0 100' 200'

ESP ASSOCIATES, P.A.
engineering · surveying · planning
856 Gold Hill Road, Unit 111
Fort Mill, SC 29708 (803)548-0045

NO.	DATE	REVISION

CRAB ORCHARD TOWNSHIP
MECKLENBURG COUNTY, NC

SURVEY FOR:
NC DEPARTMENT OF TRANSPORTATION
(PROJECT NO. 6.678019T, TIP NO. R-2248C

OWNER CONSERVATION EASEMENT
MECKLENBURG COUNTY PROPERTY
DEPARTMENT OF TRANSPORTATION

ESP PROJECT NO 0033.2.5
TIP NO. R-2559WM
DATE AUGUST 23, 2004
SCALE 1" = 100'
DRAWN BY R.K.N.
CHECKED BY R.W.N.
DRAWING NO 0:\0033WM_DEV\DWG\0-1001.DWG

FOR REGISTRATION JUDITH A. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2005 JUN 14 09:37 AM
BK:43 PG:799-800 FEE:$21.00

INSTRUMENT # 2005108599

2005108599

JUDITH A. GIBSON
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording and/or cancellation.

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Filed For Registration:	**06/14/2005 09:37 AM**
Book:	**MAP 43 Page: 799-800**
Document No.:	**2005108599**
	MAP 2 PGS $21.00
Recorder:	**TERESITA BYRUM**

2005108599