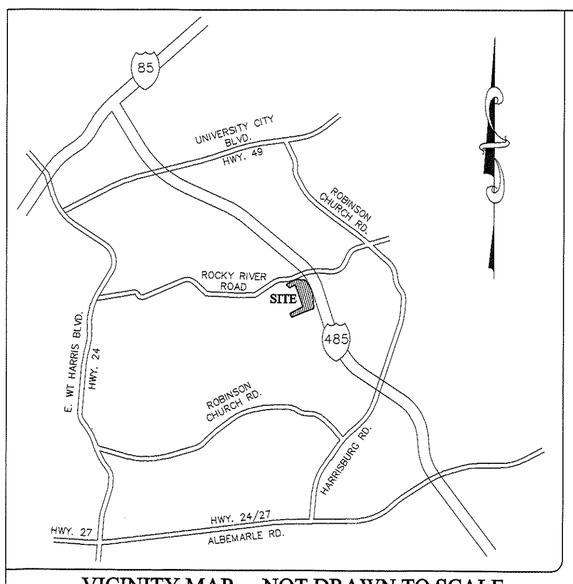


VICINITY MAP - NOT DRAWN TO SCALE

REFERENCE NOTE:
Project referenced to OPUS derived baseline.
OPUS solution was performed on February 06, 2007
Using the following Base Stations:
CHME CHARLOTTE CORS ARP
NCMO MOORESVILLE CORS ARP
NCCO CONCORD CORS ARP

OPUS #2
N: 562314.007 FT (NAD 83 / 2001)
E: 1499536.791 FT (NAD 83 / 2001)
ELEV: 751.780 (GEOID 03 NAVD 88)
COMBINED FACTOR: 0.99984154

NCGS CONTROL MONUMENT "SHINN"
(AS PUBLISHED BY NORTH CAROLINA GEODETIC SURVEY)
N: 562627.156 FT (NAD 83 / 1986)
E: 1500111.882 FT (NAD 83 / 1986)
ELEV: 755.7 (GEOID 03 NAVD 88)

NCGS CONTROL MONUMENT "SHINN"
(FIELD LOCATION FROM OPUS BASELINE)
N: 562625.744 FT (NAD 83 / 2001)
E: 1500112.662 FT (NAD 83 / 2001)
ELEV: 755.7 (GEOID 03 NAVD 88)

N.C. GRID (NAD 83 / 2001)

ALDERWOOD LANE
PUBLIC ROAD R/W
(WIDTH VARIES)

SATTERWYTHE PLACE
MB 21 PG 610

KATER W. CORNWELL, SR.
AND WIFE
MARGARET S. CORNWELL
DB 16686 PG 892
PARCEL # 105-181-66

LOT #10A

JERRY T. TUDOR
AND
SANDRA H. TUDOR
DB 5452 PG 96
PARCEL # 105-181-65

LOT #9

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROJECT NUMBER 8.U67160
MB 3 PG 169

NCGS CONTROL MONUMENT "SHINN"
(SEE REFERENCE NOTE FOR POSITIONAL INFORMATION)

S 61°34'19" W
654.83' (GROUND)
654.73' (GRID)

OPUS #2
(SEE REFERENCE NOTE FOR POSITIONAL INFORMATION)

SATTERWYTHE PLACE
MB 21 PG 611

SATTERWYTHE LANE
45' PUBLIC ROAD R/W

ROCKY RIVER ROAD - S.R. #2802
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROJECT NUMBER 8.U67160
MB 3 PG 169
RIGHT OF WAY WIDTH VARIES

CAP (F)
OPUS #1
N 75°19'06" E
89.82'
NIS
N 76°11'34" E
155.14'
CAP (F)
TIE LINE
S 77°40'03" W
556.74'
N 75°24'33" E
54.44'
CAP (F)
C3
NIS
C2
CAP (F)
C6
CAP (F)
BARBED WIRE FENCE
C1

CONTROLLED ACCESS

RICARDO CLEMENTS
AND WIFE
CHRISTY BERG
DB 16478 PG 925
PARCEL # 105-181-60

LOT #2

NIS
N 45°08'08" W
194.89'
BASE OF BENT IRON (F)
S 62°31'32" W
257.35'
1 ¼" PIPE (F)
N 19°22'13" W
282.39'

S 01°32'19" E
595.65'

N 29°37'49" W
429.44'

TRACT "C"
ARTHUR K. COCHRAN
AND WIFE
PHYLLIS S. COCHRAN
DB 4365 PG 321
PARCEL # 105-291-03
2.1160 acres
92,172 sq. ft.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROJECT NUMBER 8.U67160
MB 3 PG 169

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.68'	S 85°15'59" W
L2	83.40'	N 38°09'37" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	301.00'	1365.11'	300.39'	N 58°56'56" E
C2	137.92'	120.50'	130.52'	S 71°39'04" E
C3	50.99'	119.93'	50.60'	N 87°36'27" E
C4	26.09'	2254.07'	26.09'	S 09°17'50" E
C5	76.66'	244.62'	76.34'	N 20°21'04" W
C6	105.94'	119.93'	102.53'	N 54°54'17" W

TRANS. TOWER
BASE OF BENT IRON (F)
68'
68' DUKE POWER COMPANY RIGHT OF WAY
DB 2659 PG 448, DB 1311 PG 497
N 19°28'21" W
579.64'
34'
34'
IRON (F)
N 19°26'08" W
291.62'

1" PIPE UNDER STONE (F)
N 89°12'49" E
304.79'
CAP (F)
NIS
C5
C4
CAP (F)
S 05°28'49" E
175.88'
L1
1 ¾" PIPE (F)
CAP (F)
S 05°11'04" E
443.24'

TRACT "A"

JUNIUS G. COCHRAN
AND WIFE
MARY K. COCHRAN
DB 559 PG 447 (PORTION), DB 561 PG 310 (PORTION),
DB 3043 PG 504
PARCEL # 105-291-04
13.3260 acres
580,479 sq. ft.

ARTHUR K. COCHRAN
AND WIFE
PHYLLIS S. COCHRAN;
SAMUEL G. COCHRAN
AND WIFE
KATHY N. COCHRAN
DB 7883 PG 837
PARCEL # 105-291-06

ARTHUR K. COCHRAN
AND WIFE
PHYLLIS S. COCHRAN
DB 7975 PG 189
PARCEL # 105-291-06

ROCKY RIVER PARTNERS, L.L.C.
C/O JUNIUS G. COCHRAN
DB 18974 PG 928
PARCEL # 105-291-05

ARTHUR K. COCHRAN ET. AL
45' INGRESS / EGRESS EASEMENT
DB 7975 PG 191

JUNIUS G. COCHRAN
AND WIFE
MARY K. COCHRAN
DB 9098 PG 174
PARCEL # 105-291-09

JOE H. HOOKS
AND WIFE
NANCY N. HOOKS
DB 4485 PG 360
PARCEL # 105-202-08

TIE LINE
N 55°41'46" W
78.12'

DELAPIDATED BARBED WIRE
FENCE MEANDERS ALONG
BOUNDARY LINE.

CENTERLINE
UNNAMED CREEK

GERALD A. ALLEN
AND WIFE
SUSAN W. ALLEN
DB 7828 PG 559
PARCEL # 105-302-11

LOT #156

SAMUEL G. COCHRAN
AND WIFE
KATHY N. COCHRAN
DB 7975 PG 187
PARCEL # 105-291-07

JAMES W. SLOAN
AND WIFE
JANICE K. SLOAN
DB 17430 PG 510
PARCEL # 105-302-10

LOT #157

FREDERICK H. SPOONER
AND WIFE
MELBA SPOONER
DB 7547 PG 46
PARCEL # 105-302-12

LOT #155

MICHAEL ALLYN WHEELER
AND
NICOLLE WOODBURY ANDERSON
DB 7978 PG 244
PARCEL # 105-302-13

LOT #154

TIE LINE
S 27°34'19" E
73.42'
TIE LINE
S 27°31'43" E
21.58'
IRON (F)
IRON (F)
N 62°27'30" E
582.90'

TRACT "B"

DELAPIDATED BARBED WIRE
FENCE MEANDERS ALONG
BOUNDARY LINE.

JUNIUS G. COCHRAN
AND WIFE
MARY K. COCHRAN
DB 559 PG 447 (PORTION)
PARCEL # 105-291-04 (PORTION)
2.5898 acres
112,811 sq. ft.

60' UNIMPROVED
ROAD RIGHT OF WAY
DB 2097 PG 125

BASE OF BENT
1 ½" ROD (F)

N 19°26'25" W
228.40'

DELAPIDATED BARBED WIRE
FENCE MEANDERS ALONG
BOUNDARY LINE.

1" PINCHED TOP PIPE (F)

CENTERLINE
UNNAMED CREEK

387.81'
320.19'
S 68°11'38" W (F)
N 57°49'36" E
TIE LINE
SQUARE HEAD BOLT (F)
156.71'

LIONEL A. MEANS, JR.
AND WIFE
ASHAKI N. MEANS
DB 20766 PG 825
PARCEL # 105-302-08

LOT #159

SWINDON COURT
60' PUBLIC ROAD R/W

THOMAS KIRWIN
AND WIFE
GERALDINE C. KIRWIN
DB 20638 PG 924
PARCEL # 105-302-09

LOT #158

GERALD A. ROBINSON
AND WIFE
SHELRON W. ROBINSON
DB 21190 PG 476
PARCEL # 105-302-14

LOT #153

N 27°36'57" W
169.86'
IRON (F)
170.85'
S 68°11'38" W
IRON (F)
S 68°14'13" W
223.29'
N 02°21'03" W
213.78'
IRON (F)
S 68°28'57" W
159.24'
TIE LINE
L2
IRON (F)

WITNESS TREE. (F)
TIE LINE
N 02°24'37" W
104.65'
IRON (F)

1" PINCHED TOP PIPE
IN PILE OF STONES (F)

CLYDE HOOKS
AND WIFE
DOROTHY P. HOOKS
DB 4465 PG 358
PARCEL # 105-202-07

TRANS. TOWER

MICHAEL P. GORMAN
AND WIFE
MARY K. GORMAN
DB 10968 PG 23
PARCEL # 105-302-19

LOT #148

BRANTLEY OAKS
MB 24 PAGE 349

NOEL G. McELREATH
AND WIFE
JENNIFER C. McELREATH
DB 18581 PG 475
PARCEL # 105-302-15

LOT #152

WILLIAM M. HOUCK
AND WIFE
DEBORAH A. HOUCK
DB 7110 PG 806
PARCEL # 105-302-16

LOT #151

TIMOTHY J. TRAUTMAN
AND WIFE
SUZANNE H. TRAUTMAN
DB 17134 PG 507
PARCEL # 105-302-18

LOT #149

SILCHESTER LANE
50' PUBLIC ROAD R/W

MARK A. CRAMER
AND WIFE
KATHRYN W. CRAMER
DB 10013 PG 744
PARCEL # 105-302-17

LOT #150

GLENN NORWOOD POOLE, JR.
AND WIFE
NANCY HINSDALE POOLE
DB 7627 PG 527
PARCEL # 105-302-20

LOT #147

RIBBLE COURT
50' PUBLIC ROAD R/W

LOT #145

BRANTLEY OAKS
MB 24 PAGE 347

THE MICHELLE LYNETTE-
STRAKA REINHART
REVOCABLE TRUST DATED
SEPTEMBER 10, 1998
DB 12134 PG 47
PARCEL # 105-302-22

VICTORIA S. GONZALEZ
AND HUSBAND
CHARLES M. ANTONUCCI
DB 12259 PG 740
PARCEL # 105-302-21

LOT #146

R/W

LEGEND:

(F)	-	FOUND
DB	-	DEED BOOK
PG	-	PAGE
MB	-	MAP BOOK
R/W	-	RIGHT OF WAY
N.C.D.O.T.	-	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
CAP	-	NCDOT R/W BOUNDARY MONUMENT
TRANS.	-	TRANSMISSION

NOTES:

THE SUBJECT PROPERTY SHOWN HEREON IS NOT SUBJECT TO A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. MAP COMMUNITY - PANEL NUMBERS 370158 0151 E WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2004. THE FLOOD ZONE DESIGNATION IS ZONE X.

NO S.W.I.M. BUFFER LOCATED ON THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.

AREAS COMPUTED BY COORDINATE METHOD.

TAX PARCEL(S): 105-291-03, 105-291-04.

CURRENT ZONING: R-3 (PER TAX RECORDS).

SUBJECT PROPERTY LEGAL REFERENCE(S):
DB 559 PG 447, DB 561 PG 310, DB 3043 PG 501,
DB 4365 PG 321.

DUKE POWER RIGHT OF WAY (DB 2659 PG 448) SHOWN BASED ON FIELD LOCATED TRANSMISSION TOWERS.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.

ALL ADJOINING OWNERS SHOWN HEREON WERE TAKEN FROM MECKLENBURG COUNTY TAX RECORDS AND ARE CONSIDERED NOW OR FORMERLY.

SUBJECT TO RIGHTS OF WAY OR EASEMENTS OF RECORD NOT SHOWN HEREON.(IF ANY)

THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

TRACT "B" REQUIRES AN EASEMENT FOR THE PURPOSES OF INGRESS / EGRESS.

I, Jeremiah Henninger, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as dashed from information found in the Mecklenburg County Register of Deeds as shown hereon; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this XXth day of February, A.D., 2007.

PRELIMINARY (NOT FOR OFFICIAL USE OF ANY KIND)
Jeremiah Henninger, NCPLS L - 4643

PRELIMINARY

OWNER
X_____
X_____
X_____

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

7060B

REVISIONS		
NO.	DATE	REMARKS

SITE Engineering & Surveying
8041 Corporate Center Drive
Suite 200
Charlotte, NC 28226
Phone: (704) 540-4706
Fax: (704) 540-4708

BOUNDARY SURVEY FOR
X_____
CRAB ORCHARD TOWNSHIP
MECKLENBURG COUNTY, NORTH CAROLINA

DATE:	FEBRUARY XX, 2007
TECHNICIAN:	JH
CHECKED BY:	JH
SCALE:	1" = 100'
PROJECT NO.	
DRAWING TITLE:	Grace Crossing.dwg
SHEET NO.	1 OF 1