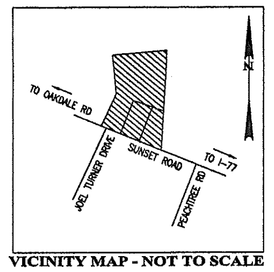
SURVEY SHOWING THE

CHARLES D. & FRANCES J. HOPKINS PROPERTY

CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DATE OF SURVEY: JUNE 9, 2009
DATE OF PLAT: JUNE 18, 2009

60 30 0 30 60
1 INCH = 30 FEET

FROM THE OFFICE OF
JASON LEE WYLIE
PROFESSIONAL LAND SURVEYOR
LICENSED IN NORTH & SOUTH CAROLINA
2417 FAY JONES ROAD
DENVER, N.C. 28037
TEL: 704-763-5926
FAX: 704-489-2057



VICINITY MAP - NOT TO SCALE

NC GRID
SPC 83

JOEL TURNER DRIVE
50' PUBLIC R/W

SS LINE
SSMH
RIM: 770.05
INV. STUB: 761.86

PPE WNW
BY 4' FROM POST
ELEV: 775.9

EXISTING IRON ROD
PROPERTY TIE
S16°32'57"W 65.79

EXISTING IRON PIPE
N: 576,787.91 FEET
E: 1,435,821.62 FEET

OVERHEAD POWER LINE
CENTERLINE OF R/W
EDGE OF GRAVEL
EDGE OF WOODS
GRAVEL
OHP
PP
PP GUY WIRE
CHAIN WIRES
CONCRETE
ONE STORY BRICK & FRAME
#713
SATELLITE DISH
8"WELL
CRIPPO PAVING
REF. 777.25
TRIPLE 12" HARDWOOD
12"MAGNOLIA
18"PINE
20"PINE
WOOD EDGE
42"OAK
FRAME BLDG
CONCRETE SLAB
36"TREE
OLD BARN
ASPHALT DRIVE
CROSSING OVER R/W

GARY WILLIS & YASMIN DARBY-WILLIS
DB 22015-846

769.2
CHAIN LINK FENCE
N29°15'34"E 230.84

769.7
EXISTING IRON PIPE

N04°54'02"W 279.63

EXISTING IRON ROD

ASPHALT DRIVE CROSSING OVER R/W

N29°15'50"E 230.78

N61°44'10"W
39'.58 TOTAL
120.00

S29°16'29"W 230.73

S50°42'30"E 17.43 TOTAL
120.00

51.38
EXISTING IRON PIPE

N61°37'47"E 346.42 TOTAL
315.67

LOT 2
(L.A. AUTEN ESTATE)
DB 2163-531
0.6358 ACRES
TAX PARCEL 037-071-24

LOT 1
(L.A. AUTEN ESTATE)
DB 3737-772
0.5546 ACRES
TAX PARCEL 037-071-25

LOTS 3-6
(L.A. AUTEN ESTATE)
DB 2520-135 & DB 3313-247
3.0654 ACRES
TAX PARCEL 037-071-23

LOT 107
THE WOODLANDS, PHASE 1, MAP 2
MB 35-155

LOT 106
THE WOODLANDS, PHASE 1, MAP 2
MB 35-155

LOT 105
THE WOODLANDS, PHASE 1, MAP 2
MB 35-155

LOT 104
THE WOODLANDS, PHASE 1, MAP 2
MB 35-155

LOT 103
THE WOODLANDS, PHASE 1, MAP 2
MB 35-155

SUNSET ROAD
EXISTING VARIABLE PUBLIC R/W
70' PROPOSED FUTURE PUBLIC R/W

PROPERTY TIE
S59°36'07"E 33.64

S04°27'49"W 254.15

S04°12'01"W 468.39

CP

30.75

UNNAMED STREET
(L.A. AUTEN ESTATE)
NO DEED REFERENCE FOUND
0.5006 ACRES

S04°16'33"W 744.05

KENNETH & JO EDWARDS
DB 7932-878

60' STREET
DB 1900-351

777.25
-.67
776.57

LEGEND

NCGS – NORTH CAROLINA GEODETIC SURVEY
DB – DEED BOOK
R/W – RIGHT-OF-WAY
PP – POWER POLE
RCP – REINFORCED CONCRETE PIPE
SSMH – SANITARY SEWER MANHOLE

NOTES

1. THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEMA MAP 3710451 3700 J, DATED MARCH 2, 2009. (ZONE X, MECKLENBURG COUNTY – COMMUNITY PANEL 370159 4537 J)
4. SUBJECT PROPERTY IS LOCATED IN THE ZONING JURISDICTION OF THE CITY OF CHARLOTTE. SUBJECT PROPERTY IS ZONED R-3.
5. PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND RESTRICTIONS.
6. NO NCGS MONUMENT WAS FOUND WITHIN 2000 FEET.
7. ELEVATIONS SHOWN HEREON ARE BASED ON ASBUILT INFORMATION OF EXISTING SSMH LOCATED IN JOEL TURNER DRIVE.

NOTE: THE CHARLES D. & FRANCES J. HOPKINS PROPERTY SHOWN HEREON WAS ORIGINALLY LOTS 1-8 OF THE L.A. AUTEN ESTATE AS SHOWN ON MAP PREPARED BY THE OFFICE OF J.W. SPRATT, COUNTY SURVEYOR DATED MAY 12, 1958.

TO THE BEST OF MY KNOWLEDGE, THE WESTERN HALF OF THE UNNAMED 60' STREET WAS NOT CONVEYED BY THE L.A. AUTEN ESTATE TO ANY PARTY.

ALL DEED DESCRIPTIONS FOR THE HOPKINS PROPERTY IS DESCRIBED TO THE EDGE OF THE UNNAMED 60' STREET.

A COPY OF THE ORIGINAL PLAT PREPARED BY THE OFFICE OF J.W. SPRATT, COUNTY SURVEYOR, IS AVAILABLE UPON REQUEST.

NORTH CAROLINA PROFESSIONAL L-4366 LAND SURVEYOR JASON LEE WYLIE

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, JASON LEE WYLIE, BEING DULY SWORN DEPOSES AND SAYS THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, IS IN ALL RESPECTS CORRECT ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE 9TH DAY OF JUNE, 2009 WITH A MAXIMUM LINEAR ERROR OF CLOSURE OF 1:19,000 AND A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7.5 SECONDS PER ANGLE

SIGNED _____
N.C. PROFESSIONAL LAND SURVEYOR, L-4366