

91066781

307.176.3893 S.F. TOTAL
42,000.9967 S.F. STREET R/W
265,175.3925 S.F. NET
6.0876 ACRES

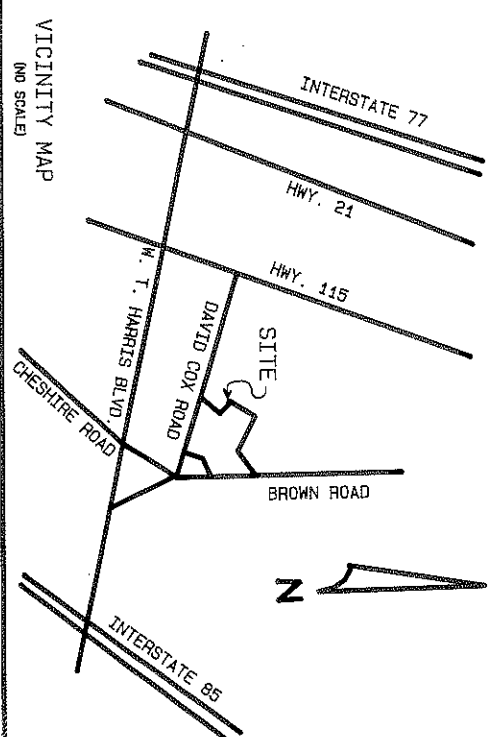
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
THE FOREGOING CERTIFICATE OF GLENDA S. SMITH, A NOTARY PUBLIC OF SAID COUNTY AND STATE, IS CERTIFIED TO BE CORRECT. THIS 20 DAY OF August 1991.
ANNE A. POWERS, REGISTER OF DEEDS.
BY: *Walter J. Mcgarry*
DEPUTY ASSISTANT

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SECRETARY *Walter J. Mcgarry* DATE 8/19/91

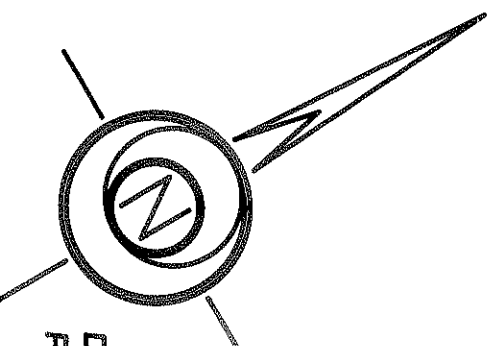
(NON OR FORMERLY)
ELIZABETH EDWARDS
TANNER
DB. 1503 PG. 115

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *John P. ...*
DISTRICT ENGINEER
DATE 8-19-91

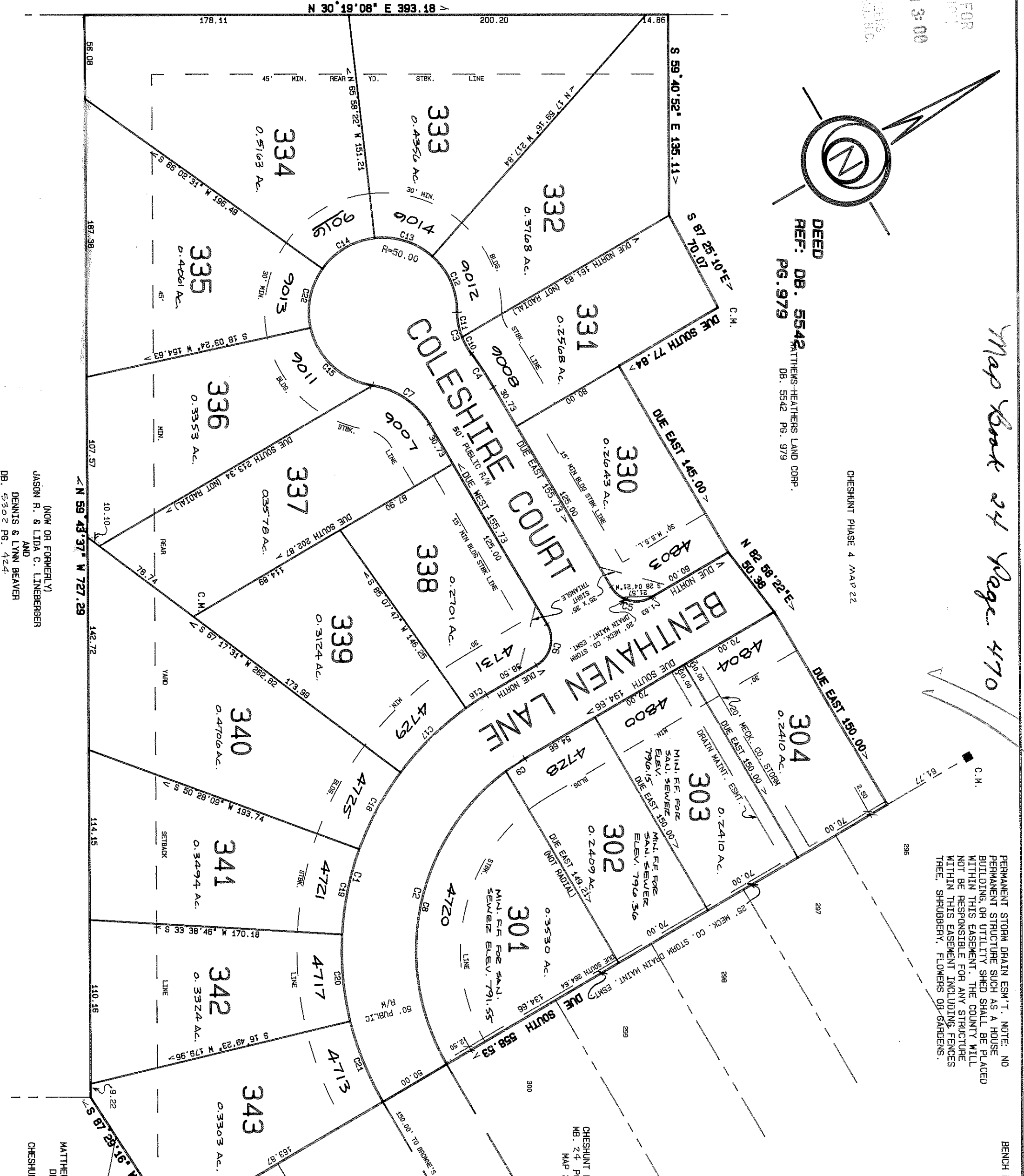
APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA
MECKLENBURG COUNTY ENGINEERING DEPT.
ENGINEER *Walter J. Mcgarry* DATE 8/19/91



Map Book of Page 470



DEED REF: DB. 5542 MATTHEWS-HEATHERS LAND CORP.
PG. 979 DB. 5542 PG. 979



PERMANENT STORM DRAIN ESM. T. NOTE: NO BUILDING OR UTILITY SHED SHALL BE PLACED WITHIN THIS EASEMENT. THE COUNTY WILL NOT BE RESPONSIBLE FOR ANY STRUCTURE WITHIN THIS EASEMENT INCLUDING FENCES, TREES, SHRUBBERY, FLOWERS OR GARDENS.

BENCH MARK: 3 NAILS SIDE BY SIDE IN OAK TREE AT INTERSECTION OF BROWN RD. & BROWNE'S FERRY RD.
ELEV. - 784.67

NOTES: PROPERTY ZONED R-12 CLUSTER
R-12 CLUSTER DATA
MIN. LOT AREA 9000 S.F.
MIN. LOT WIDTH 60 F.T.
MIN. SETBACK 25 F.T.
MIN. REAR YD. 30 F.T.
ALL ON-SITE DEMOLITION TO BE HALED OFF OF SITE.
NOTES: 35' X 35' SIGHT TRIANGLES AT ALL INTERSECTIONS.

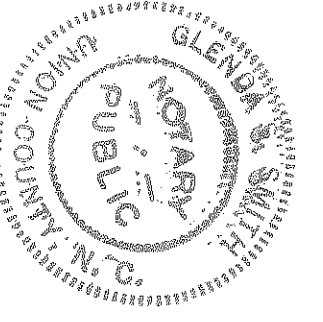
Curve Data Table with columns: Curve No., Radius, Delta, Length, Tangent, Chord

DEDICATION OF COMMON AREAS
Matthews-Heathers Land Corp. has designated hereby certain areas of land as common areas. The designated areas are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the owners of the lots shown on this plat, which dedication is recorded in DB. 5540 PG. 974 at any variance with the plat, the declaration shall control.
The common areas associated with the lots on this record are as indicated in Map Book at Page

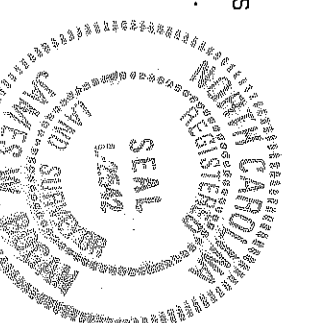
- GENERAL NOTES
1. IRON PINS AT ALL LOT CORNERS AND ANGLE POINTS
2. C.M. CONCRETE MONUMENT
3. UTILITY AND CATV EASEMENTS ARE OUTLINED IN THE RECORDED COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION
4. 10' NON-EXCLUSIVE DRAINAGE EASEMENT ASTRIE ALL LOT SIDE LINES UNLESS OTHERWISE NOTED
5. 20' RADII AT ALL R/W INTERSECTIONS.

MAP 21 OF
CHESNUT PHASE 4
PROPERTY OF
MATTHEWS-HEATHERS LAND CORP.
MALLARD CREEK TOWNSHIP
MECKLENBURG COUNTY
NORTH CAROLINA
SURVEYED BY: JAMES W. BOGAN, NCRLS
4455-6 MORRIS PARK DRIVE
CHARLOTTE, N.C. 28227
SCALE: 1" = 60' DATE: JAN. 25, 1991

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, GLENDA S. SMITH, A NOTARY, DO HEREBY CERTIFY THAT JAMES W. BOGAN, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND NOTARY SEAL THIS 3 DAY OF AUGUST 1991.
SIGNED *Glenda S. Smith*
MY COMMISSION EXPIRES JANUARY 21, 1994.



STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG
THE UNDERSIGNED SURVEYOR, BEING DULY SWORN, DEPOSES AND SAYS THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS PREPARED IN ACCORDANCE WITH THE G.S. 47-30 AMENDED, IS IN ALL RESPECTS CORRECT ACCORDING TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER HIS SUPERVISION WITH A MAXIMUM LINEAR ERROR OF CLOSURE OF 1: 10,000 AND A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7.5 SECONDS PER ANGLE



James W. Bogan
7/13/91