

91056461

290,689,2848 S.F. TOTAL
52,452,1349 S.F. STREET R/W
238,237,1499 S.F. NET
5.4692 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 DAY OF SEPT, 1997
BY: Lisa M. Bogan
DEPUTY REGISTER

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

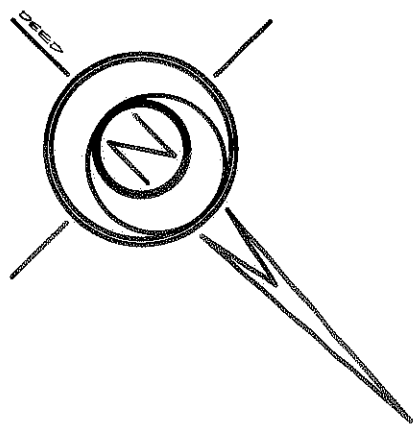
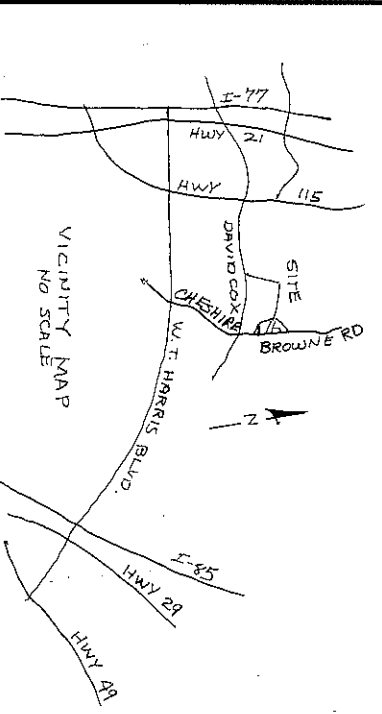
SECRETARY Richard J. ... DATE 7/15/97

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED [Signature]
DISTRICT ENGINEER
DATE 7-15-97

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.
MECKLENBURG COUNTY ENGINEERING DEPT.
ENGINEER [Signature] DATE 7/15/97

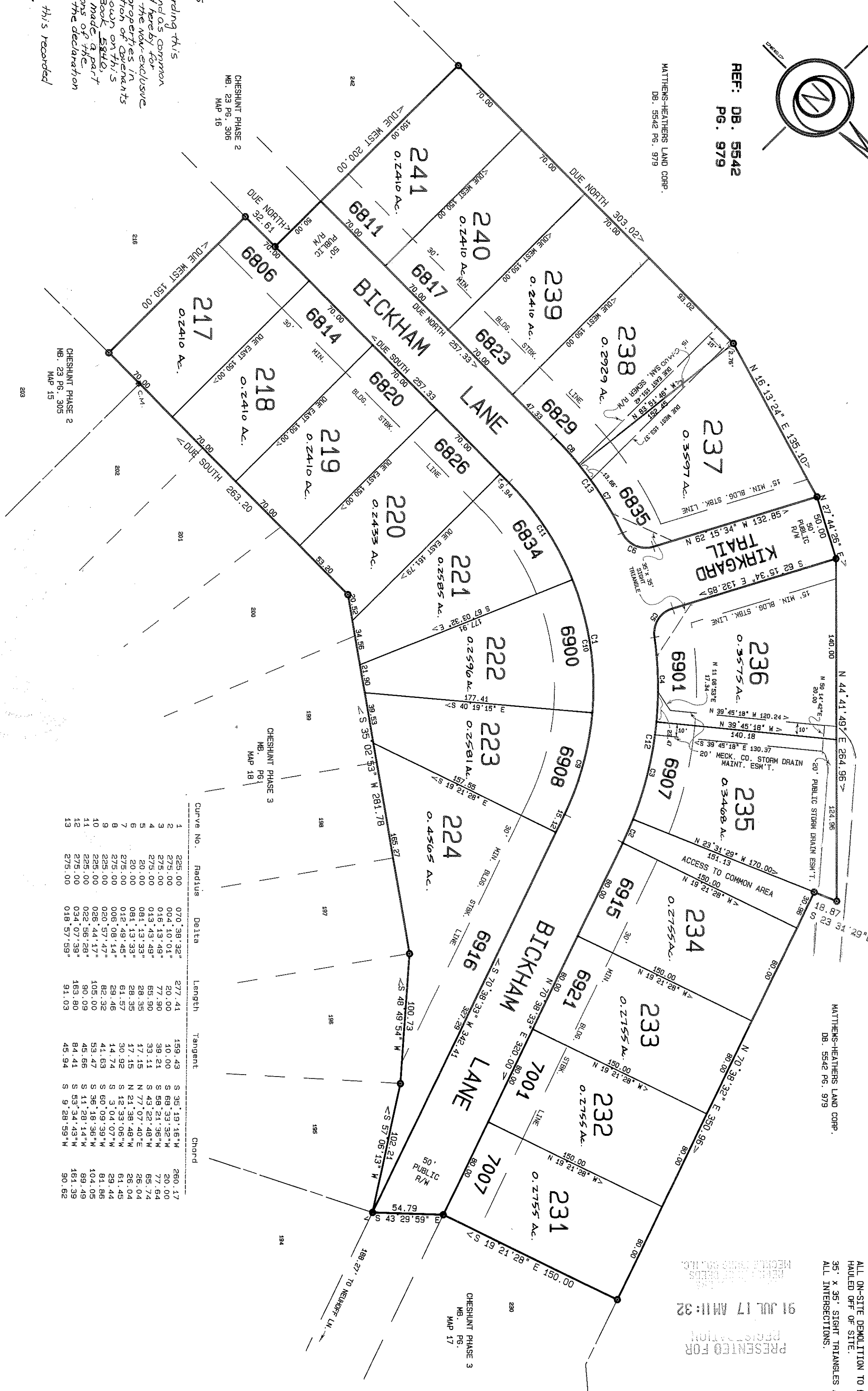
DEDICATION OF COMMON AREAS

Matthews - Heathers Land Corporation in recording this Plat has designated hereby certain areas of land as common areas. The designated areas are not dedicated here by for use by the general public, but are dedicated to the non-exclusive common use and enjoyment of the owners of properties in Chesnut Subdivision as provided in the declaration of covenants and restrictions applicable to the property. The plat, which declaration is recorded in Map No. 23, PG. 306, MAP 16, dated 11/17/91, contains a reference to a part of the declaration of any variance with the plat. The declaration shall control.
The common area associated with the lots on this recorded map is recorded in map book _____ page _____.



REF: DB. 5542
PG. 979

MATTHEWS-HEATHERS LAND CORP.
DB. 5542 PG. 979



Curve No.	Radius	Delta	Length	Tangent	Chord
1	225.00	070° 38' 32"	277.41	159.43	280.17
2	275.00	004° 10' 01"	20.00	10.00	80.00
3	275.00	016° 13' 48"	77.90	39.21	77.64
4	275.00	013° 43' 49"	65.90	33.11	65.74
5	275.00	081° 13' 33"	28.35	17.15	26.04
6	20.00	081° 13' 33"	28.35	17.15	26.04
7	20.00	002° 08' 45"	51.57	30.92	61.45
8	275.00	002° 08' 45"	51.57	30.92	61.45
9	225.00	026° 44' 17"	82.39	44.64	29.44
10	225.00	026° 44' 17"	82.39	44.64	29.44
11	225.00	022° 58' 28"	105.00	45.47	101.66
12	225.00	024° 07' 39"	163.80	84.41	89.49
13	275.00	018° 57' 59"	91.03	45.94	161.39

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' RADIUS AT ALL R/W INTERSECTIONS.
6. P.M. = PERMANENT MARKER POST

PERMANENT STORM DRAIN ESM'T. NOTE: NO PERMANENT STRUCTURE SUCH AS A HOUSE BUILDING, OR UTILITY SHALL BE PLACED WITHIN THIS EASEMENT FOR ANY STRUCTURE WITHIN THIS EASEMENT INCLUDING FENCES, TREE, 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 P-12 CLUSTER DATA
MIN. LOT AREA 9000 S.F.
MIN. SETBACK 60 F.T.
MIN. SIDE YD. 6.8 F.T.
MIN. SETBACK 30 F.T.
MIN. NEAR YD. 30 F.T.
ALL ON-SITE DEMOLITION TO BE HAULED OFF OF SITE.
35' X 35' SIGHT TRIANGLES AT ALL INTERSECTIONS.

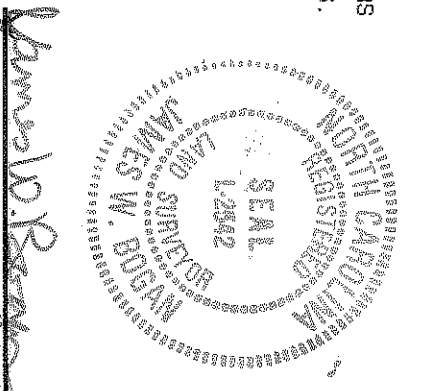
map Book 24 Page 419

1182

MAP 19 OF CHESHUNT PHASE 3

PROPERTY OF MATTHEWS-HEATHERS LAND CORP. MALLARD CREEK TOWNSHIP MECKLENBURG COUNTY NORTH CAROLINA

SURVEYED BY: JAMES W. BOGAN, NCRLS
4455-G MORRIS PARK DRIVE
CHARLOTTE, N.C. 28227
SCALE: 1" = 60' DATE: DEC. 10, 1990



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 7 DAY OF SEPTEMBER, 1997.
SIGNED: Glenda S. Smith
MY COMMISSION EXPIRES JANUARY 21, 1994.