

910407216

304,182.6567 S.F. TOTAL
66,597.6223 S.F. STREET R/W
237,585.0344 S.F. NET
5.4542 ACRES

Map Book 24 Page 348

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 28 DAY OF MARCH 1991.
ANNE A. POWERS, REGISTER OF DEEDS.
BY: Salomon W. Meadmore
DEPUTY ASSISTANT

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SECRETARY [Signature] DATE 5/24/91

MATTHEWS-HEATHERS LAND CORP.
DB, 5542 PG. 979
CHESHUNT PHASE 4
FUTURE DEVELOPMENT

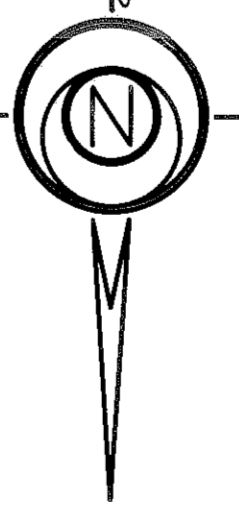
Curve No.	Radius	Chords	Length	Chord
1	827.29	012° 42' 54"	50.44	25.32
2	820.00	039° 41' 32"	123.69	50.34
3	820.00	080° 54' 21"	88.07	25.82
4	820.00	090° 00' 00"	80.00	28.86
5	820.00	090° 00' 00"	31.42	28.28
6	820.00	090° 00' 00"	34.48	28.28
7	820.00	023° 35' 44"	115.39	63.63
8	820.00	023° 35' 44"	103.11	102.53
9	820.00	021° 06' 00"	112.70	111.47
10	820.00	021° 06' 00"	109.11	115.43
11	820.00	021° 06' 00"	103.11	115.43
12	820.00	002° 30' 44"	12.28	42.28

PERMANENT STORM DRAIN ESM 'T. NOTE: NO PERMANENT STRUCTURE SUCH AS A HOUSE OR GARAGE SHALL BE PLACED WITHIN THE EASEMENT. NOT BE RESPONSIBLE FOR ANY STRUCTURE WITHIN THIS EASEMENT INCLUDING FENCES, TREES, SHRUBBERY, FLOWERS OR GARDENS.

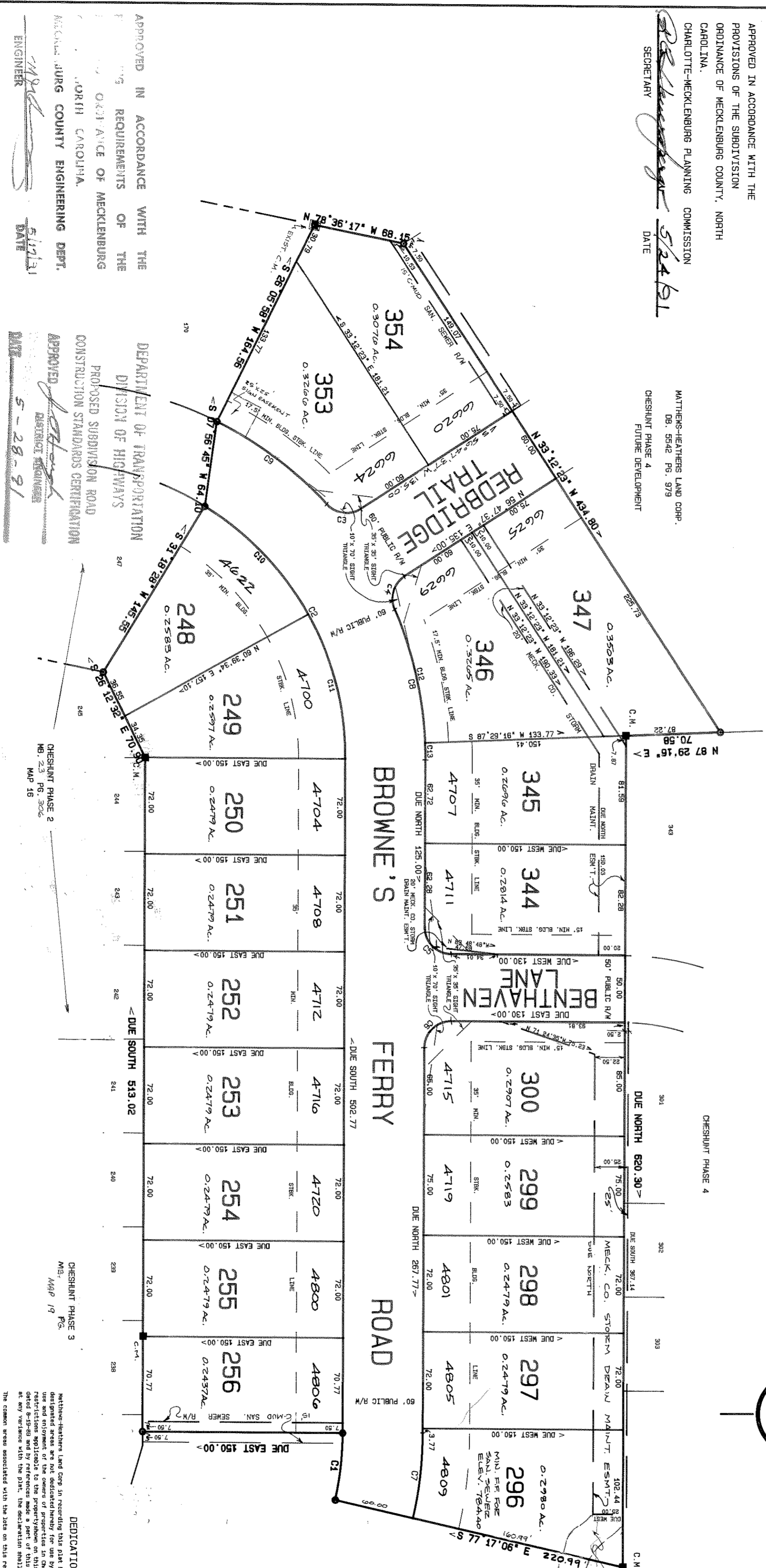
BENCH MARK: 3 NAILS SIDE BY SIDE IN OAK TREE AT INTERSECTION OF BROWN RD. & BROWNE'S FERRY RD.
ELEV. - 784.67

NOTES: PROPERTY ZONED R-12 CLUSTER R-12 CLUSTER DATA
9000 S.F.
60 F.T.
MIN. LOT AREA
MIN. LOT WIDTH
MIN. SIDE YD.
MIN. SETBACK
MIN. REAR YD.
ALL ON-SITE DEMOLITION TO BE HAULLED OFF OF SITE.
NOTES: 36' X 36' SIGHT TRIANGLES AT ALL INTERSECTIONS.

DEED
REF: DB-5542
PG. 979



91 MAY 28 PM 2:05
PRESENTED FOR



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED [Signature]
DISTRICT ENGINEER
DATE 5-28-91

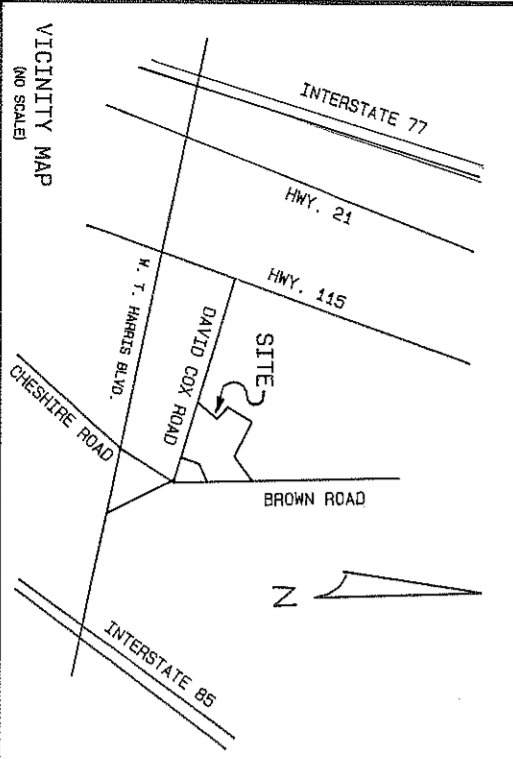
CHESHUNT PHASE 2
DB, 23 PG. 306
MAP 18

CHESHUNT PHASE 3
DB, MAP 19

DEDICATION OF COMMON AREAS
Matthews-Heathers Land Corp. in recording this plat 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 non-exclusive common use and enjoyment of the owners of the lots shown on this plat, which dedication is intended to be in full force and effect from the date of recording of this plat, and by reference made a part of this plat to the extent that if the provisions of the declaration are at any variance with this plat, the declaration shall control.
The common areas associated with the lots on this recorded map is recorded in Map Book

MATTHEWS-HEATHERS LAND CORP.
DB, 5542 PG. 979
CHESHUNT PHASE 4
FUTURE DEVELOPMENT

APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DIVISION OF MECKLENBURG COUNTY ENGINEERING DEPT.
MICHAEL JURG COUNTY ENGINEER
ENGINEER [Signature] DATE 5/19/91



STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

GLENDA S. SMITH
NOTARY PUBLIC
UNION COUNTY, N.C.

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
REGISTERED SURVEYOR
NORTH CAROLINA
1982

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

MAP 20 OF
CHESHUNT 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
DATE: JAN. 25, 1991

