

# 93124/156

248,905.6104 S.F. TOTAL  
48,7401.2022 S.F. STREET R/W  
209,504.4082 S.F. NET  
0.46029 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 IS DAY OF October 1993  
ANNIE A. POWERS, REGISTER OF DEEDS.  
JUDITH A. GIBSON  
BY: Carol Ann Mays  
DEPUTY ASSISTANT

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.  
CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
SECRETARY  
John B. Beaulieu  
DATE: 10/1/93

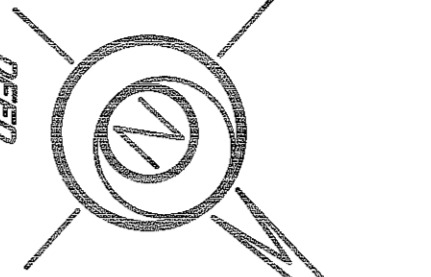
PERMANENT STORM DRAIN ESM 'T' NOTE: NO BUILDING OR UTILITY SHED SHALL BE PLACED WITHIN THIS EASEMENT. THE COUNTY WILL NOT BE RESPONSIBLE FOR ANY STRUCTURE WITHIN THIS EASEMENT INCLUDING FENCES, TREES, SHRUBBERY, FLOWERS OR GARDENS.

BENCH MARK: 3 NAILS SIDE BY SIDE IN OAK TREE AT INTERSECTION OF W. SUGAR CR. ROAD, & BROWNE'S FERRY RD.  
ELEV. - 784.67

# 101

NOTES: PROPERTY ZONED P-12 CLUSTER B-12 CLUSTER DATA  
MIN. LOT WIDTH 800 S.F.  
MIN. LOT AREA 500 S.F.  
MIN. SIDE YD. 6.5 F.T.  
MIN. REAR YD. 50 F.T.  
ALL ON-SITE DEMOLITION TO BE HAZARDED OFF OF SITE.  
NOTES: 35' x 35' SIGHT TRIANGLES AT ALL INTERSECTIONS.

FILED FOR REGISTRATION  
93 OCT -6 AM 10:18  
MECKLENBURG CO., N.C.  
JUDITH A. GIBSON  
REGISTER OF DEEDS



REF: DB 5542  
PG. 979

Radius	Delta	Length	Tangent	Chord	Chord Ang.
287.20	0.1243254	50.44	49.24	50.34	1
287.20	0.4749202	239.76	182.32	239.76	2
175.00	0.08246205	161.12	160.78	160.78	3
50.00	0.00820432	23.94	23.84	23.84	4
50.00	0.08246205	161.12	160.78	160.78	5
225.00	0.00515718	20.64	20.33	20.33	6
150.00	0.00670935	20.72	20.37	20.37	7
150.00	0.00670935	20.72	20.37	20.37	8
150.00	0.00670935	20.72	20.37	20.37	9
150.00	0.00670935	20.72	20.37	20.37	10
150.00	0.00670935	20.72	20.37	20.37	11
150.00	0.00670935	20.72	20.37	20.37	12
150.00	0.00670935	20.72	20.37	20.37	13
150.00	0.00670935	20.72	20.37	20.37	14
150.00	0.00670935	20.72	20.37	20.37	15
150.00	0.00670935	20.72	20.37	20.37	16
150.00	0.00670935	20.72	20.37	20.37	17
150.00	0.00670935	20.72	20.37	20.37	18
150.00	0.00670935	20.72	20.37	20.37	19
150.00	0.00670935	20.72	20.37	20.37	20
150.00	0.00670935	20.72	20.37	20.37	21
150.00	0.00670935	20.72	20.37	20.37	22
150.00	0.00670935	20.72	20.37	20.37	23
150.00	0.00670935	20.72	20.37	20.37	24
150.00	0.00670935	20.72	20.37	20.37	25

DEPARTMENT OF TRANSPORTATION  
PROPERTY OF HIGHWAY

CONSULTING SURVEYORS CERTIFICATION

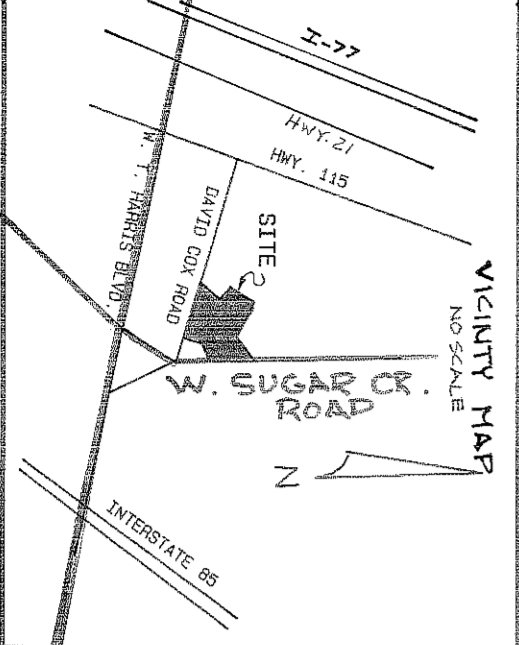
APPROVED James W. Bogan  
DISTRICT ENGINEER

DATE: 10-05-93

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.

MECKLENBURG COUNTY ENGINEERING DEPT.

ENGINEER James W. Bogan DATE: 9/28/93

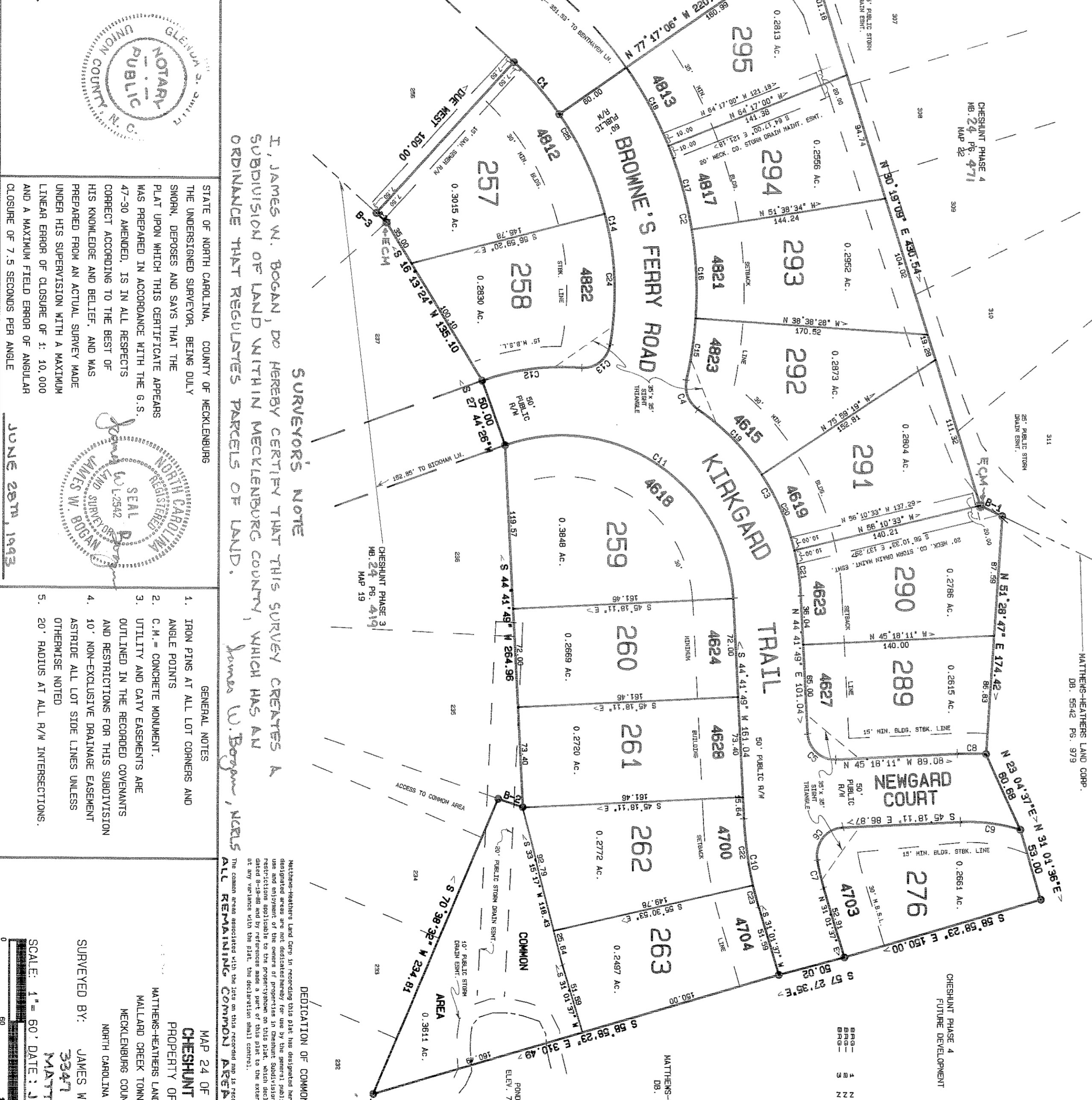


STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG  
I, GLENDA S. SMITH, A NOTARY, DO HEREBY CERTIFY THAT JAMES W. BOGAN, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.  
WITNESS MY HAND AND NOTARY SEAL THIS 28 DAY OF October 1993.  
Signed Glenda S. Smith  
MY COMMISSION EXPIRES JANUARY 21, 1994.



SURVEYOR'S NOTE  
I, JAMES W. BOGAN, DO HEREBY CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN MECKLENBURG COUNTY, WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

DEDICATION OF COMMON AREAS  
Matthews-Heathers Land Corp. has dedicated 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 properties in the subdivision as provided in the declaration of covenants and restrictions applicable to the properties on this date. Such dedication is recorded in DB 5860 of pg. 0184 at any variance with the plat, the declaration shall control.  
The common areas designated with the date on this record are to be recorded in the 22 of pg. 799 of Map 28 of June 28, 1993.  
ALL REMAINING COMMON AREA RECORDS OF Map 187



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

MAP 24 OF CHESTNUT PHASE 4  
PROPERTY OF MATTHEWS-HEATHERS LAND CORP., MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA  
SURVEYED BY: JAMES W. BOGAN, NRIS  
3347 TRACELAKE DRIVE  
MATTHEWS, NC 28105  
SCALE: 1" = 60' DATE: JUNE 28, 1993

