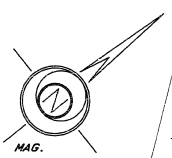
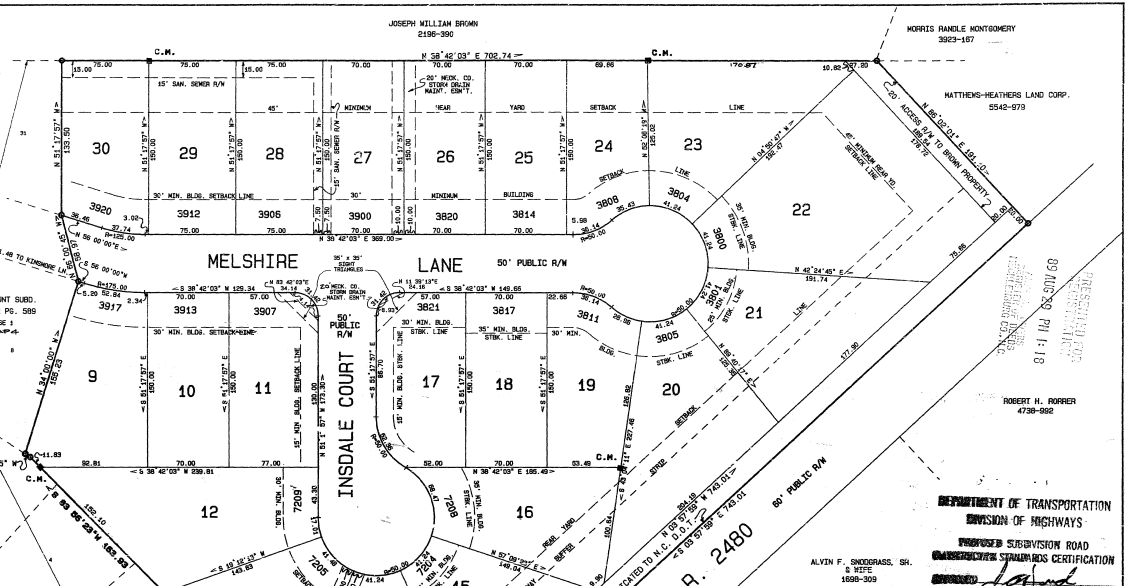
357,053.1403	S.F. TOTAL
62,195.0133	S.F. STREET R/W
294,858.1270	S.F. NET
OR 6.7690	ACRES

Map Book 23 Page 300

STATE OF NORTH CAROLINA,
COUN Y OF MECKLENBURG
THE OREGOING CERTIFICATE OF GLENDA S. SMITH, A NOTARY PUBLIC OF SAID COUNTY AND STATE IS CERTIFIED TO BE CORRECT. THIS 31st DAY OF August 1989.
ANNE A. POWERS, REGISTER OF DEEDS.
BY: Linda W. Meanner
DEPUTY ASSISTANT

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SECRETARY DATE 8/28/89





DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
ENGINEER
DATE 8-28-89

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE
8/28/89

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 hereby for use by the general public, but are dedicated to the non-exclusive common use and enjoyment of the owners of properties in CHESHUNT SUBD. as provided in the declaration of covenants and restrictions applicable to the property shown on this plat, which declaration is recorded in deed book 3840 page 094, dated 8-17-88 and by references made a part of this plat to the extent that if the provisions of the declaration are at 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 22 page 799 .

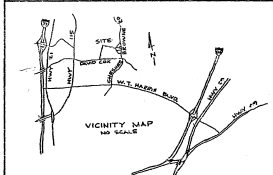
PERMANENT STORM DRAIN ESM'T. NOTE: NO PERMANENT STRUCTURE SUCH AS A HOUSE BUILDING, OR UTILITY SHED SHALL BE PLACED WITHIN THIS EASEMENT. THE COUNTY WILL NOT BE RESPONSIBLE FOR ANY STRUCTURE WITHIN THIS EASEMENT INCLUDING FENCES, TREES, SHRUBBERY, FLOWERS OR GARDENS.

NOTES: PROPERTY ZONED R-12 CLUSTER

ALL ON-SITE DEMOLITION TO BE HAULED OFF OF SITE.

NO DIRECT VEHICULAR ACCESS TO BROWNE RD. FROM LOTS 14-16 & LOTS 20-22 IN ACCORDANCE WITH SEC. 1632 OF MECK. CO. ZONING ORD.

35' x 35' SIGHT TRIANGLES AT ALL INTERSECTIONS.



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 THI' DAY AND ACKNOWLEDGED THE DUE EXCUTION OF THE FOREGOING INSTRU ENT.
WITNESS MY HAND AND NOTARY SEAL THIS 18 DAY OF January 1989.
SIGNED Glenda S. Smith
MY COMMISSION EXPIRES JANUARY 21, 1989.

GLENDA S. SMITH NOTARY PUBLIC MECKLENBURG CTY., 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

NORTH CAROLINA REGISTERED SEAL L-2542 LAND SURVEYOR JAMES W. BOGAN

James W. Bogan 11/14/88

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 ASTRIDE ALL LOT SIDE LINES UNLESS OTHERWISE NOTED
5. 20' RADIUS AT ALL R/W INTERSECTIONS.
6. P.M. = PERMANENT MARKER POST

MAP 12 OF
CHESHUNT PHASE 1
PROPERTY OF
MATT HEWS-HEATHERS LAND CORP.
MALLARD CREEK TOWNSHIP
MECKLENBURG COUNTY
NORTH CAROLINA

SURVEYED BY: JAMES W. BOGAN, NCRLS
P.O. BOX 1077
MATTHEWS, N.C. 28106
SCALE: 1"=60' DATE: JAN. 10 1988
0 60 120 180