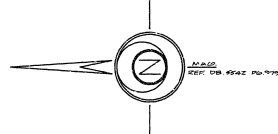


163.136.2095 S.F. TOTAL  
 16.961.9963 S.F. STREET R/W  
 146.154.2092 S.F. NET  
 OR 3.3552 ACRES

Map Book 23 page 305

PRESENTED FOR  
 REGISTRATION  
 09 AUG 29 PM 1:19  
 REGISTERED  
 OFFICE OF DEEDS  
 MECKLENBURG CO., N.C.



STATE OF NORTH CAROLINA,

COUNTY OF MECKLENBURG

THE FOREGOING CERTIFICATE OF BLEND  
 S. SMITH, A NOTARY PUBLIC OF SAID

COUNTY AND STATE IS CERTIFIED TO BE  
 CORRECT, THIS DAY OF August 1989,

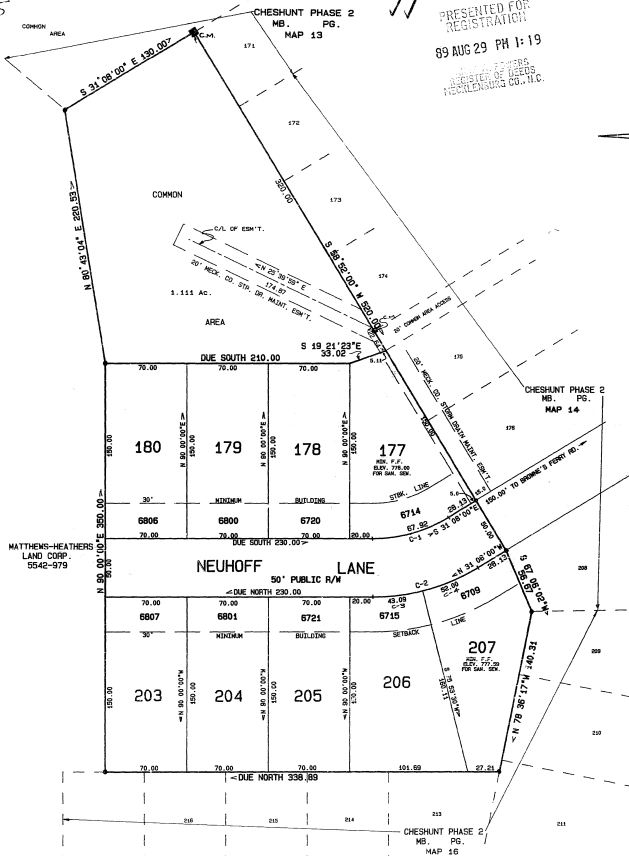
ANNE A. POWERS, REGISTER OF DEEDS,  
 BY: Charlotte W. Bogan  
 DEPUTY ASSISTANT

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

CAROLINA,  
 CHARLOTTE-MECKLENBURG PLANNING COMMISSION

R.L. Hauerberg 8/22/89  
 SECRETARY DATE

Curve No.	Radius	Delta	Length	Tangent	Chord
1	185.00	031°08'00"	67.62	34.62	61°34'00"E 67.69
2	175.00	036°08'00"	66.08	48.75	61°34'00"E 68.53
3	175.00	034°06'30"	43.09	21.96	67°53'15"E 48.98
4	175.00	037°01'30"	52.00	26.19	62°57'10"E 51.81



DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROAD  
 CONSTRUCTION STANDARDS CERTIFICATION  
 APPROVED J. J. ...  
 8-28-89

APPROVED IN ACCORDANCE WITH THE  
 ENGINEERING REQUIREMENTS OF THE  
 SUBDIVISION ORDINANCE OF MECKLENBURG  
 COUNTY, NORTH CAROLINA,  
 MECKLENBURG COUNTY ENGINEERING DEPT.  
M. J. ...  
 ENGINEER DATE

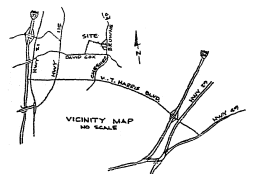
NOTES: PROPERTY ZONED R-12 CLUSTER  
 R-12 CLUSTER DATA  
 MIN. LOT AREA 8000 S.F.  
 MIN. LOT WIDTH 60 F.T.  
 MIN. SETBACK 6 6 F.T.  
 MIN. SIDE YD. 15 F.T.  
 MIN. REAR YD. 30 F.T.  
 ALL ON-SITE DEMOLITION TO BE  
 HANDLED OFF OF SITE.  
 35' x 35' SIGN TRIANGLES AT ALL  
 INTERSECTIONS.  
 BENCH MARK: 3 WALKS SIDE BY SIDE IN  
 ONE TREE AT INTERSECTION OF BROWN  
 RD. & BROWN'S FERRY RD.  
 ELEV. = 784.67

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

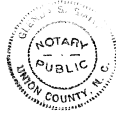
DEDICATION OF COMMON AREAS

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  
 SUBDIVISION as provided in the declaration of covenants and restrictions  
 applicable to the property shown on this plat, which declaration is  
 recorded in deed book 50222 page 1024, dated 8-19-89  
 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 \_\_\_\_\_ page \_\_\_\_\_.



STATE OF NORTH CAROLINA  
 COUNTY OF MECKLENBURG  
 I, BLEND 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 21 DAY OF August 1989  
 SIGNED Bleed 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.



- 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.

MAP 15 OF  
 CHESHUNT PHASE 2  
 PROPERTY OF  
 MATTHEWS-HEATHERS LAND CORP.  
 MALLARD CROSS TOWNSHIP  
 MECKLENBURG COUNTY  
 NORTH CAROLINA  
 SURVEYED BY: JAMES W. BOGAN, NCRLS  
 P.O. BOX 1077  
 MATTHEWS, N.C. 28106  
 SCALE: 1"=60' DATE: MAY 5, 1989

