

161459.09 S.F. TOTAL  
 40617.12 S.F. STREET R/W  
 120822.71 S.F. NET  
 OR 2.774 ACRES

PRESENTED  
 FOR  
 REGISTRATION

May 9 9 43 AM '88

CLERK OF SUPERIOR  
 COURT  
 MECKLENBURG COUNTY, N.C.

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 May 1988.

CHARLES A. BOGAN, REGISTER OF DEEDS.

BY: Charles W. Pickett  
 DEPUTY ASSISTANT

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

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

SECRETARY DATE

Map Book 22 Page 39D

DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROAD  
 CONSTRUCTION STANDARDS CERTIFICATION  
 APPROVED J. J. Bogan, Jr.  
 DISTRICT ENGINEER  
 DATE 5.6.88

GENERAL NOTES :

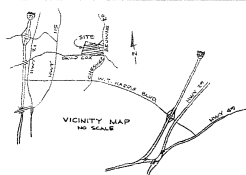
PLANTED SCREENING FOR LOTS 1 & 72 IN ACCORDANCE WITH SEC. 1601.1 OF THE MECKLENBURG CO. ZONING ORD.

NO DIRECT VEHICULAR ACCESS TO BROWNE ROAD FROM LOTS 1 & 72 IN ACCORDANCE WITH SEC. 1632 OF MECKLENBURG CO. ZONING ORD.

Permanent Use  
 No permanent structure shall be placed within this easement. The owner will not be responsible for any structure within this easement including fences, trees, shrubbery, flowers or porches.

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' RADIIES AT ALL R/W INTERSECTIONS. DISTANCES, HOWEVER, ARE MEASURED TO THE INTERSECTION OF THE LOT LINES



STATE OF NORTH CAROLINA  
 COUNTY OF MECKLENBURG  
 I, GLENDA S. SMITH, A NOTARY, DO HEREBY CERTIFY THAT JAMES M. 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 5 DAY OF May 1988.  
 SIGNED: Glenda S. Smith  
 MY COMMISSION EXPIRES JANUARY 21, 1989.



STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG  
 THE UNDERSIGNED SURVEYOR, BEING JULY SWORN, DEPOSES AND SAYS THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS PREPARED IN ACCORDANCE WITH THE S.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

BENCH MARK: 3 NAILS SIDE BY SIDE IN OAK TREE AT INTERSECTION OF BROWNE RD. AND BROWNE'S FERRY RD. - ELEV. 734.67

MAP NUMBER 1 OF  
 CUESHUNT - LATER DEVELOPMENT  
 PROPERTY OF  
 MATTHEWS-HEATHERS LAND CORP.  
 MALLARD CREEK TOWNSHIP

MECKLENBURG COUNTY  
 SURVEYED BY: JAMES M. BOGAN, NCRLS  
 P.O. BOX 1077  
 MATTHEWS, N.C. 28106  
 DATE: MAY 6, 1988

SCALE: 1"=50'

