

391.309.581 S.F. TOTAL
70.030.452 S.F. STREET R/W
191.270.129 S.F. NET
OR 4.391 ACRES

Map Book 22 Page 589

MATTHEWS-HEATHERS LAND CORP.
5542-979

PREPARED BY
REGISTRATION
Aug 22 3 28 PM '88

STATE OF NORTH CAROLINA,
COUNTY OF MECKLENBURG

THE FOREGOING CERTIFICATE OF GLENDA S. SMITH, A NOTARY PUBLIC OF SAID COUNTY AND STATE IS DECLARED TO BE CORRECT, THIS 22 DAY OF July 1988.

CHARLES W. CRONER, REGISTER OF DEEDS,
BY: *Charles W. Croner*
DEPUTY ASSISTANT

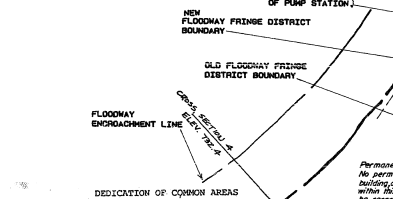
APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
Secretary 8/19/88
SECRETARY DATE

ALLOWED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.

MECKLENBURG COUNTY ENGINEERING DEPARTMENT
County Engineer 8-16-88
COUNTY ENGINEER (DATE)

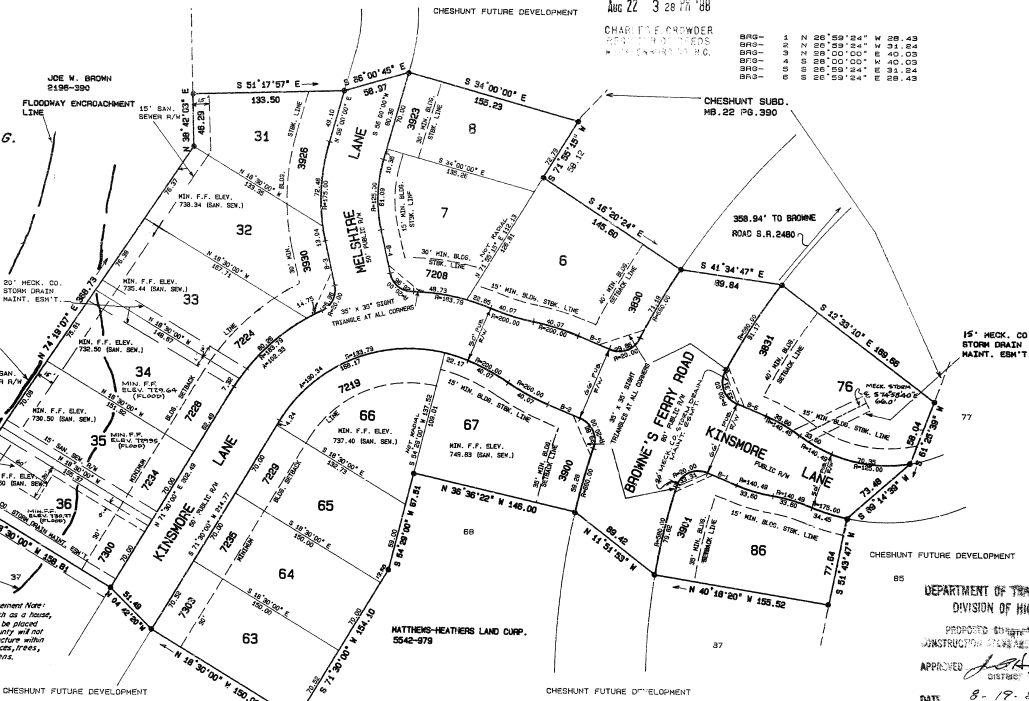
LOCATION OF FLOODWAY FRINGE DISTRICT BOUNDARY AFTER LOTS 34, 35, 6 36 ARE FILLED IN.



Permanent Storm Drain Easement Note:
No permanent structure such as a house, building or utility shall be placed within this easement. The owner will not be responsible for any structure within this easement including fences, trees, shrubbery, flowers or gardens.

Matthews - Heathers Land Corporation in recording this 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 CHESSHUNT 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 _____ page _____ and by reference 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 _____.



CHAD LEE POWDER
7000 S. FERRY RD.
MAYFIELD, N.C. 27566

BRG -	1	N 86° 58' 24" W	28.43
BRB -	2	N 86° 58' 24" W	31.84
BRB -	3	N 86° 00' 00" E	40.03
BRB -	4	N 86° 00' 00" E	40.03
BRB -	5	N 86° 58' 24" E	31.84
BRB -	6	N 86° 58' 24" E	28.43

ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCHANCEMENT LINE IS SUBJECT TO THE RESTRICTIONS IN THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY, WHICHEVER IS APPLICABLE.

ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR.

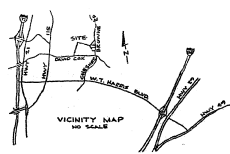
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED CONSTRUCTION OF BROWNE'S FERRY ROAD

APPROVED *John*
DISTRICT ENGINEER

DATE: 8-19-88

BENCH MARK: 3 NAILS SIDE BY SIDE IN OAK TREE AT INTERSECTION OF BROWNE ROAD AND BROWNE'S FERRY ROAD. - ELEV. 784.87



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 22 DAY OF July 1988.
SIGNER: *James W. Bogan*
MY COMMISSION EXPIRES JANUARY 21, 1989.



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 ASSISTANCE WITH THE S.S. 47-50 MENDED, 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
- IRON PINS AT ALL LOT CORNERS AND ANGLE POINTS.
 - C.I.R. - CONCRETE MONUMENT.
 - UTILITY AND CITY EASEMENTS ARE OUTLINED IN THE RECORDED COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION.
 - 10' NON-EXCLUSIVE GRADEMAINTENANCE EASEMENT ASTRIDE ALL LOT SIDE LINES UNLESS OTHERWISE NOTED.
 - 20' RADII AT ALL R/W INTERSECTIONS.

MAP NUMBER 4 OF CHESSHUNT PHASE I, AN R-16 CLUSTER DEVELOPMENT
PROPERTY OF MATTHEWS-HEATHERS LAND CORP.
MECKLENBURG COUNTY
NORTH CAROLINA
SURVEYED BY: JAMES W. BOGAN, NCRLS
P. O. BOX 1077
MATTHEWS, N.C. 28106
SCALE: 1" = 60'
DATE: JULY 15, 1988

