

360,872.200 S.F. TOTAL  
60,761.500 S.F. STREET R/W  
299,110.700 S.F. NET  
OR 6.8669 ACRES

Map Book 23 page 303

STATE OF NORTH CAROLINA,  
COUNTY OF MECKLENBURG,  
THE FOREGOING CERTIFICATE OF GLENDA  
S. SMITH, A NOTARY PUBLIC OF SAID  
COUNTY AND THIS IS CERTIFIED TO BE  
CORRECT, THIS 21<sup>ST</sup> DAY OF AUGUST 1987,  
ANNE K. POWERS, REGISTER OF DEEDS,  
BY: *Charlotte W. Pettit*  
DEPUTY ASSISTANT

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

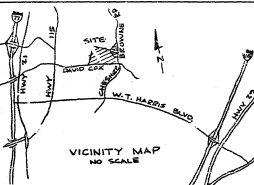
CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
*R.L. Humphreys* 8/22/87  
SECRETARY DATE

Course No.	Method	Delta	Length	Tangent	Chord
1	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
2	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
3	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
4	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
5	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
6	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
7	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
8	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
9	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
10	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
11	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
12	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
13	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
14	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
15	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
16	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
17	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
18	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
19	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
20	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
21	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
22	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
23	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
24	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
25	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
26	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
27	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
28	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
29	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80
30	380.00	010° 30' 00"	448.56	75.03	N 73° 51' 01" E 144.80

DEDICATION OF COMMON AREAS

Matthews + Heathers Land Corporation in recording this plat has designated hereby certain areas of land 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 PHASE 2 as provided in the declaration of covenants and restrictions applicable to the property shown on this plat, which declaration is recorded in deed book 5540 page 026, dated 8-19-88 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 23, page 355.



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 21<sup>ST</sup> DAY OF May 1987.  
SIGNED *Glenda S. Smith*  
MY COMMISSION EXPIRES JANUARY 21, 1994.

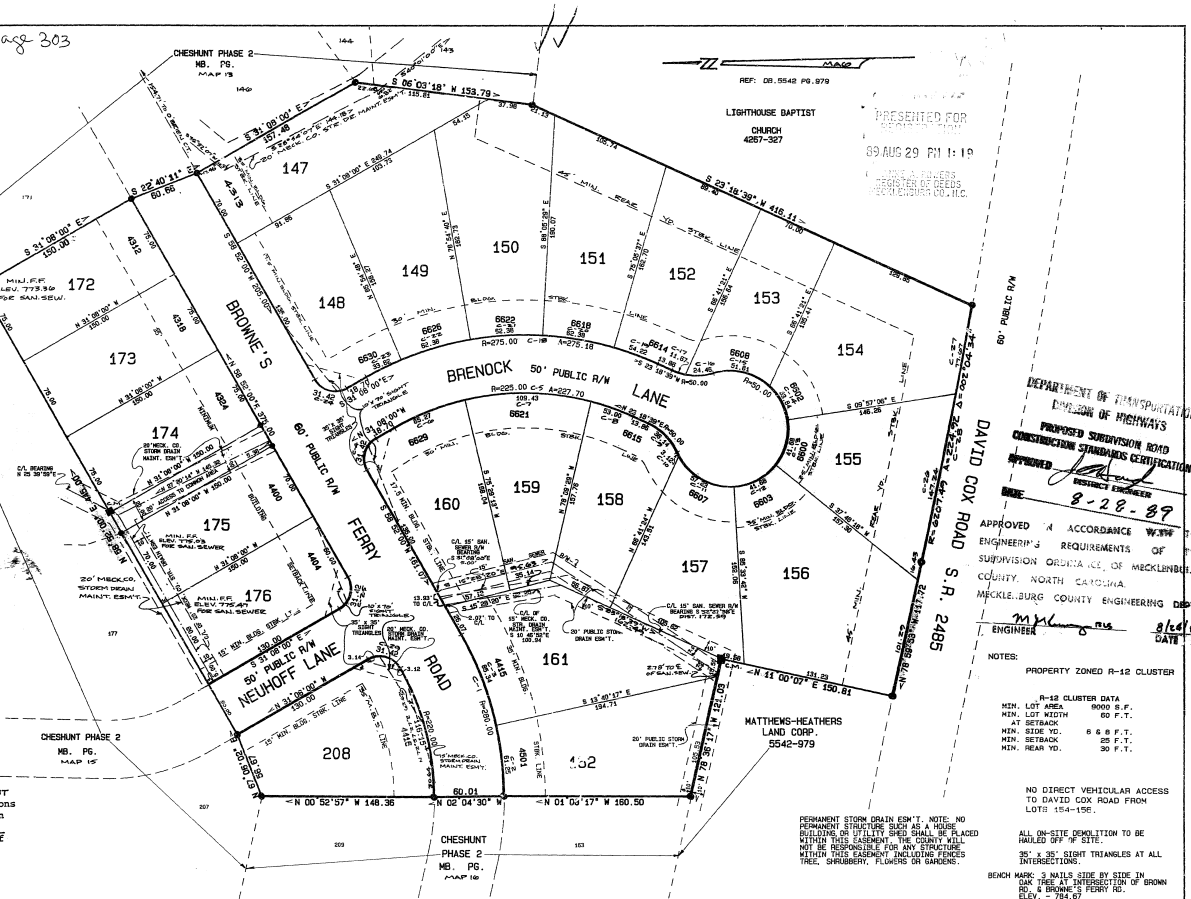


STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG  
THE UNDERSIGNED SURVEYOR, BEING DULY  
SWORN, DEPOSES AND SAYS THAT THE  
PLAT UPON WHICH THIS CERTIFICATE APPEARS  
WAS PREPARED IN ACCORDANCE WITH THE G.S.  
47-30 AMENDED, IS IN ALL RESPECTS  
CORRECT ACCORDING TO THE BEST OF  
HIS KNOWLEDGE AND BELIEF, AND HAS  
BEEN PREPARED FROM AN ACTUAL SURVEY MADE  
UNDER HIS SUPERVISION WITH A MAXIMUM  
LINEAR ERROR OF CLOSURE OF 1: 30,000  
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 14 OF  
CHESHUNT PHASE 2  
PROPERTY OF  
MATTHEWS+HEATHERS LAND CORP.  
MALLARD CREEK TOWNSHIP  
MECKLENBURG COUNTY  
NORTH CAROLINA  
SURVEYED BY: JAMES W. BOGAN, NCLRS  
P. O. BOX 1077  
MATTHEWS, N.C. 28106  
SCALE: 1"=60'  
DATE: APR. 28 1989



PRESENTED FOR  
39 AUG 29 PM 1: 19

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION  
APPROVED *[Signature]*  
RESIDENT ENGINEER  
DATE 8-28-89

APPROVED IN ACCORDANCE WITH THE  
ENGINEERING REQUIREMENTS OF THE  
SUBDIVISION ORDINANCE OF MECKLENBURG  
COUNTY, NORTH CAROLINA  
MECKLENBURG COUNTY ENGINEERING DEPT.  
ENGINEER *[Signature]* 8/26/87  
DATE

NOTES:  
PROPERTY ZONED R-12 CLUSTER  
R-12 CLUSTER DATA  
MIN. LOT AREA 9000 S.F.  
MIN. LOT WIDTH 60 F.T.  
MIN. SIDE YD. 8 6 F.T.  
MIN. SETBACK 30 F.T.  
MIN. REAR YD. 30 F.T.  
NO DIRECT VEHICULAR ACCESS TO  
DAVID COX ROAD FROM  
LOTS 154-156.  
ALL ON-SITE DEMOLITION TO BE  
RAILED OFF BY SITE.  
95' x 95' SQUARE TRIANGLES AT ALL  
INTERSECTIONS.  
BENCH MARK 3 NAILS SIDE BY SIDE IN  
DIRT TREE AT INTERSECTION OF BROWN  
RD. & BROWN'S FERRY RD.  
ELEV. = 783.67'