

94093999

268,442.6080 S.F. TOTAL
21,555'-3304' S.F. STREET R/W
246,887'-2786' S.F. NET
OR 5.6678 ACRES

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 JUNE 1994
BY: Carolyn M. Mayhew
DEPUTY REGISTER OF DEEDS.

APPROVED IN ACCORDANCE WITH THE
PROVISIONS OF THE SUBDIVISION
ORDINANCE OF MECKLENBURG COUNTY, NORTH
CAROLINA.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
Richard B. Hilder 7/21/94
PLANNING STAFF

APPROVED IN ACCORDANCE WITH THE
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
NOT BEING REMOVED UNDER THESE TERMS
TIE, SHRUBBERY, TREES OR GRASSES.
MECKLENBURG COUNTY, NORTH CAROLINA
DEPARTMENT OF
COUNTY ENGINEER
DATE: 7/21/94

PERMANENT STORM DRAIN ESW. 1. NOTE: NO
BUILDING OR UTILITY SHED SHALL BE PLACED
WITHIN THIS EASEMENT. THE COUNTY WILL
NOT BE RESPONSIBLE FOR ANY STRUCTURE
NOT BEING REMOVED UNDER THESE TERMS
TIE, SHRUBBERY, TREES OR GRASSES.

BENCH MARK: 3 NAILS SIDE BY SIDE IN
OAK TREE AT INTERSECTION OF SUGAR
CREEK
ELEV. = 784.67

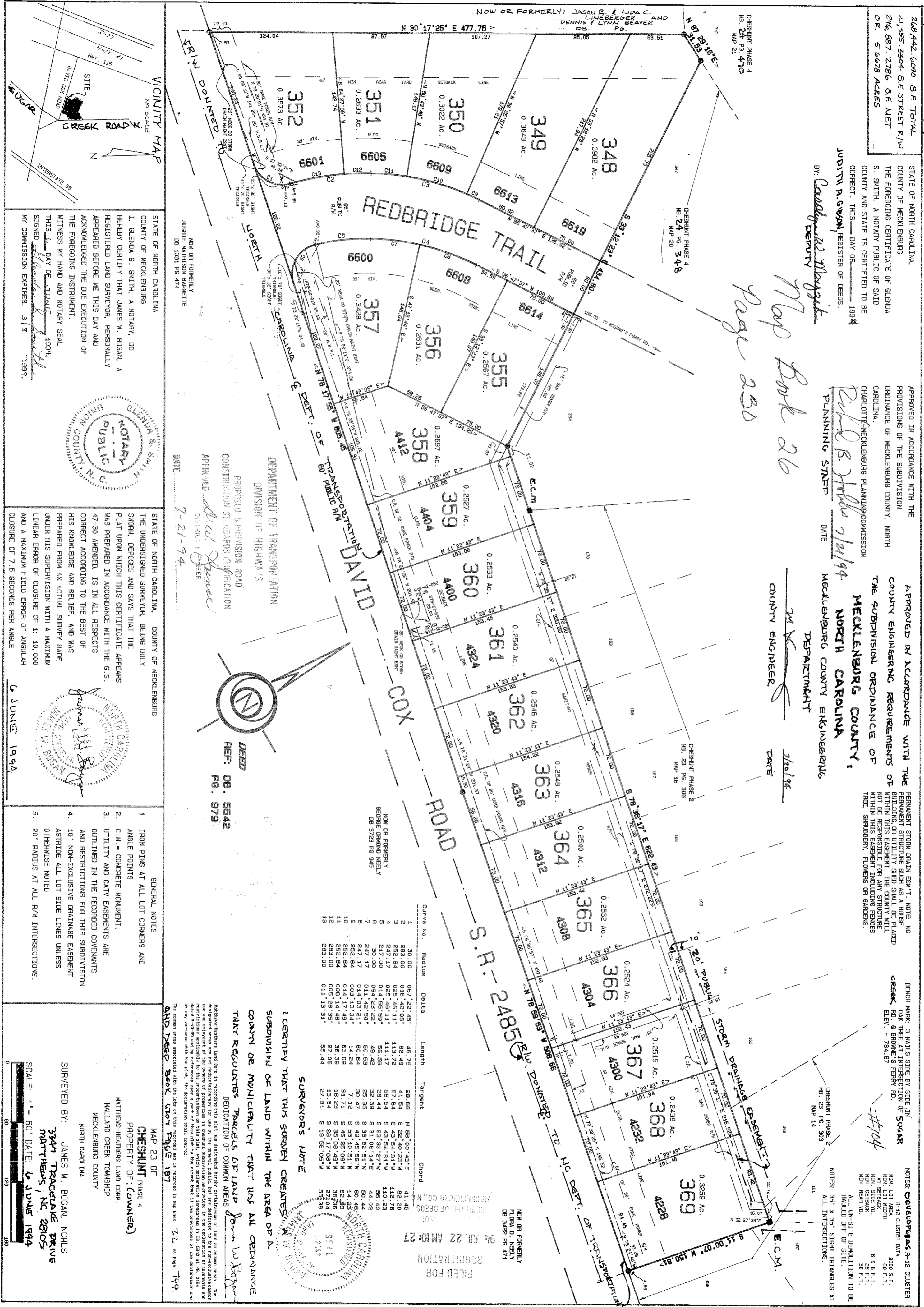
NOTES:
R-12 CLUSTER DATA
9000 S.F.
60 F.T.
6 S.F.F.T.
25 F.T.
30 F.T.
MIN. REAR YD.
MIN. SETBACK
MIN. SIDE YD.
MIN. FRONT YD.
ALL ON-SITE DEMOLITION TO BE
HALLED OFF OF SITE.
NOTES: 35' X 35' STAIR TRIANGLES AT
ALL INTERSECTIONS.

CHESSHUNT PHASE 4
MB. 24 PG. 470
MAP 21

CHESSHUNT PHASE 4
MB. 24 PG. 349
MAP 20

CHESSHUNT PHASE 2
MB. 23 PG. 306
MAP 16

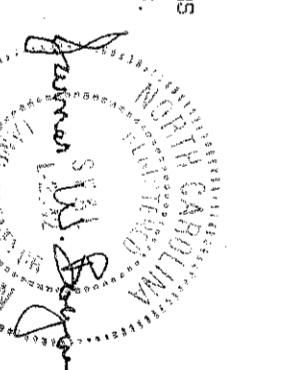
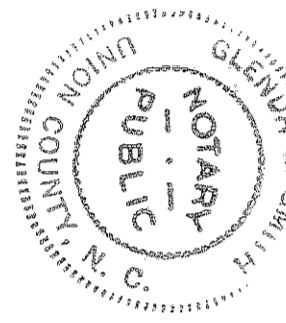
CHESSHUNT PHASE 2
MB. 23 PG. 303
MAP 14



Curve No.	Radius	Delta	Length	Tangent	Chord
1	30.00	0.97722457	45.75	28.56	1.58100452
2	283.00	0.16742067	45.49	28.54	1.57940452
3	282.84	0.25748111	113.72	57.84	3.43543114
4	247.17	0.25748111	113.72	56.54	3.43543114
5	217.00	0.14755929	56.56	28.44	1.58100452
6	32.39	0.94232222	49.42	32.39	1.06141474
7	247.17	0.14755929	56.56	28.44	1.58100452
8	247.17	0.14755929	56.56	28.44	1.58100452
9	247.17	0.14755929	56.56	28.44	1.58100452
10	247.17	0.14755929	56.56	28.44	1.58100452
11	247.17	0.14755929	56.56	28.44	1.58100452
12	283.00	0.08728935	27.05	13.54	0.79050226
13	283.00	0.11731311	55.44	27.81	1.57940452

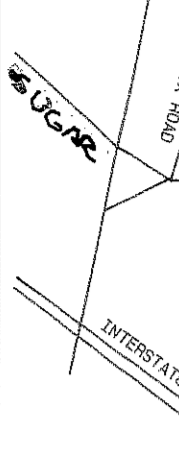
SURVEYOR'S NOTE
I CERTIFY THAT THIS SURVEY CREATES A
SUBDIVISION OF LAND WITHIN THE AREA OF A
COUNTY DE MUNICIPALITY THAT HAS AN ORDINANCE
THAT REQUIRES PARCELS OF LAND TO BE
DEDICATED OF COMMON AREAS

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS IDENTIFICATION
APPROVED: David J. Jones
DISTRICT ENGINEER
DATE: 7-21-94



- GENERAL NOTES
1. IRON PINS AT ALL LOT CORNERS AND ANGLE POINTS.
 2. C.M. = CONCRETE MONUMENT.
 3. UTILITY AND CAVY EASEMENTS ARE OBTAINED 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.

SURVEYED BY: JAMES W. BOGDAN, NCRLS
3344 TRACELAKE DRIVE
MATTHEWS, NC 28105
SCALE: 1" = 60' DATE: 6 JUNE 1994



STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, GLENDA S. SMITH, A NOTARY, DO
HEREBY CERTIFY THAT JAMES W. BOGDAN, A
REGISTERED LAND SURVEYOR, PERSONALLY
APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED THE DUE EXECUTION OF
THE FOREGOING INSTRUMENT.
I, WITNESS MY HAND AND NOTARY SEAL
THIS 6 DAY OF JUNE 1994.
SIGNED: Glenda S. Smith
MY COMMISSION EXPIRES: 3/3 1999.