

93134707

370,428.1003 S.F. TOTAL
23,390.5137 S.F. STREET R/W
347,027.5866 S.F. NET
OR 7.9669 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 OCTOBER 1993
JUDITH A. GIBSON REGISTER OF DEEDS.
BY: *Carol M. Mays*
DEPUTY

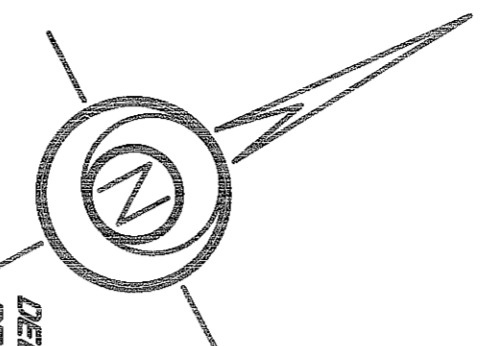
APPROVED IN ACCORDANCE WITH THE
PROVISIONS OF THE SUBDIVISION
ORDINANCE OF MECKLENBURG COUNTY, NORTH
CAROLINA.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
NORTH CAROLINA
PLANNING STAFF
DATE 10/29/93

APPROVED IN ACCORDANCE WITH THE
COUNTY ENGINEERING REQUIREMENTS
OF THE SUBDIVISION ORDINANCE OF
MECKLENBURG COUNTY,
NORTH CAROLINA
DAVID RAY HELMS
DB. 3939 PG. 213

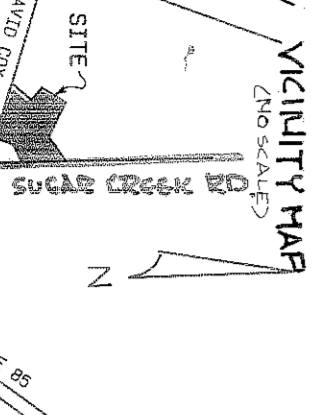
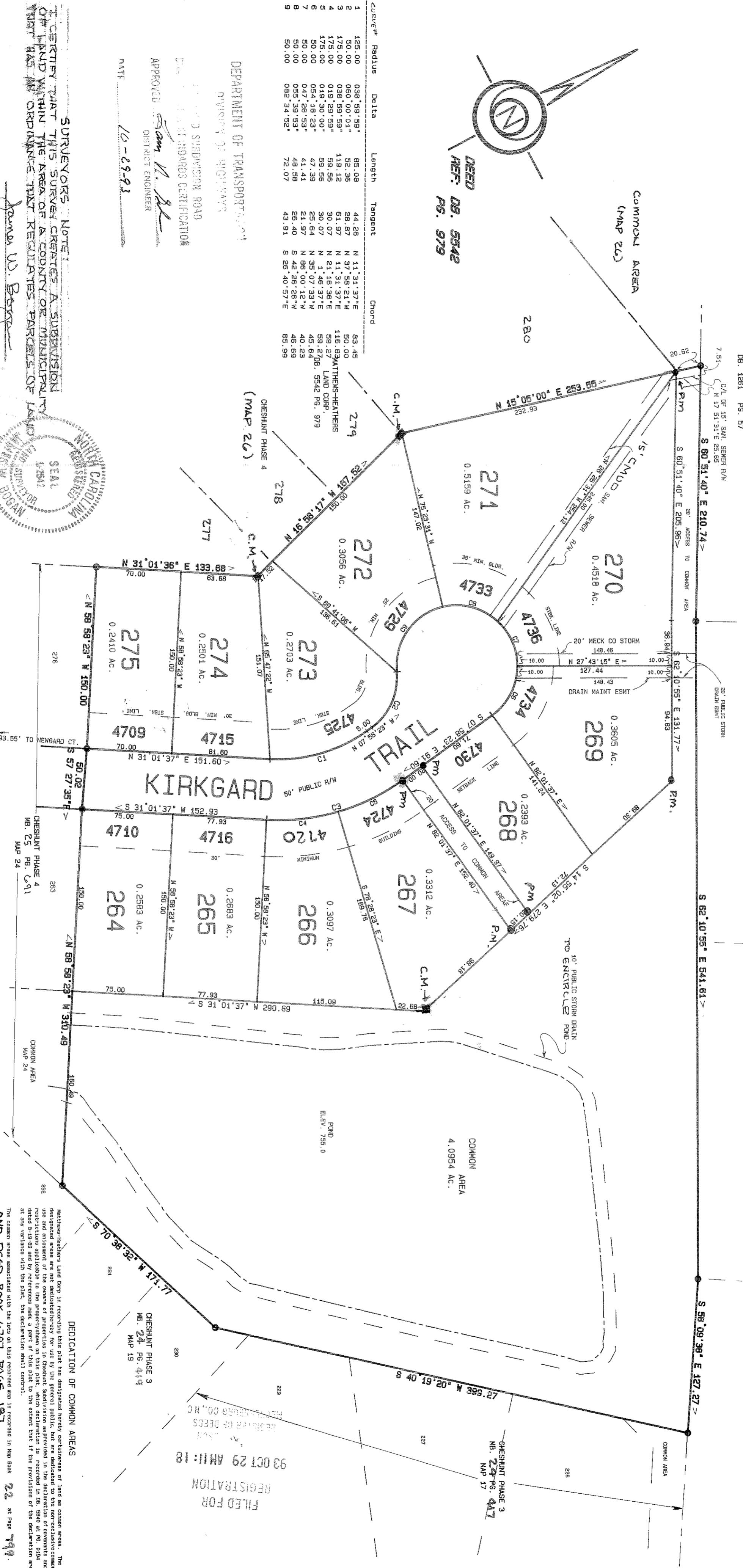
PERMANENT STORM DRAIN ESENT. NOTE: NO
REMANENT OF SUCH SHALL BE
WITHIN THIS EASEMENT. THE COUNTY WILL
NOT BE RESPONSIBLE FOR ANY STRUCTURE
WITHIN THIS EASEMENT INCLUDING FENCES,
TREE SHRUBBERY, FLOWERS OR GARDENS.
PAUL THURMAN
STATIONER,
DB. 4693 PG. 207

PROPOSED DEVELOPED AS R-12 CLUSTER
BENCH MARK 3 NAILS SIDE BY SIDE IN
CORNER OF SECTION 15
DATE 8/19/89
ELEV. = 784.67
224

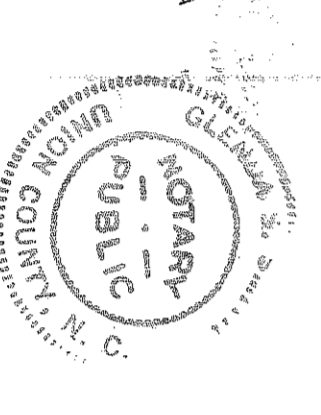
NOTES:
R-12 CLUSTER DATA
5000 S.F.
MIN. LOT AREA
5000 S.F.
MIN. LOT WIDTH
60 FT.
MIN. SIDE YD.
60 FT.
MIN. SIDE YD.
30 FT.
MIN. REAR YD.
30 FT.
ALL ON-SITE DEMOLITION TO BE
HAULED OFF OF SITE.
NOTES: 35' x 35' SIGHT TRIANGLES AT
ALL INTERSECTIONS.



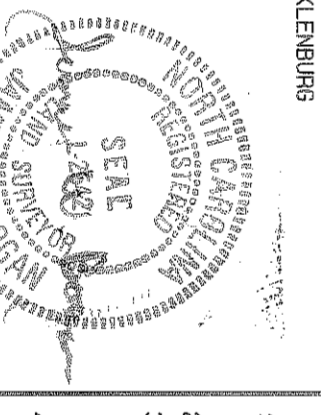
| Curve # | Radius | Delta | Length | Tangent | Chord |
|---------|--------|------------|--------|---------|--------|
| 1 | 125.00 | 0.98759587 | 98.78 | 44.26 | 88.46 |
| 2 | 50.00 | 0.60100011 | 59.26 | 29.63 | 59.26 |
| 3 | 175.00 | 0.38159559 | 119.12 | 61.87 | 119.12 |
| 4 | 175.00 | 0.19739000 | 59.56 | 30.07 | 59.56 |
| 5 | 175.00 | 0.19739000 | 59.56 | 30.07 | 59.56 |
| 6 | 50.00 | 0.54182323 | 41.41 | 21.97 | 41.41 |
| 7 | 50.00 | 0.47265533 | 41.41 | 21.97 | 41.41 |
| 8 | 50.00 | 0.95395933 | 82.82 | 43.94 | 82.82 |
| 9 | 50.00 | 0.95395933 | 82.82 | 43.94 | 82.82 |



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 28 DAY OF OCTOBER 1993.
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
PLAN 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.
 6. P.M. = PERMANENT MARKERS

DEDICATION OF COMMON AREAS
MATTHERS-HEATHERS Land Corp. is recording this plat in recognition of the dedication of land as common areas. The designated areas are not dedicated for use by the general public, but are dedicated for the use of the owners of the lots within the subdivision. The dedication of common areas and restrictions applicable to the property shown on this plat, which dedication is recorded in the 1980-81 PG. 038 dated 8-19-89 and by reference made a part of this plat, which dedication is recorded in the 1980-81 PG. 038 dated 8-19-89 and by reference made a part of this plat, the declaration shall control.
The common areas associated with the lots on this recorded map is recorded in Map Book 22 at Page 199.
AND DEED BOOK LOT PAGE 22 at Page 199.

DEED BOOK LOT PAGE 22 at Page 199

CHESHUNT PHASE 4
PROPERTY OF: (OWNER)
MATTHERS-HEATHERS LAND CORP.
MALLARD CREEK TOWNSHIP
MECKLENBURG COUNTY
NORTH CAROLINA

SURVEYED BY:
JAMES W. BOGAN, NCLS
3471 TRACE LAKE DRIVE
MATTHERS, NC 28149
DATE: JUNE 28, 1993

SCALE: 1" = 60' DATE: JUNE 28, 1993



FILED FOR
REGISTRATION
OCT 29 AM 11:18
1993