

91056400

242, 988, 4611 S.F. TOTAL
26, 345, 1657 S.F. STREET R/W
216, 673, 2954 S.F. NET
OR
4, 9741 ACRES

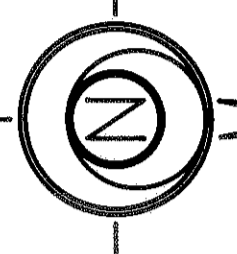
STATE OF NORTH CAROLINA,
COUNTY OF MECKLENBURG

THE FOREGOING CERTIFICATE OF GLENDA S. SMITH, A NOTARY PUBLIC OF SAID COUNTY AND STATE IS CERTIFIED TO BE CORRECT. THIS DAY OF July, 1994
ANNE A. POWERS, REGISTER OF DEEDS.

BY: Glenda S. Smith
DEPUTY ASSISTANT

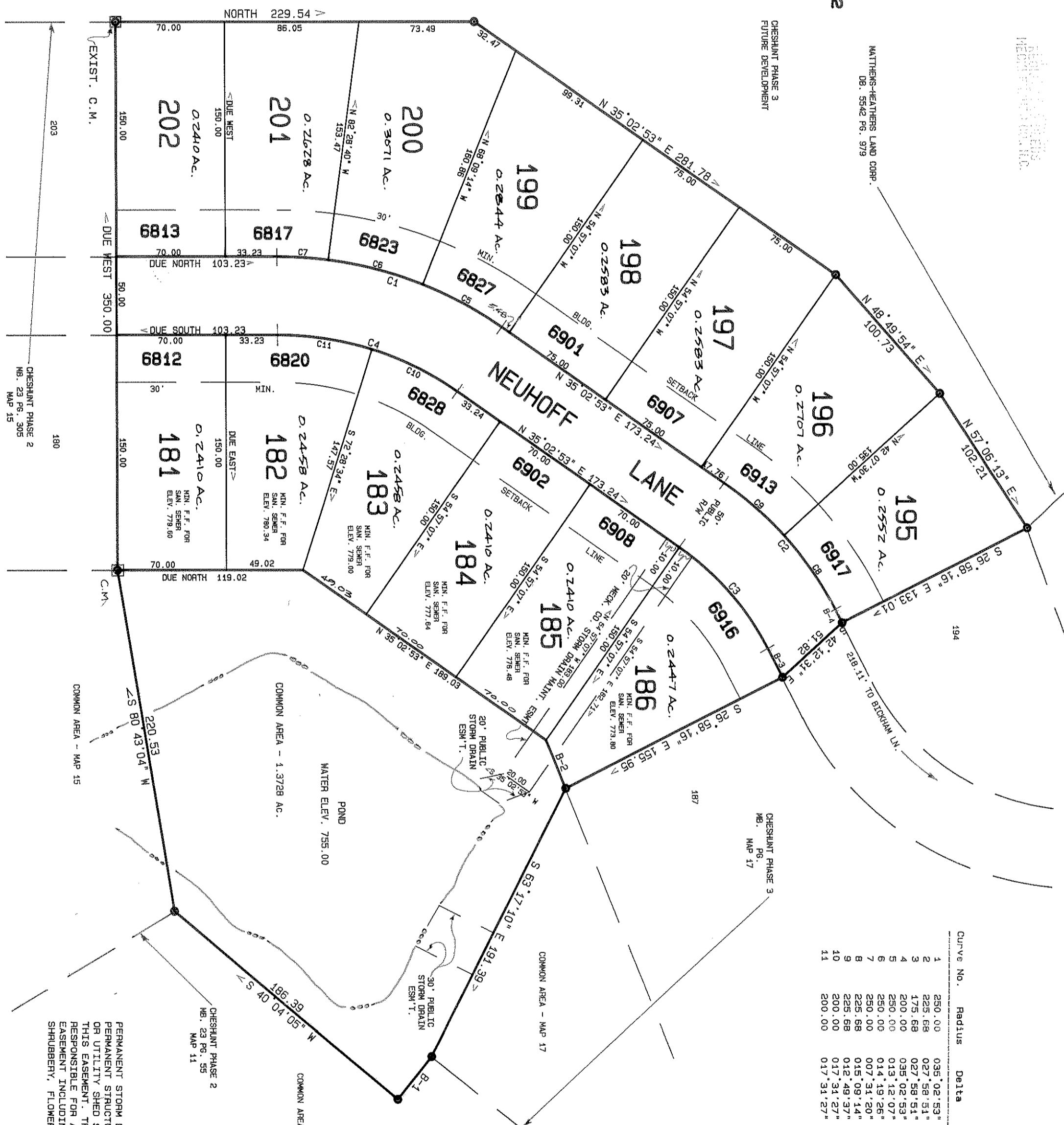
APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SECRETARY Glenda S. Smith DATE 7/15/94

REF: DB 5542
PG. 979

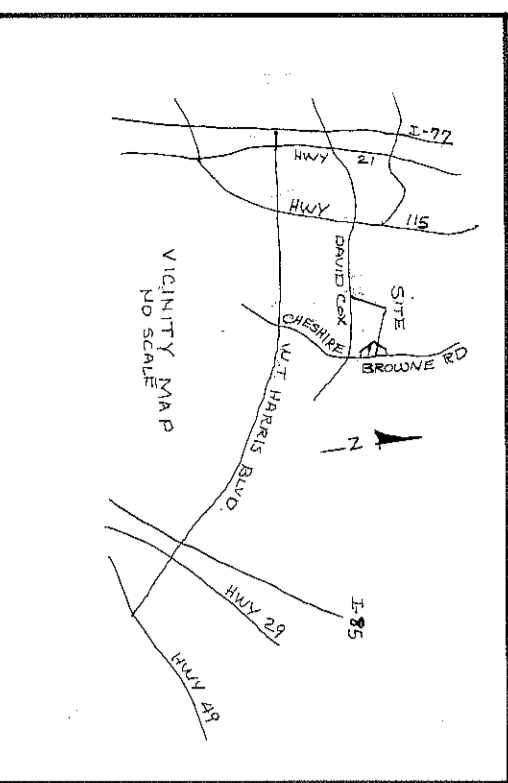


PRESENTED FOR
PROPERTY DEVELOPMENT
91 JUL 17 AM 11:32
MECKLENBURG COUNTY

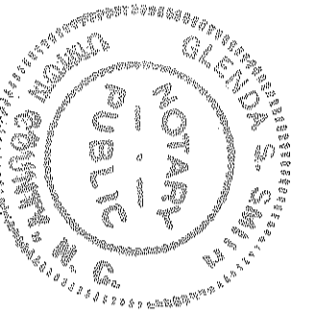
Map Book 24 Page 418



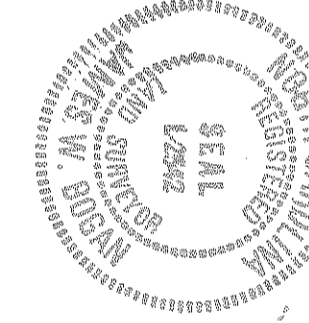
DEDICATION OF COMMON AREAS
Matthews-Heathers Land Corporation in recording this plat has designated certain areas of land as common areas. The designated areas are not dedicated hereby exclusive of common general public, but are dedicated hereby exclusive of common general public, and the owners of properties in Chesnut Street subdivision as provided in the declaration of covenants and restrictions applicable to the property shown on this plat, dated 8-19-88 and by references 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 _____.



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 15 DAY OF JULY, 1994.
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 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 CAVY 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' RADIIUS AT ALL R/W INTERSECTIONS.

MAP 48 OF
CHESHUNT Phase 3
PROPERTY OF
MATTHEWS-HEATHERS LAND CORP.
MALLARD CREEK TOWNSHIP
MECKLENBURG COUNTY
NORTH CAROLINA
SURVEYED BY: JAMES W. BOGAN, NCRLS
4455-G MORRIS PARK DRIVE
CHARLOTTE, N.C. 28227
SCALE: 1" = 40'
DATE: DEC. 4, 1990

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED: Joe Boyd
DISTRICT ENGINEER
DATE: 7-15-94
APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.
MECKLENBURG COUNTY ENGINEERING DEPT.
ENGINEER: Michael
DATE: 7/15/94

NOTES: PROPERTY ZONED R-12 CLUSTER
MIN. LOT AREA: 9000 S.F.
MIN. LOT WIDTH: 50 FT.
MIN. SIDE YD.: 6 S.F.T.
MIN. SETBACK: 30 FT.
MIN. FRONT YD.: 30 FT.
ALL ON-SITE DEMOLITION TO BE HIDDEN OFF OF SITE.

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