

91056399

368, 625, 4839 S.F. TOTAL
 51, 182, 9877 S.F. STREET R/W
 337, 442, 4862 S.F. NET
 7, 7466 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 ~~SEP~~ NOV 1991
 ANNE A. POWERS, REGISTER OF DEEDS.
 BY: *Victoria M. ...*
 DEPUTY ASSESSANT.

APPROVED IN ACCORDANCE WITH THE
 PROVISIONS OF THE SUBDIVISION
 ORDINANCE OF MECKLENBURG COUNTY, NORTH
 CAROLINA.
 CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 DATE 7/5/91
 SECRETARY *...*
 MATTHEWS-HEATHERS LAND CORP.
 5542 - 979

PRESENTED FOR
 RECORD
 91 JUL 17 AM 11:32

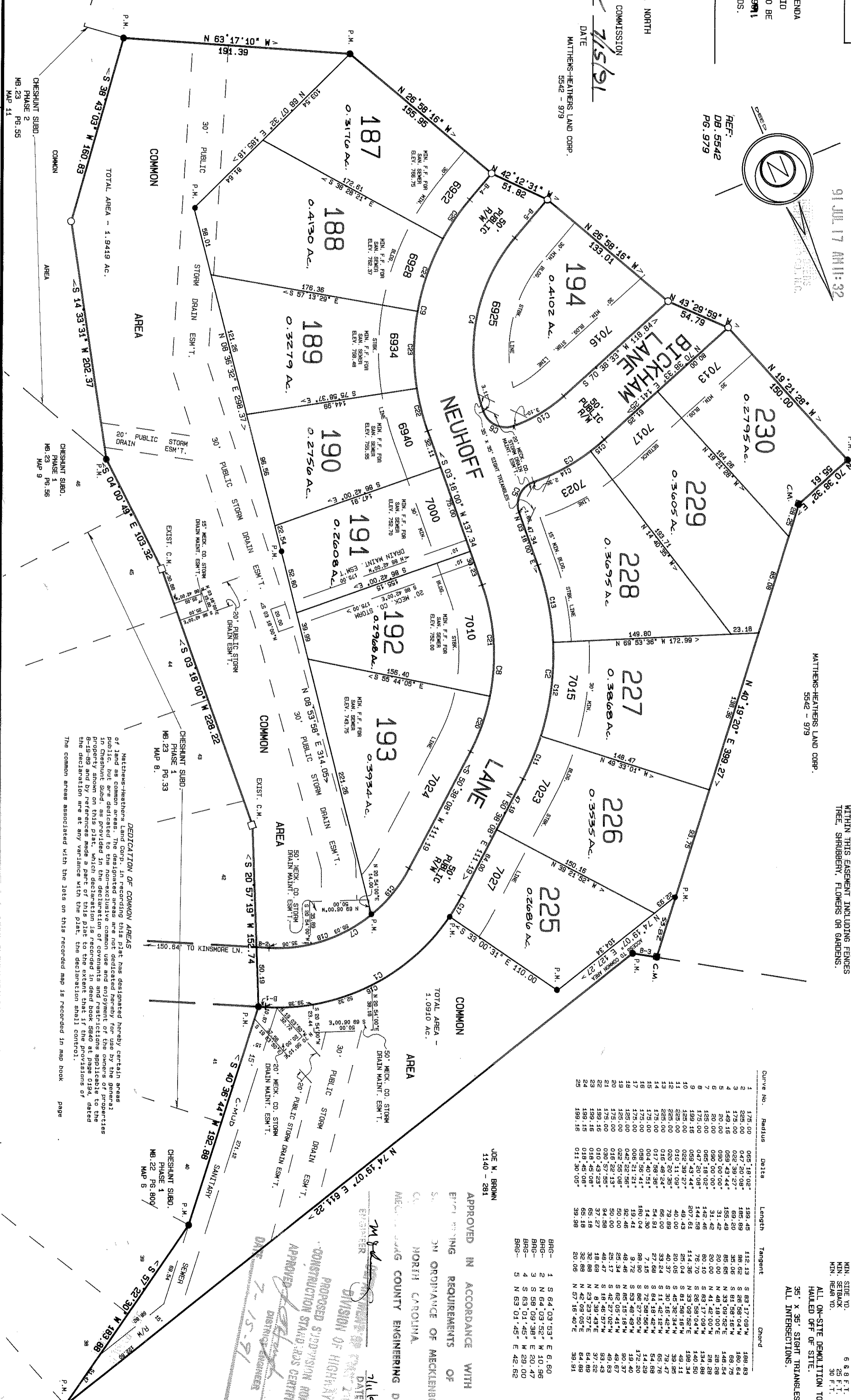


map Book 24 Page 417

PERMANENT STORM DRAIN ESM 'T. NOTE: NO
 BUILDING OR UTILITY SHALL BE PLACED
 WITHIN THIS EASEMENT. THE COUNTY WILL
 NOT BE RESPONSIBLE FOR ANY STRUCTURE
 WITHIN THIS EASEMENT INCLUDING FENCES,
 TREE, SHRUBBERY, FLOWERS OR GARDENS.

BENCH MARK 3 NAILS SIDE BY SIDE IN
 ONE AT INTERSECTION OF BROWN
 R/W & BERRY RD.
 ELEV. = 794.67

NOTES: PROPERTY ZONED R-12 CLUSTER
 R-12 CLUSTER DATA
 MIN. LOT AREA 9000 S.F.
 AT SETBACK 60 F.T.
 MIN. SETBACK 35 F.T.
 MIN. FRONT Y.D. 30 F.T.
 MIN. REAR Y.D. 30 F.T.
 ALL ON-SITE DEMOLITION TO BE
 HAULED OFF OF SITE.
 35' X 35' SIGHT TRIANGLES AT
 ALL INTERSECTIONS.

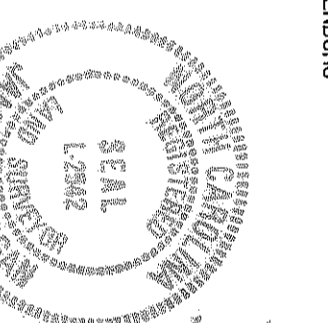


Curve No.	Radius	Delta	Length	Tangent	Chord
1	125.00	0.0518102	139.45	112.13	168.63
2	125.00	0.0518102	139.45	112.13	168.63
3	125.00	0.0518102	139.45	112.13	168.63
4	149.16	0.0594344	155.59	125.00	188.75
5	50.00	0.0910000	31.42	20.00	28.58
6	125.00	0.0518102	139.45	112.13	168.63
7	125.00	0.0518102	139.45	112.13	168.63
8	125.00	0.0518102	139.45	112.13	168.63
9	125.00	0.0518102	139.45	112.13	168.63
10	125.00	0.0518102	139.45	112.13	168.63
11	125.00	0.0518102	139.45	112.13	168.63
12	125.00	0.0518102	139.45	112.13	168.63
13	125.00	0.0518102	139.45	112.13	168.63
14	125.00	0.0518102	139.45	112.13	168.63
15	125.00	0.0518102	139.45	112.13	168.63
16	125.00	0.0518102	139.45	112.13	168.63
17	125.00	0.0518102	139.45	112.13	168.63
18	125.00	0.0518102	139.45	112.13	168.63
19	125.00	0.0518102	139.45	112.13	168.63
20	125.00	0.0518102	139.45	112.13	168.63
21	125.00	0.0518102	139.45	112.13	168.63
22	125.00	0.0518102	139.45	112.13	168.63
23	125.00	0.0518102	139.45	112.13	168.63
24	125.00	0.0518102	139.45	112.13	168.63
25	125.00	0.0518102	139.45	112.13	168.63
26	125.00	0.0518102	139.45	112.13	168.63
27	125.00	0.0518102	139.45	112.13	168.63
28	125.00	0.0518102	139.45	112.13	168.63
29	125.00	0.0518102	139.45	112.13	168.63
30	125.00	0.0518102	139.45	112.13	168.63

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 7 DAY OF NOVEMBER 1991.
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 CATV EASEMENTS ARE OUTLINED IN THE RECORDED COVERSANTS AND RESTRICTIONS FOR THIS SUBDIVISION
 4. 10' NON-EXCLUSIVE DRAINAGE EASEMENT ASTRIE ALL LOT SIDE LINES UNLESS OTHERWISE NOTED
 5. 20' RADIUS AT ALL R/W INTERSECTIONS.
 6. P.M. = PERMANENT MARKER POST LOCATED NEAR LOT CORNERS.

MAP 17 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"=60'
 DATE: DEC. 21 1989

APPROVED IN ACCORDANCE WITH THE
 ENGINEERING REQUIREMENTS OF THE
 SUBDIVISION ORDINANCE OF MECKLENBURG
 COUNTY, NORTH CAROLINA.
 MECKLENBURG COUNTY ENGINEERING DEPT.
 DATE 7-15-91
 APPROVED: *...*
 DISTRICT ENGINEER

PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION
 DATE 7-15-91