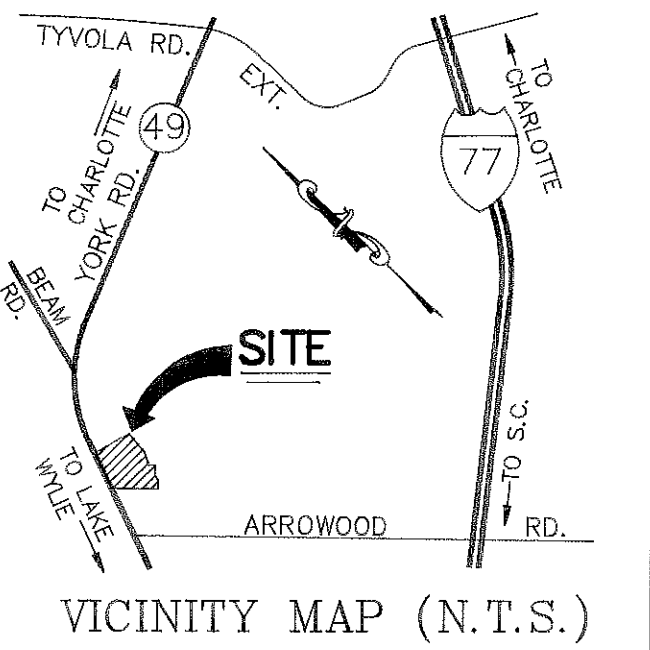


25124

# 92103061



### GENERAL NOTES

- 1.- Tax Map parcel = 167-242-99.
- 2.- Zone "A" remains at pre-construction location until a "L.O.M.A." (letter of map amendment) has been acquired through F.E.M.A.
- 3.- Any construction or use within the areas delineated as floodway fringes district boundary line and floodway district encroachment line is subject to the restrictions imposed by the Floodway Regulations of Mecklenburg County for a 100 year storm.
- 4.- All areas were calculated through the coordinate method of computation.
- 5.- A tie to NCOS monument "York" was not shown, because it lies more than 2000 feet away from site.
- 6.- Iron rebars set at all corners and angle (break) points unless otherwise noted.
- 7.- Elevations are based on Bench Mark - brass disc. in wing wall of bridge at York Rd. (N C 49) at Sugar Creek; ELEVATION = 593.00 ft.
- 8.- TBM on site is top of concrete control monument, located in corner of Lots 96, 98, 99 & 101 in Phase 2 of McDowell Meadows; ELEVATION of TBM = 605.13 ft.
- 9.- Areas this phase:  
a) TOTAL (includes r/w of new streets) .. 4.0303 ac. = 175,560.11 sq. ft.  
b) RIGHT-OF-WAYS..... 0.4960 ac. = 21,607.94 sq. ft.  
c) NET (excludes r/w of new streets) .... 3.5343 ac. = 153,952.17 sq. ft.

### REFERENCES

- 1.- Recorded plat of "McDowell Meadows Phase II, Map 1", by this office dated May 6, 1991 and recorded in Plat Book 24 at Page 360, June 6, 1991, Meck. County Registry.
- 2.- Deed - Robt. C. Rhein Interests, Inc. to McDowell Farms Development Corp., dated Nov. 11, 1988 and recorded in Deed Bk. 5909 at Page 671, Meck Co. Registry.
- 3.- Recorded plat of "McDowell Meadows Phase I, Map 3" by this office dated 7-10-89 and recorded in Plat Bk. 23 at Page 266, Aug. 16, 1989, Meck Co. Registry.

I, Jeffrey S. Hladun, registered land surveyor no. L-3143, certify to one of more of the following as indicated thus, [X] :

- ☒ a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- ☐ b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- ☐ c. That this plat is of a survey of an existing parcel or parcels of land;
- ☐ d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey of other exception to the definition of subdivision;
- ☐ e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

*Jeffrey S. Hladun*  
Jeffrey S. Hladun, Registered Land Surveyor No. L-3143

LINE	DIRECTION	DISTANCE
L1	S 87°59'34" E	7.65'
L2	S 04°52'14" E	24.80'
L3	S 67°59'34" E	94.64'
L4	S 67°59'34" E	68.70'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	426.06'	75.86'	38.03'	75.79'	N 60°38'57" E	101°20'05"
C2	185.71'	149.93'	78.32'	145.69'	N 88°52'43" E	46°15'26"
C3	235.71'	190.30'	100.68'	185.17'	N 88°52'43" E	46°15'26"
C4	376.06'	44.77'	22.41'	44.74'	N 62°20'22" E	06°49'15"
C5	426.06'	58.22'	29.15'	58.17'	N 58°27'34" E	07°49'43"
C6	426.06'	17.65'	8.82'	17.65'	N 64°33'48" E	02°22'23"
C7	185.71'	98.24'	50.30'	97.10'	N 60°54'16" E	30°18'52"
C8	235.71'	65.28'	32.85'	65.08'	N 73°41'04" E	15°52'08"
C9	235.71'	60.25'	30.29'	60.08'	N 88°56'29" E	14°38'42"
C10	185.71'	51.69'	26.01'	51.53'	S 75°58'01" E	15°56'54"
C11	235.71'	64.77'	32.59'	64.56'	S 75°51'52" E	15°44'36"

### LEGEND

- R/W  
P  
C  
CON. MON.  
P.S.D.E.  
100  
N.T.S.
- RIGHT OF WAY  
PROPERTY LINE  
CENTER LINE  
CONCRETE MONUMENT  
PUBLIC STORM DRAINAGE EASEMENT  
LOT NUMBER  
NOT TO SCALE

No.	DATE	BY	REVISION

**GNA DESIGN ASSOCIATES, Inc.**  
428 East Fourth Street  
Suite 408 (704) 373-1907  
Charlotte, NC 28202  
Surveying • Landscape Architecture • Civil Engineering

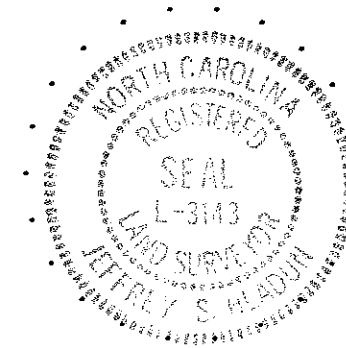
RECORDED MAP BOOK 25, PAGE 124, DATE 9-24-92 <sup>#352</sup>  
MECKLENBURG COUNTY REGISTRY

State of North Carolina, County of Mecklenburg  
The foregoing certificate (s) of Traci R. Pierce  
a Notar (y) (ies) Public (is) (are) certified  
to be correct.  
This 24th day of September, 19 92  
Anne A. Powers, Register of Deeds  
By: Serena W. McDowell Deputy

Register of Deeds, Seal

State of North Carolina, County of Mecklenburg  
I, Anne A. Powers, Register of Deeds for  
aforesaid County and State, hereby certify that  
the foregoing is a true copy of Map as the same  
is found in the Office of the Register of Deeds  
for Mecklenburg County, North Carolina, in  
Book        Page         
Witness my hand and official seal, this the  
       day of       , 19       .  
Anne A. Powers, Register of Deeds  
By:        Deputy

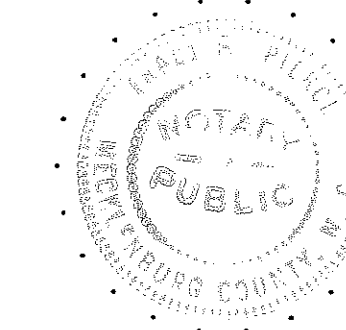
I, Jeffrey S. Hladun, certify that this plat was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated is 1: 40,100; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 27th day of August, A.D., 19 92.



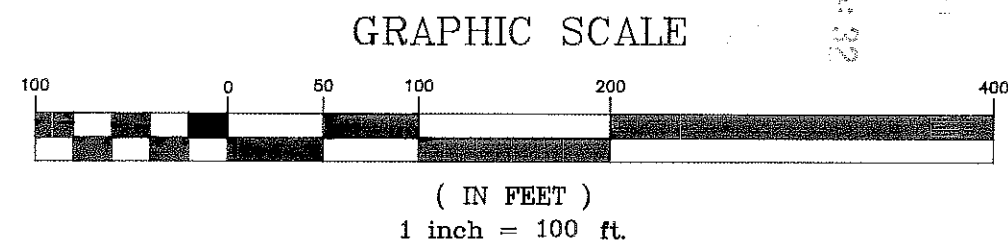
*Jeffrey S. Hladun*  
Jeffrey S. Hladun  
3143  
Registration Number

North Carolina, Mecklenburg County.

I, Traci R. Pierce a Notary Public of the County and State aforesaid, certify that Jeffrey S. Hladun, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of August, 19 92.



My commission expires Feb. 2, 1997.



**PLAT OF SUBDIVISION**  
**McDOWELL MEADOWS**  
**PHASE III - MAP 1**  
LOTS 62 THRU 69, & 207 THRU 211  
OWNER: **McDOWELL FARMS DEVELOPMENT CORPORATION**  
c/o ROBERT C. RHEIN INTERESTS, INC.  
LOCATION: **STEELE CREEK TOWNSHIP**  
**MECKLENBURG COUNTY, NORTH CAROLINA**  
DRAWN BY: PE  
LLCOGO NO. - M23901C  
F.BK. NO. - 74  
FILE No.  
24601.03  
CHECKED BY: JSH, NCRLS  
LLCOGO # 24601\_03  
DATE: AUG. 26, 1992  
GNA DESIGN ASSOCIATES, 428 E. 4th ST., SUITE 408, CHARLOTTE, NC 28202  
TEL - (704) 373-1907