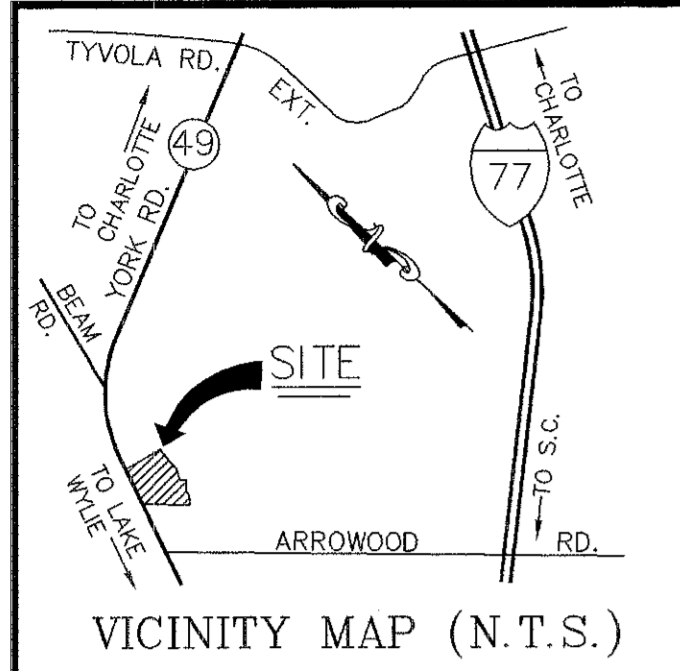


#94079560



### GENERAL NOTES

- 1.- Tax map parcel 167-242-99
- 2.- Iron rebars set at all corners and angle points unless otherwise noted.
- 3.- Parcel is not situated in any type of floodway hazard area.
- 4.- 35' X 35' sight triangles at all street intersections.
- 5.- Areas this phase:
  - a) Total = 3.449 acres or 150,246.53 sq. ft. (includes r/w area of new streets)
  - b) Right-of-ways = 0.372 acres or 16,190.89 sq. ft.
  - c) Net = 3.077 acres or 134,055.64 sq. ft. (excludes r/w area of new streets)

### REFERENCES

- The survey which resulted in this plat used only the following instruments of record:
- 1.- Deed- Robt. C. Rhein Interests, Inc. to McDowell Farms Development Corp., dated Nov. 11, 1988 and recorded in Deed Bk. 5909 at Pg. 671, Meck. County Registry.
  - 2.- Stump hole location was recorded on 12/21/90 with the Mecklenburg County Register of Deeds office, in Deed Book 6421, Page 252.
  - 3.- Map of "McDowell Meadows - Map 2" (Phase 1) by this office (G. L. Kelly, RLS), dated 7-10-89 and recorded in Plat Bk. 23 at Pg. 269, Meck. Co. Registry.
  - 4.- Map of "McDowell Meadows, Phase 5 - Map 2", REVISED April 30, 1991 and recorded in Plat Bk. 24 at Pg. 610, Mecklenburg County Registry.
  - 5.- Adjacent owners' deeds as noted.

### LEGEND

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

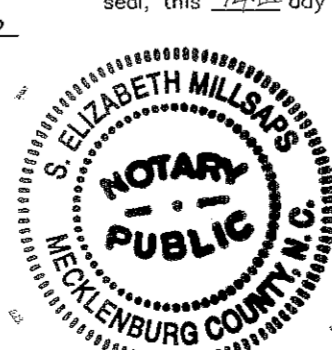
### MECKLENBURG COUNTY : DEVELOPED AS R-12 CLUSTER

MIN. LOT SIZE	9,000
MIN. SETBACK	25'
AVERAGE SETBACK	30'
MIN. REAR YARD	30'
MIN. LOT WIDTH	60'
MIN. SIDE YARDS	6' / 8'

I, James I. Kovacs, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in Book N/A, page N/A; that the boundaries not surveyed are shown as broken lines plotted from information found in Book N/A, page N/A; that the ratio of precision of the undisturbed field survey as calculated by latitudes and departures is 1:47,670; and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 17th day of June, A.D., 1994.



James I. Kovacs L-3610  
James I. Kovacs, N.C. RLS #3610



North Carolina  
Mecklenburg County

I, S. Elizabeth Millsaps, a Notary Public of the County and State aforesaid, certify that James I. Kovacs, 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 17th day of June, 1994.

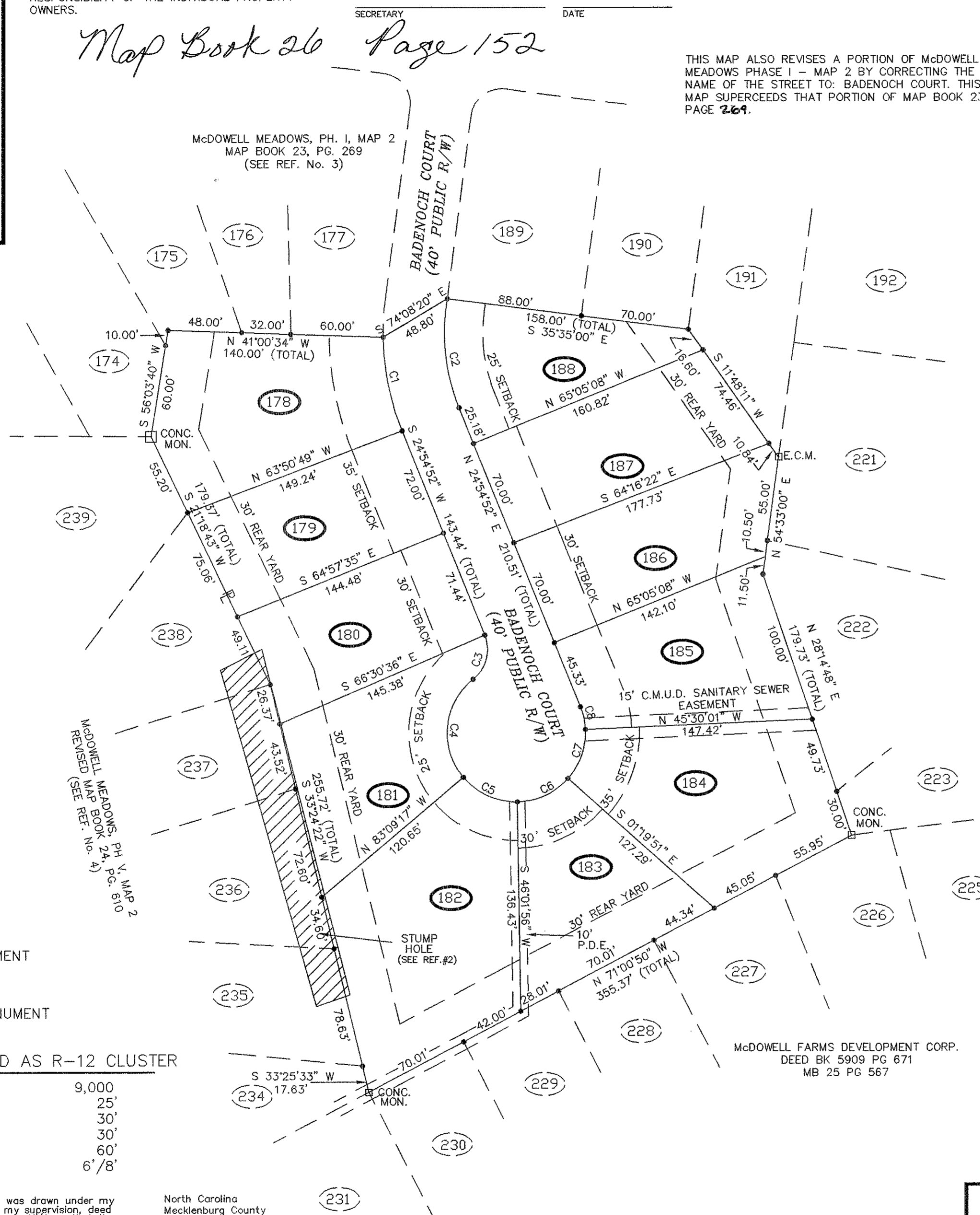
S. Elizabeth Millsaps  
Notary Public  
My commission expires May 17, 1998

LOT No.	STREET ADDRESS	SQ. FT.	ACRES
178	7116	13,843.75	0.310
179	7122	10,782.04	0.247
180	7128	10,499.55	0.241
181	7134	13,805.55	0.317
182	7136	15,450.68	0.355
183	7139	12,402.37	0.285
184	7137	13,005.58	0.298
185	7135	10,605.47	0.243
186	7131	11,061.07	0.254
187	7125	12,266.94	0.282
188	7119	10,623.85	0.244

No.	DATE	BY	REVISION

## RECORDED MAP BOOK 26, PAGE 152, DATE 6-17-94 MECKLENBURG COUNTY REGISTRY #227

THIS MAP ALSO REVISES A PORTION OF McDOWELL MEADOWS PHASE I - MAP 2 BY CORRECTING THE NAME OF THE STREET TO: BADENOCH COURT. THIS MAP SUPERCEDES THAT PORTION OF MAP BOOK 23 PAGE 269.



Register of Deeds, Seal

State of North Carolina, County of Mecklenburg  
The foregoing certificate (s) of  
S. Elizabeth Millsaps  
a Notar (y) dies Public (is) (are) certified  
to be correct.  
This 17th day of June, 1994  
Judy Gibson, Register of Deeds  
By: Carolyn W. Manzyk Deputy

State of North Carolina, County of Mecklenburg  
I, Judy Gibson, 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 .  
Judy Gibson, Register of Deeds  
By:   Deputy

I, James I. Kovacs, registered land surveyor No. L-3610, certify to one of more  
of the following as indicated thus, ☒ :

- ☒ 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.

James I. Kovacs L-3610  
James I. Kovacs, Registered Land Surveyor No. L-3610

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	170.00'	62.50'	31.61'	62.15'	S 35°26'51" W	21°03'55"
C2	130.00'	72.42'	37.18'	71.49'	S 40°52'10" W	31°55'11"
C3	25.00'	32.03'	18.63'	29.88'	N 61°36'50" E	73°23'54"
C4	45.00'	71.84'	46.17'	64.45'	S 52°34'45" W	91°28'04"
C5	45.00'	39.87'	21.35'	38.58'	S 18°32'14" E	50°45'53"
C6	45.00'	37.24'	19.76'	36.18'	S 67°37'31" E	47°24'40"
C7	45.00'	34.69'	18.26'	33.84'	N 66°35'04" E	44°10'09"
C8	45.00'	15.38'	7.77'	15.31'	N 34°42'26" E	19°35'07"

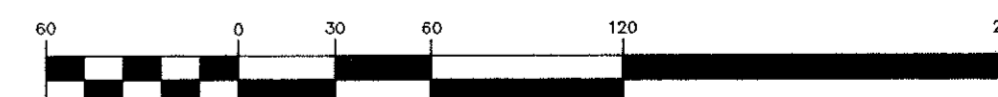
APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 150  
ORDINANCE OF THE CITY CODE OF THE CITY OF  
CHARLOTTE, NORTH CAROLINA.

Robert B. Hollis 6/17/94  
COMMISSION STAFF DATE



SEE REF. NO. 1

### GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

### PLAT OF SUBDIVISION

## McDOWELL MEADOWS PHASE IV-MAP 1 & PHASE I-MAP 2 REVISION LOTS 178-188

OWNER:  
McDOWELL FARMS DEVELOPMENT CORPORATION  
c/o ROBERT C. RHEIN INTERESTS, INC.

LOCATION:  
CITY OF CHARLOTTE  
STEELE CREEK TOWNSHIP  
MECKLENBURG COUNTY, NORTH CAROLINA

DRAWN BY: MLC  
LLCOGO No.- 23901C  
FLD.BK. No.- 74

FILE No.  
24601.41

CHECKED BY: JIK, NCRLS  
DCA/CADD No.- 24601\_41  
DATE: MAY 9, 1994

GNA DESIGN ASSOCIATES, 428 E. 4th ST., SUITE 408, CHARLOTTE, NC 28202

TEL- (704) 373-1907