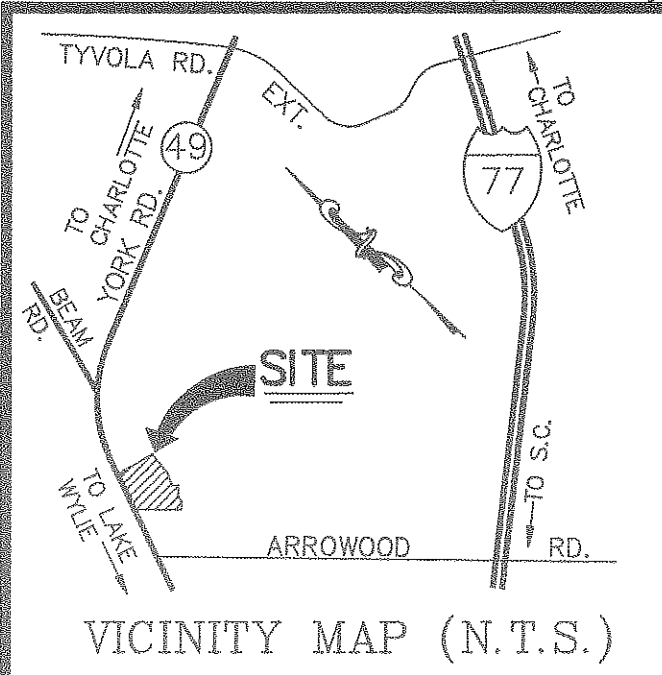


91092196



APPROVED IN ACCORDANCE WITH THE
ENGINEERING REQUIREMENTS OF THE
SUBDIVISION ORDINANCE OF MECKLENBURG
COUNTY, NORTH CAROLINA.
MECKLENBURG COUNTY ENGINEERING DEPT.

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUB-
DIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA :
CHARLOTTE - MECKLENBURG PLANNING COMMISSION

SECRETARY *[Signature]* DATE 11/15/91

RECORDED MAP BOOK 24, PAGE 610, DATE 11-18-91
MECKLENBURG COUNTY REGISTRY #44

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *[Signature]*
DISTRICT ENGINEER

DATE 11-15-91

State of North Carolina, County of Mecklenburg
The foregoing certificate (s) of

William D. Hodges
a Notar (y) (ies) Public (is) (are) certified
to be correct.

This 18th day of November 19 91
Anne A. Powers, Register of Deeds

By: *Serena W. McComber* Deputy

Register of Deeds, Seal

RECEIVED FOR
11 NOV 18 AM 9:36

GENERAL NOTES

- 1.- Tax map parcel 167-242-99 (pg. 4)
- 2.- Iron rebar 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' right triangles at all street intersections.
- 5.- Areas this phase:
 - a) Total = 7.8329 acres or 341,202.29 sq. ft. (includes r/w area of new streets)
 - b) Right-of-way = 1.14950 acres or 50,071.17 sq. ft.
 - c) Net = 6.6834 acres or 291,131.12 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. 5809 at Pg. 671, Meck. Co. Registry.
- 2.- Map of "McDowell Meadows - Map 1" (Phase 1) by this office (G. L. Kelly, RLS), dated 1-08-89 and recorded in Plat Bk. 23 at Pg. 83, Meck. Co. Registry.
- 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. 268, Meck. Co. Registry.
- 4.- Map of "McDowell Meadows, Phase 5 - Map 1", REVISED, by this office (J.S. Hladun, RLS), dated April 22, 1991 and recorded in Plat Bk. 24 at Pg. 297, Mecklenburg County Registry.
- 5.- Adjacent owners' deeds as noted.
- 6.- Stump hole location was recorded on 12/21/90 with the Mecklenburg County Register of Deeds office, in Deed Book 6421, Page 262.

LEGEND

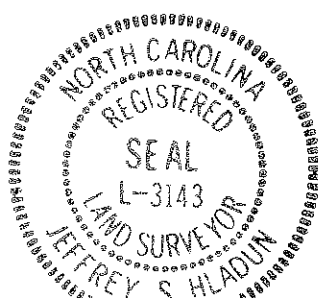
R/W RIGHT OF WAY
P.C. PROPERTY LINE
CON. MON. CONCRETE MONUMENT
P.D.E. PUBLIC DRAINAGE EASEMENT
100 LOT NUMBER
N.T.S. NOT TO SCALE

MECKLENBURG COUNTY : ZONED - R-12 CLUSTER

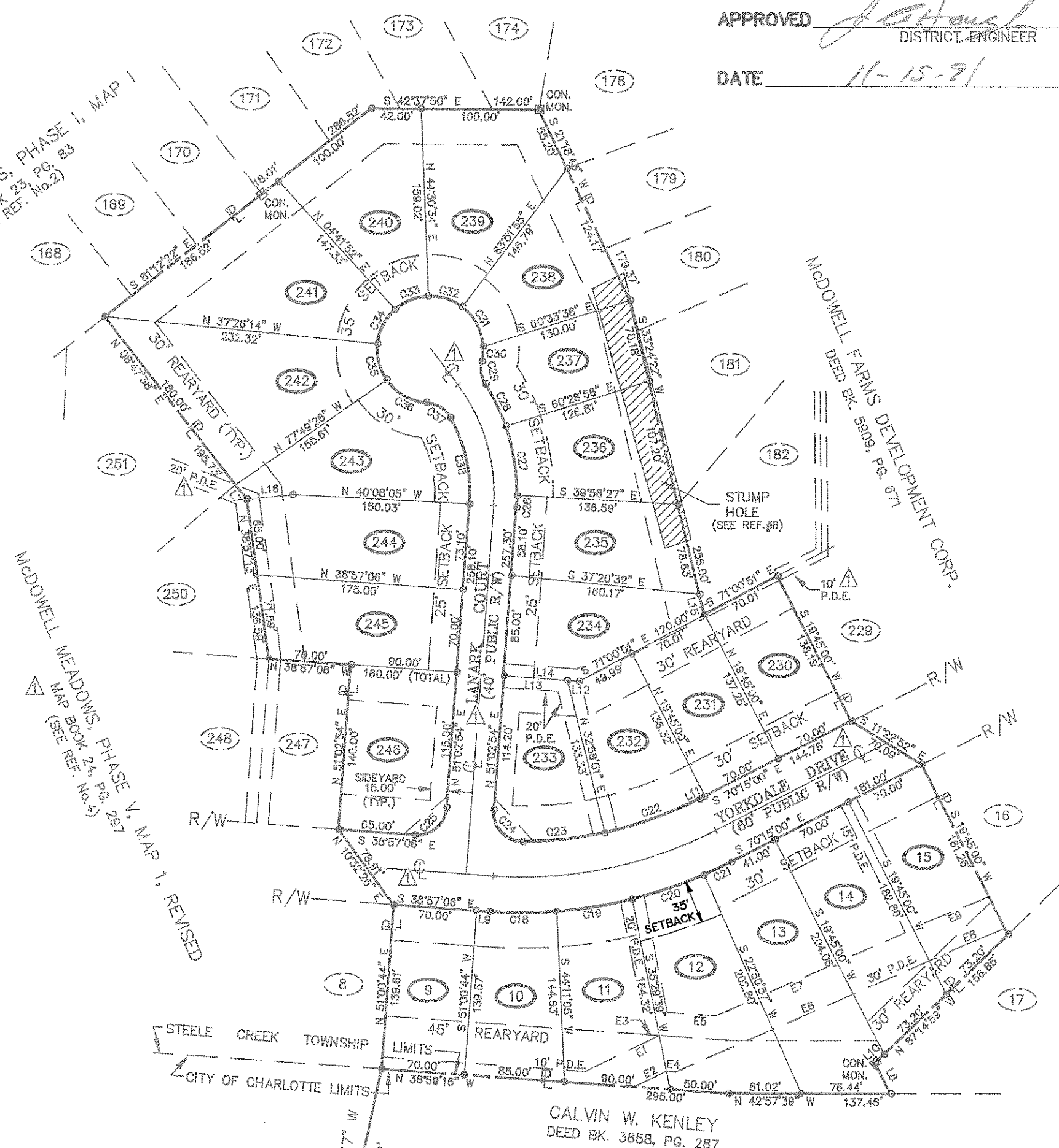
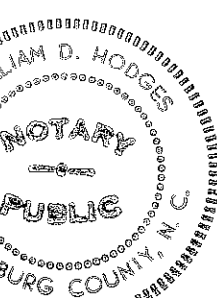
MIN. LOT SIZE 9,000
MIN. SETBACK 25'
AVERAGE SETBACK 30'
MIN. REAR YARD 30'
MIN. LOT WIDTH 60'
MIN. SIDE YARDS 6' / 8'

I, Jeffrey S. Hladun, certify that this plat was drawn under my supervision from an actual survey made under my supervision, and that the boundaries shown are broken lines plotted from information found in Book N/A, page N/A; that the ratio of precision of the surveyed field survey is calculated by latitudes and departures is 1: 47,879; and that this map was prepared in accordance with G.S. 47-30 as amended, witness my original signature, registration number and seal this 18th day of NOV, A.D., 19 91.

Jeffrey S. Hladun
Jeffrey S. Hladun, N.C. RLS #3143



North Carolina
Mecklenburg County



LOT No.	STREET ADDRESS	SQ. FT.	ACRES
9	1201	9,771.34	0.224
10	1137	10,772.83	0.247
11	1131	11,732.67	0.269
12	1127	15,385.61	0.353
13	1121	15,850.88	0.364
14	1115	13,535.08	0.311
15	1109	12,037.02	0.278
230	1112	9,840.57	0.221
231	1118	9,675.02	0.220
232	1126	9,987.65	0.229
233	1134	10,141.78	0.233
234	1139	10,394.95	0.239
235	7121	10,578.70	0.243
236	7115	10,658.45	0.245
237	7111	9,239.42	0.212
238	7105	10,417.47	0.239
239	7101	14,189.67	0.328
240	7100	13,187.25	0.302
241	7102	17,146.38	0.394
242	7104	17,309.87	0.397
243	7114	12,531.31	0.288
244	7122	12,878.47	0.296
245	7120	11,725.01	0.269
246	1204	12,465.87	0.286

No.	DATE	BY	REVISION
4/30/91	WDH	PER CHAR.-MECK. PLAN. COMM.&MECK. CO. ENG.	

I, Jeffrey S. Hladun, registered land surveyor no. L-3143, 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.

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

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C18	388.98	86.28	28.18	56.21	S 43°07'00" E	08°19'47"
C19	388.98	86.28	28.18	56.21	S 52°05'56" E	09°37'28"
C20	388.98	84.14	32.14	64.07	S 61°39'13" E	08°28'47"
C21	388.98	25.99	13.00	25.99	S 68°19'33" E	03°50'53"
C22	328.98	85.25	42.87	85.00	N 62°46'52" W	14°56'15"
C23	328.98	69.53	34.89	69.39	N 49°13'16" W	12°10'58"
C24	25.00	41.09	25.00	36.62	N 03°57'34" E	04°10'41"
C25	25.00	39.27	25.00	35.36	S 63°57'06" E	09°00'00"
C26	170.00	9.90	4.95	9.90	N 49°22'48" E	03°20'12"
C27	170.00	80.00	30.32	59.89	N 37°36'03" E	20°13'19"
C28	170.00	18.78	39.26	N 20°51'31" E	13°15'44"	
C29	25.00	25.00	18.60	19.53	N 37°12'50" E	45°56'21"
C30	45.00	12.69	6.39	12.64	N 52°07'24" E	16°09'12"
C31	45.00	39.41	21.07	38.16	N 18°57'22" E	60°10'53"
C32	45.00	30.91	16.09	30.31	N 25°48'45" W	39°21'21"
C33	45.00	31.27	16.29	30.84	N 65°23'47" W	39°48'42"
C34	45.00	33.09	17.55	32.55	S 73°57'49" W	42°08'06"
C35	45.00	31.72	16.58	31.07	S 32°22'10" W	40°23'12"
C36	45.00	40.50	21.74	39.15	S 13°36'24" E	61°33'56"
C37	25.00	24.83	13.55	23.82	S 10°56'11" E	56°54'21"
C38	150.00	76.08	38.16	75.00	S 34°16'57" W	33°31'55"

PUBLIC DRAINAGE EASEMENT DATA

LINE	DIRECTION	DISTANCE
E1	S 89°07'39" E	59.71
E2	S 89°07'39" E	29.87
E3	S 38°59'16" E	10.38
E4	S 38°59'16" E	7.92
E5	S 38°59'16" E	41.61
E6	S 89°07'44" E	289.52
E7	S 66°52'44" E	175.05
E8	S 65°10'48" E	32.85
E9	S 85°10'48" E	62.75

LINE	DIRECTION	DISTANCE
L7	N 05°47'38" E	15.75
L8	S 19°45'00" W	29.58
L9	S 36°57'05" E	11.74
L10	N 87°14'59" W	10.46
L11	N 70°16'00" W	4.76
L12	S 38°57'08" E	10.00
L13	S 38°57'08" E	53.76
L14	S 38°57'06" E	63.76
L15	S 33°25'32" W	17.83
L16	N 48°26'23" W	39.15

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PLAT OF SUBDIVISION

McDOWELL MEADOWS
PHASE V - MAP 2
LOTS 9 - 15, & 230 - 246

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

LOCATION:
STEELE CREEK TOWNSHIP
MECKLENBURG COUNTY, NORTH CAROLINA

DRAWN BY: Wm. D. HODGES
LLCOGO No.- 23901C
FLD.BK. No.- 74

FILE No.
24601.05

CHECKED BY: JSH, NCRLS
DCA/CADD No.- 24601.05
DATE: APRIL 17, 1991

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

TEL- (704) 373-1907