#98126811

47

MAP BOOK 29 PAGE 457

FILED FOR REGISTRATION
AUG 11 1998
AT 9:08
ROBERT A. GIBSON
MECKLENBURG COUNTY, N. C.
REGISTER OF DEEDS

NOTES

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY.

#4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

THIS PROPERTY DEVELOPED AS R-3 CLUSTER

AREAS COMPUTED BY COORDINATE METHOD.

TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS 3.8465 ACRES.

TOTAL AREA MINUS RIGHT-OF-WAY FOR THIS MAP IS 3.8465 ACRES.

NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN THE LOTS WHICH MAKE UP THIS MAP.

NO NGS OR NCGS HORIZONTAL TRAVERSE WITHIN 2000 FEET.

TAX PARCEL #229-341-99

SUBJECT TRACT DEED REFERENCE:
DB 5062 PG 404, DB 9120 PG 894,DB 9629 869

TOTAL NUMBER OF LOTS THIS PLAT- 10

THE PURPOSE OF THIS PLAT IS TO SHOW THE REVISED FLOODLINE AS FIELD LOCATED ON 6/8/98. THIS PLAT TO SUPERSEDE LOTS 73 ,74, 40, 49-52, & 54-56 OF GLYNDEBOURNE MAP 1 PREVIOUSLY RECORDED IN MB 29 PG 121.

ANY DISTURBANCE OF WETLANDS IS SUBJECT TO THE PROVISIONS AND CONDITIONS STATED IN NCDENHR DWQ PROJECT #981143 AND US ARMY CORP OF ENGINEERS ACTION ID No. 199702143 AND NATIONWIDE PERMIT No. 26.

LOTS 73,74, 40, 49-52, & 54-56 ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL AND THE CONSTRUCTION OF BUILDINGS OR STRUCTURES BELOW THE FLOOD PROTECTION ELEVATION AS SHOWN IS PROHIBITED AS FURTHER DESCRIBED SECTION 7.200 OF THE MECKLENBURG SUBDIVISION ORDINANCE.

PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE REPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

OFF SITE BENCHMARK - (SQ6208) 1.2 MI. NORTH OF WEDDINGTON 29' WEST OF AND 2.8' LOWER THAN THE CENTERLINE OF HIGHWAY #16, NORTH END OF WEST HEADWALL OF 20' BOX CULVERT - ELEVATION 619.14

ON SITE TBM - 3 NAILS IN POWER POLE SE OF LOT 15
ELEVATION 613.64

PRIVATE DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

THE BUILDING RESTRICTION FLOODLINE HAS BEEN LOCATED FROM A FIELD SURVEY.

I, Joseph W. Hendrick, RLS CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

__ a: THAT THIS PLAT IS 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;

X c: THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND;

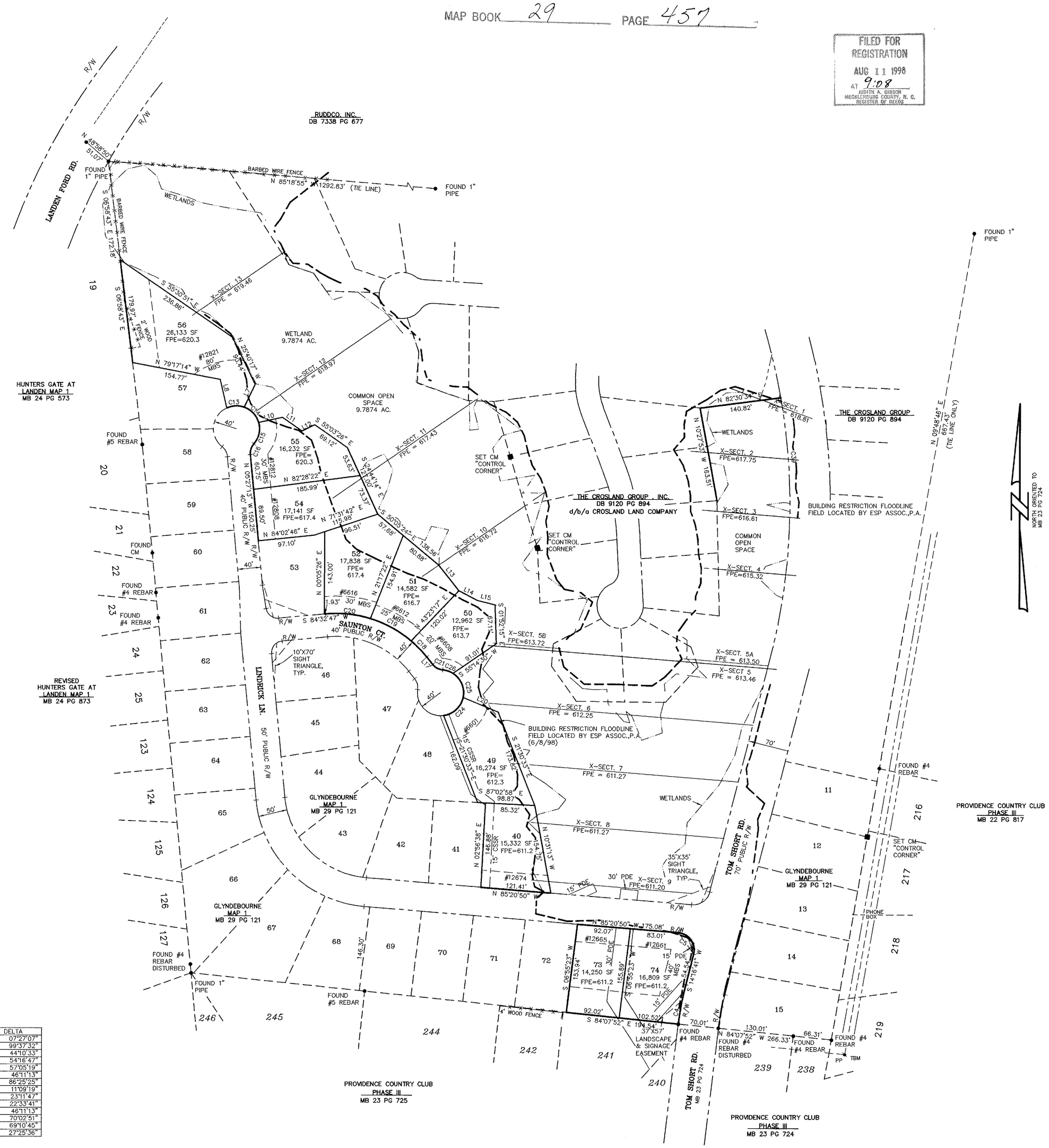
__ d: THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

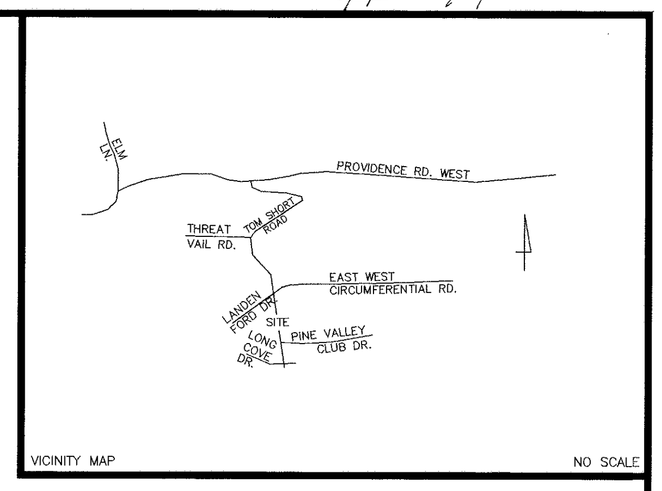
__ e: THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS IN (a) THROUGH (d) ABOVE.

Joseph W. Hendrick, RLS Registration No. L-3046

LINE	DIRECTION	DISTANCE
L7	N 25°21'15" E	44.14'
L8	N 13°06'02" W	50.85'
L10	N 77°56'28" E	42.51'
L11	S 55°00'14" E	41.15'
L12	N 63°30'29" E	24.33'
L13	S 38°21'21" E	55.92'
L14	S 62°04'31" E	36.15'
L15	S 75°55'17" E	31.76'
L17	S 38°32'26" E	16.62'
L20	S 67°14'42" E	66.06'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	535.00'	69.58'	34.84'	69.53'	S 10°33'08" W	07°27'07"
C5	30.00'	52.16'	35.52'	45.84'	S 35°32'05" E	99°37'32"
C13	40.00'	30.84'	16.23'	30.08'	S 87°16'38" W	44°10'33"
C14	40.00'	37.89'	20.50'	36.49'	N 43°29'42" W	54°16'47"
C15	40.00'	39.86'	21.76'	38.23'	N 12°11'21" E	57°05'19"
C16	25.00'	20.15'	10.66'	19.61'	N 17°38'24" E	46°11'13"
C17	20.00'	30.17'	18.79'	27.39'	S 57°14'30" E	86°28'25"
C18	200.00'	38.94'	19.53'	38.88'	N 44°07'05" W	11°09'19"
C19	200.00'	80.97'	41.05'	80.42'	N 61°17'38" W	23°11'47"
C20	200.00'	78.75'	39.89'	78.25'	N 84°10'22" W	22°33'41"
C21	25.00'	20.15'	10.66'	19.61'	N 61°38'02" W	46°11'13"
C24	40.00'	48.90'	28.03'	45.91'	N 46°54'08" E	70°02'51"
C25	40.00'	48.30'	27.58'	45.42'	N 22°42'40" W	69°10'45"
C26	40.00'	19.15'	9.76'	18.97'	N 71°00'51" W	27°25'36"





VICINITY MAP NO SCALE

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 SUBDIVISION ORDINANCE OF THE CITY CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF — DATE 8/11/98

State of North Carolina
County of Mecklenburg

I, RICHARD B. HOBBS, Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer — Date 8/11/98

DEDICATION OF COMMON OPEN SPACE

THE CROSLAND GROUP, INC. d/b/a CROSLAND LAND CO. IN RECORDING THIS PLAT AS A PORTION OF __G INDEBOURNE__ HAS DESIGNATED CERTAIN AREAS AS "COMMON OPEN SPACE" FOR NON-EXCLUSIVE USE BY THE HOMEOWNERS OR TENANTS OF __G INDEBOURNE__ (AND NOT FOR THE USE OF THE GENERAL PUBLIC) FOR RECREATIONAL AND OTHER RELATED ACTIVITES, AS MORE FULLY PROVIDED FOR IN THE MASTER DECLARATION OF RESIDENTIAL COVENANTS, CONDITIONS AND RESTRICTIONS FOR A PORTION OF __G INDEBOURNE__ WHICH DECLARATION IS RECORDED IN THE REGISTER OF DEEDS OFFICE OF MECKLENBURG COUNTY IN BOOK 5856 AT PAGE 829 ON SEPT. 12th, 1995, AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

NORTH CAROLINA REGISTERED SEAL L-3046 LAND SURVEYOR JOSEPH W. HENDRICK

I, Joseph W. Hendrick, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 9120, Page 894, etc.) and (Map Book ___, Page ___); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ___, Page ___; that the ratio of precision as calculated is 1:134404; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 7 day of AUG., A.D., 1998

Surveyor
L-3046
Registration Number

ZONING CRITERIA
R-3 (CLUSTER)
FRONT - 30' (OR AS NOTED)
SIDE - 6'
SIDE @ CORNER -15'
REAR EXTERIOR - 45'
REAR INTERIOR - 30'
MBS ALONG TOM SHORT RD. - 40'

BAR SCALE 1"=100'
0 25 50 100 200

NO.	DATE	REVISION	BY

REVISED FINAL PLAT OF GLYNDEBOURNE MAP 1 LOTS 73, 74, 40, 49-52 & 54-56
OWNER: THE CROSLAND GROUP, INC. d/b/a CROSLAND LAND COMPANY & D.R. HORTON LOT (NO. 50)
LOCATED IN CITY OF CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA

CROSLAND LAND COMPANY
141 SCALEYBARK ROAD
CHARLOTTE, N.C. 28209
(704) 529-5233

PROJECT NO LE14
SCALE 1"=100'
DATE 7/1/98
DRAWN BY HJH
CHECKED BY JWH
DRAWING NO LE14RM1R.DWG
DATE OF SURVEY: 5/97
___ OF ___ SHT

ESP ASSOCIATES, P.A.
engineering•surveying•planning
10915 Southern Loop Boulevard
Pineville, NC 28134 (704) 583-4949

LEGEND
MBS = MINIMUM BUILDING SETBACK
PDE = PUBLIC DRAIN EASEMENT
CSSR = CMUD SANITARY SEWER R/W
C.M. = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
CMUD = CHARLOTTE MECKLENBURG UTILITY DEPARTMENT
PLE = PRIVATE LATERAL EASEMENT
PRDE = PRIVATE DRAINAGE EASEMENT
TBM = TEMPORARY BENCHMARK

THIS DRAWING AND/OR THE DESIGN SHOWN ARE THE PROPERTY OF ESP ASSOCIATES, P.A. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

ESP ASSOCIATES, P.A.

S:\DWGS\CROSLAND LAND\G INDEBOURNE\LE14\LE14RM1R.DWG 8-8-98