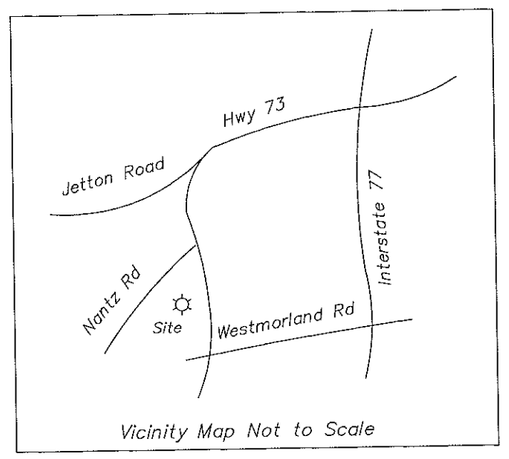
1999206086 MAP BOOK 32 PAGE 274



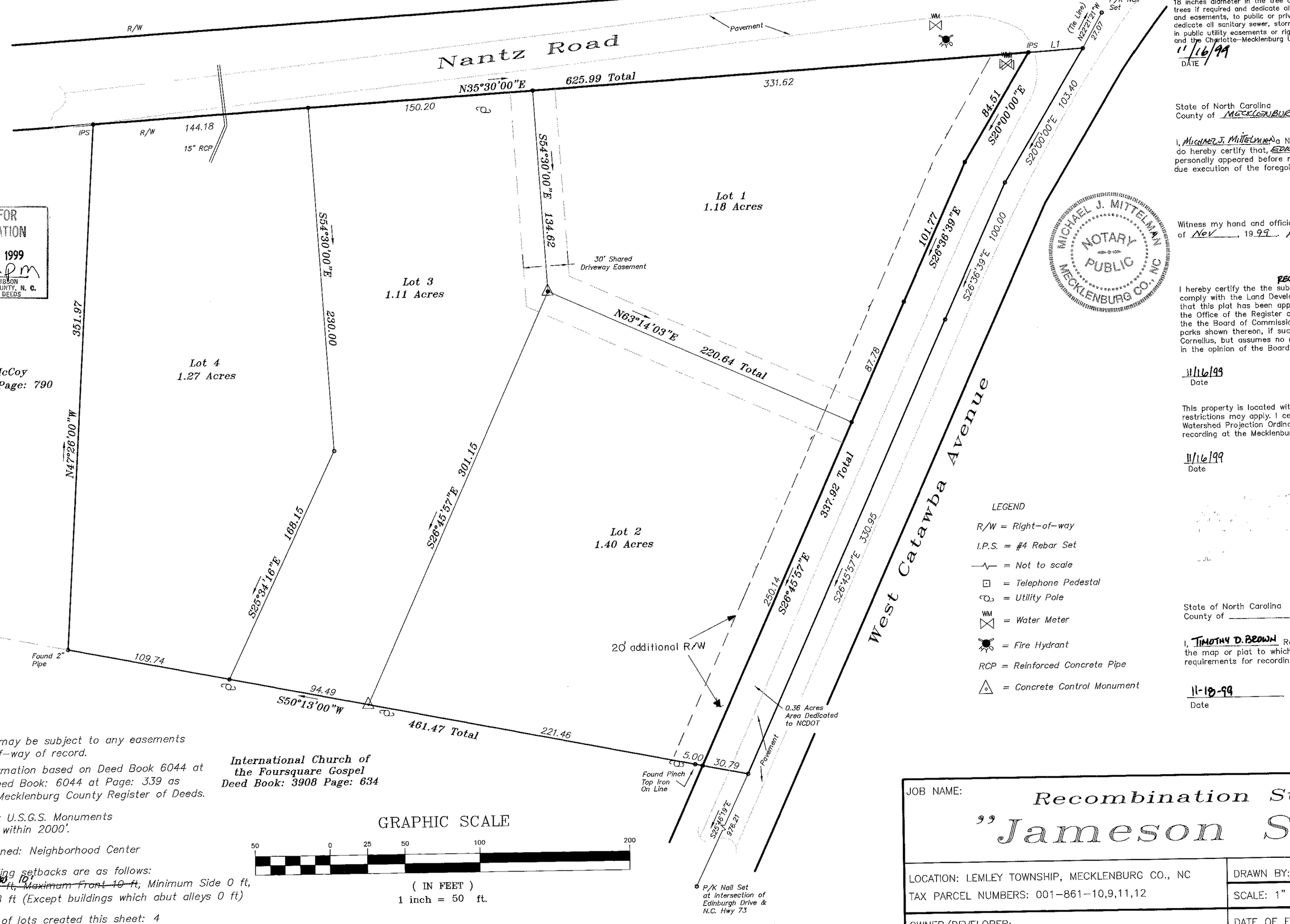
North Based On: Deed Book: 6044 Page: 335 Dated: June 1999

I Joel H. Patterson III, certify that this plat was draw under my supervision from an actual survey made under my supervision (deed description and/or Map Book SEE, Page NOTE 2 That the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, Page N/A; that the ratio of precision as calculated is 1: 10,000+ that the survey is of another category such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision; that this plat was prepared in accordance with G.S. 47-30 as amended.
Witness my original signature, registration number and seal.
This 15TH day of NOVEMBER A.D. 1999.

JOEL H. PATTERSON III, PLS
LICENSE NUMBER: L-3717

NORTH CAROLINA PROFESSIONAL SEAL L-3717 LAND SURVEYOR JOEL H. PATTERSON III

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.40	N35°30'00"E



FILED FOR REGISTRATION
NOV 18 1999
AT 2:12 pm
JUDITH A. GIBSON
MECKLENBURG COUNTY, N. C.
REGISTER OF DEEDS

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Cornelius and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant tees over 18 inches diameter in the tree and root protection area, plant supplementary trees if required and dedicate all streets, alleys, walks, parks, and other sites and easements, to public or private uses as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or rights-of-way to the Town of Cornelius and the Charlotte-Mecklenburg Utility Department.

11/16/99
DATE

Edwin E. Harris
NANTZ ROAD PARTNERS

State of North Carolina
County of MECKLENBURG

I, MICHAEL J. MITTELMAN a Notary Public for said County and State do hereby certify that, EDWIN E. HARRIS personally appeared before me this day and acknowledge the due execution of the foregoing instrument on behalf of the partnership.

Michael J. Mittelman
Notary Public

Witness my hand and official seal or stamp, this the 16th day of Nov, 1999. MY COMMISSION EXPIRES 8/23/2001

MICHAEL J. MITTELMAN NOTARY PUBLIC MECKLENBURG CO., NC

RECOMBINATION

I hereby certify the the subdivision plat shown hereon has been found to comply with the Land Development Code for Cornelius, North Carolina, and that this plat has been approved by the Town of Cornelius for recording in the Office of the Register of Deeds of Mecklenburg County. I Further certify the the Board of Commissioners only accepts the dedication of the public parks shown thereon, if such parks are located within the corporate limits of Cornelius, but assumes no responsibility to open or maintain the same until, in the opinion of the Board of Commissioners, it is in the public interest

11/16/99
Date

Timothy D. Brown
Planning Director, Cornelius, North Carolina

This property is located within a Public Water Supply Watershed. Development restrictions may apply. I certify that the plat shown hereon complies with the Watershed Projection Ordinance and is approved by the Town of Cornelius for recording at the Mecklenburg County Register of Deeds Office.

11/16/99
Date

Timothy D. Brown
Watershed Administrator, Town of Cornelius

LEGEND
R/W = Right-of-way
I.P.S. = #4 Rebar Set
= Not to scale
= Telephone Pedestal
= Utility Pole
WM = Water Meter
= Fire Hydrant
RCP = Reinforced Concrete Pipe
= Concrete Control Monument

State of North Carolina
County of _____

I, TIMOTHY D. BROWN Review Officer, Of MECKLENBURG County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

11-18-99
Date

Timothy D. Brown
Review Officer

1) This property may be subject to any easements and/or Rights-of-way of record.
2) Boundary information based on Deed Book 6044 at Page 335 and Deed Book: 6044 at Page: 339 as recorded in the Mecklenburg County Register of Deeds.
3) No N.C.G.S. or U.S.G.S. Monuments could be located within 2000'.
4) Property is zoned: Neighborhood Center
5) Minimum building setbacks are as follows: Minimum Front ~~0 ft, Maximum Front 10 ft~~ 20', Minimum Side 0 ft, Minimum Rear 48 ft (Except buildings which abut alleys 0 ft)
6) Total number of lots created this sheet: 4
7) Total acreage to be subdivided: 5.33 +/- Acres
8) Area by Coordinate Method.
9) Iron pins set at all corners unless otherwise noted.
10) 20' additional R/W to be dedicated to establish 50' R/W from ℄ of West Catawba Avenue.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PATTERSON, BREWER & ASSOCIATES, P.A.
ENGINEERING * SURVEYING * PLANNING
P.O. BOX 1387, Mooresville, N.C. 28115
(704) 662-0100 * Fax (704) 662-0101

JOB NAME: Recombination Survey of "Jameson Square"		
LOCATION: LEMLEY TOWNSHIP, MECKLENBURG CO., NC TAX PARCEL NUMBERS: 001-861-10,9,11,12	DRAWN BY: PAF SCALE: 1" = 50'	CHECKED BY: JHP
OWNER/DEVELOPER: NANTZ ROAD PARTNERS P.O. BOX 1017 DAVIDSON, NC 28036	DATE OF FIELD SURVEY: AUGUST 7, 1999 DATE OF MAP: NOVEMBER 15, 1999 JOB NUMBER: 99199	BOOK NO:

FOR REGISTRATION JUDITH A GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
1999 NOV 18 02:12 PM
BOOK:32 PAGE:274-275 FEE $21.00
INSTRUMENT # 1999206086

JUDITH A. GIBSON
REGISTER OF DEEDS , MECKLENBURG COUNTY
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE NC 28202

****

Filed For Registration:	**11/18/1999 02:12 PM**
Book:	**MAP 32 Page: 274-275**
Document No.:	**1999206086**
	MAP 2 PGS $21.00
Recorder:	**LISA SHARPE**

1

1999206086