BOOK 48 PAGE 327

KERN'S MEADOW

FARMHOUSE CLUSTER

OCTOBER 24, 2005 SCALE:1"= 100'

LONG CREEK TWSP MECKLENBURG COUNTY, N.C.

Owner: Hecht Properties, LLC

RONNIE DEDMON SURVEYORS, P.A.

RONNIE DEDMON, PLS #1222
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
PHILLIP HARRIS, PLS #4164
4837 *NORTH HIGHWAY* #16
P. O. BOX 494 *DENVER, N.C.* 28037
(704) 483-4908

SEE DEED 14357/181 & 2376/559 & PLAT BOOK 47-397

MAP REVISED 1-19-06 (IMPERV. AREA & HS BOX)

MAP REVISED 3-7-06 PER HUNTERSVILLE

MAP REVISED 4-25-07 (REMOVE HS BOX & SHOW WELL & SEPTIC AREAS)

ID #01523101 & ID #01523102

PROPERTY IS ZONED R

MAP REVISED 5-5-07 (FINAL REVISIONS PER T.O.H.)

THE PURPOSE OF THIS MAP IS CREATE LOTS FOR A FARMHOUSE CLUSTER.

NOTE: THIS PROJECT WILL COMPLY WITH LID REQUIREMENTS OF THE T.O.H. ZONING ORDINANCE ARTICLE 8.17.

NOTE: PERMITTED USES OF OPEN SPACE LANDS TO BE PRESERVED SHALL CORRESPOND GENERALLY TO THE PHYSICAL CONDITIONS AT THE TIME OF SUBDIVISION APPROVAL. OPEN SPACE HAS BEEN SET ASIDE IN PERPETUITY AND IS IRREVOCABLE.

NOTE: AN ASSOCIATION OF ALL PROPERTY OWNERS SHALL BE ESTABLISHED FOR MAINTENANCE OF ALL COMMONLY HELD SPACES.

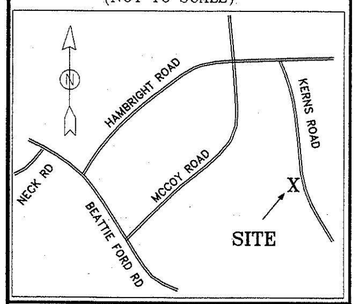
STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____, REVIEW OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

FILED FOR REGISTRATION
JUN 06 2007
AT 3:33 PM
JUDITH A. GIBSON
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

VICINITY MAP
(NOT TO SCALE)



LOT #1 - 0.69 AC.+-
LOT #2 - 0.73 AC.+-
LOT #3 - 0.83 AC.+-
LOT #4 - 0.81 AC.+-
LOT #5 - 1.05 AC.+-
LOT #6 - 0.80 AC.+-
LOT #7 - 0.90 AC.+-
LOT #8 - 0.80 AC.+-
LOT #9 - 0.91 AC.+-
LOT #10 - 0.79 AC.+-
LOT #11 - 0.75 AC.+-
LOT #12 - 0.84 AC.+-
COS & ROADS - 10.48 AC.+-

20.38 AC.+- TOTAL

DEVELOPER: BOB HECHT & DANNY EDWARDS
885 N HWY #16
DENVER, N.C. 28037
704-483-3651 & 704-892-6556

50 % TOTAL IN LOTS #7 - #12
4.99 AC.+-
50 % TOTAL COS - 5.01 AC.+-

GRAND TOT. 10.00 AC.

BUILDING SETBACKS
FRONT - 35'
SIDE 15'
REAR - 40'
SIDESTREET - 25'

NO NCGS OR USGS MONUMENTS KNOWN TO EXIST WITHIN 2000' OF PROPERTY.

ID #01523117 ZONED R
WAYNE MARTIN
DB 17661 PG 376

ID #01523104 ZONED R
WAYNE MARTIN
DB 5695 PG 464

ID #01523103 ZONED R
JUDITH L. MITCHELL
DB 17869 PG 974

ID #01523105 ZONED R
MECKLENBURG COUNTY
DB 11851 PG 657

ID #01523111 ZONED R
MARY F. MCCOY
DB 8122 PG 164

ID #01702101 ZONED R
TERRY M. WHITE
DB 6206 PG 238

ID #01702107 ZONED R
CHARLES STRICKLAND
DB 7741 PG 288

ID #01702102 ZONED R
CHARLES STRICKLAND
DB 8320 PG 421

KEVIN MATTINGLY
DEED 21795 PG 118
1.98 AC.+-
WITH FARMHOUSE
(OUT)
PB 47-397

30' EASEMENT (PRIVATE)
ELEANOR KERNS LN

KERNS MEADOW LANE

KERNS ROAD SR #2119
MINOR THOROUGHFARE 70' TRANSITIONAL R/W (PUBLIC)
35' FROM C/L

ADDITIONAL 5' TO BE DEDICATED TO NCDOT AT TIME OF RECORDING FOR THOROUGHFARE R/W LIMIT

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	200.00'	55.57'	55.39'	N 75° 17' 02" W
C2	200.00'	19.69'	19.68'	N 64° 30' 15" W
C3	120.00'	106.17'	102.74'	N 87° 01' 49" W
C4	168.75'	25.53'	25.50'	S 71° 57' 27" W
C5	168.75'	91.02'	89.92'	N 88° 15' 25" W
C6	390.00'	90.83'	90.62'	N 79° 28' 38" W
C7	390.00'	59.31'	59.25'	S 89° 29' 39" W
C8	420.00'	161.69'	160.69'	S 83° 50' 02" E
C9	138.75'	95.83'	93.93'	N 87° 24' 32" E
C10	150.00'	132.71'	128.43'	S 87° 01' 49" E
C11	170.00'	60.55'	60.23'	S 71° 53' 15" E
C12	151.13'	73.75'	73.02'	N 80° 52' 56" W
C13	151.13'	41.25'	41.12'	N 58° 04' 58" W
C14	151.13'	110.00'	107.59'	N 30° 24' 43" W
C15	151.13'	69.15'	68.55'	N 03° 32' 52" E
C16	160.00'	52.12'	51.89'	N 07° 19' 26" E
C17	125.00'	60.00'	59.43'	N 11° 44' 34" E
C18	125.00'	93.85'	91.66'	N 47° 00' 12" E
C19	125.00'	124.44'	119.36'	S 82° 58' 03" E
C20	125.00'	20.00'	19.98'	S 49° 51' 53" E
C21	95.00'	226.70'	176.61'	S 66° 21' 20" W
C22	190.00'	61.89'	61.62'	S 07° 19' 26" W
C23	121.13'	235.76'	200.27'	S 39° 06' 11" E
C24	20.00'	18.96'	18.26'	S 72° 26' 18" E
C25	40.00'	69.62'	61.16'	S 49° 43' 58" E
C26	40.00'	56.80'	52.14'	S 40° 48' 30" W
C27	40.00'	75.08'	64.53'	N 44° 44' 23" W
C28	20.00'	18.96'	18.26'	N 18° 07' 25" W

COURSE	BEARING	DISTANCE
L1	S 14° 43' 18" E	40.00'
L2	S 14° 43' 18" E	17.66'
L3	S 15° 00' 42" E	60.51'
L4	S 17° 26' 36" E	68.95'
L5	S 23° 45' 38" E	85.04'
L6	S 28° 31' 39" E	90.62'
L7	S 27° 37' 55" E	34.44'
L8	S 24° 53' 29" E	31.22'
L9	S 14° 43' 18" E	17.54'
L10	S 15° 00' 42" E	62.41'
L11	S 17° 26' 35" E	75.06'
L12	S 23° 45' 38" E	12.73'
L13	S 23° 45' 38" E	80.06'
L14	S 28° 31' 39" E	93.32'
L15	S 27° 37' 55" E	5.74'
L16	S 24° 53' 29" E	48.25'
L17	S 13° 45' 08" E	102.13'
L18	S 03° 53' 28" E	61.97'
L19	S 03° 53' 28" E	13.11'
L20	S 00° 43' 08" E	67.57'
L21	S 00° 43' 08" E	30.30'
L22	S 00° 43' 08" E	4.10'
L23	S 01° 21' 09" W	18.42'
L24	S 01° 21' 09" W	83.67'
L25	S 01° 59' 08" W	48.68'

	BEARING	DISTANCE
E1	S 78° 46' 39" E	44.77'
E2	S 09° 22' 15" W	131.10'
E3	N 83° 02' 19" W	38.71'
E4	N 00° 00' 00" E	93.83'
E5	N 21° 51' 06" E	42.60'
E6	S 79° 34' 49" E	23.26'
E7	S 10° 43' 01" W	129.91'
E8	N 79° 44' 58" W	22.00'
E9	N 10° 15' 02" E	129.97'

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED

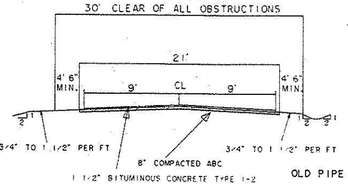
NOTE: ABOVE GROUND SEPTIC AREAS TO BE MAINTAINED BY HOA. UNDERGROUND UTILITIES TO BE MAINTAINED BY EACH PROPERTY OWNER.

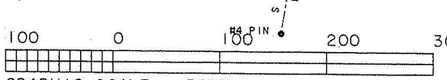
NOTE: NONE OF THESE PARCELS ARE LOCATED IN ANY FLOODPLAINS OR FLOOD HAZARD AREAS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL 370478-086E DATED 2-04-04

47% TOTAL IN LOTS #1 - #6
4.91 AC.+-
53% TOTAL COS - 5.47 AC.+-

GRAND TOTAL - 10.38 AC.+-

TYPICAL SECTION
DITCH TYPE





SCALE 1"= 100'-0"

THIS PLAT COMPLIES WITH THE TOWN OF HUNTERSVILLE ZONING ORDINANCE AS A FARMHOUSE CLUSTER AND MEETS ALL STANDARDS LISTED IN ARTICLE 3 OF THE ZONING ORDINANCE.

TOWN PLANNER DATE

APPPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF HUNTERSVILLE MECKLENBURG COUNTY, NORTH CAROLINA.

MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES AGENCY

COUNTY STAFF, MECKLENBURG COUNTY DATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES & EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE I DEDICATE ALL SEWER LINES & ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPT. IF APPLICABLE.

OWNER(S) DATE

IMPERVIOUS AREA CALCULATIONS

22.3 AC. OR 971,388 SF TOTAL (INCLUDING FARMHOUSE TRACT)
X 12% ALLOWABLE IMPERVIOUS = 116,567 SF ALLOWED
- 41,625 SF FOR ROADWAY (18' WIDE)
-2,400 SF TO OLD FARMHOUSE LOT
= 72,542 SF AVAILABLE FOR 12 LOTS
73,742 SF / 12 LOTS = 6,045 SF PER LOT MAXIMUM IMPERVIOUS AREA PER LOT.

NOTES:
* 1% OF LOT AREA BUT NOT LESS THAN 150 SF IMPERVIOUS AREA PER LOT HAS BEEN RESERVED FOR THE ADDITION OF FUTURE IMPERVIOUS AREA BY THE HOMEOWNER.
* PRIVATE STREETS ARE NOT SERVICES BY TOWN GARBAGE TRUCKS, BUT MAY BE SERVICED PRIVATELY.
* GARAGES SHALL MEET THE REQUIREMENTS OF ARTICLE 8.16 OF THE HUNTERSVILLE ZONING ORDINANCE. FRONT LOADING GARAGES SHALL BE RECESSED 10' BEHIND THE PRIMARY PLANE OF THE STRUCTURE.
* WATERSHED FOR EACH LOT: MT ISLAND LAKE CA-2
* #4 PINS AT ALL CORNERS UNLESS NOTED OTHERWISE.
* ALL AREA IS COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA

I, DAVID C. POOVEY CERTIFY THAT THIS MAP WAS (DRAWN BY ME) (DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME) (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK 14357, PAGE 181; BOOK 2376, PAGE 559; BOOK PB 47, PAGE 397; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURE IS 1: 10000, (THAT THE BOUNDRIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 8122, PAGE 164); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY HAND AND SEAL THIS THE 5 TH DAY OF JUNE, A.D. 2007.

THIS SURVEY CREATES A SUBDIVISION IN AN AREA WITH A SUBDIVISION ORDINANCE.

DAVID C. POOVEY
PROFESSIONAL LAND SURVEYOR
3762
LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3762 LAND SURVEYOR DAVID CHARLES POOVEY

DEDMON SURVEYS

HLKERNS/CP/-10, -18-99, +96

62188

Kerns Meadow Recorded Plat