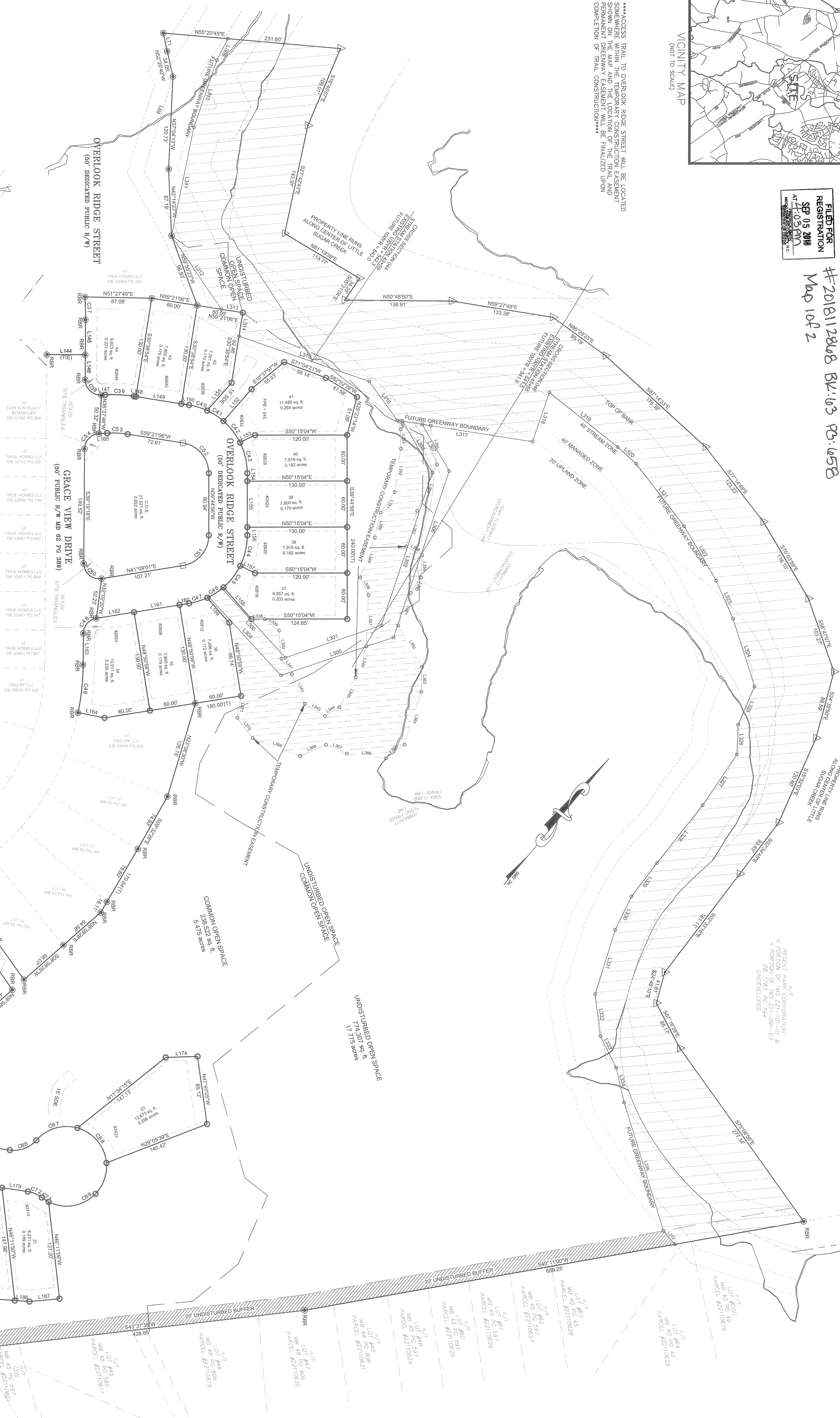


FILED FOR
REGISTRATION
SEP 03 2010
AT 1:05 PM
NORTH CAROLINA
REGISTERED PROFESSIONAL SURVEYOR
JAMES H. FISHER, JR.
No. 3126

#201812848 BK. 03 PG. 658
Map 1 of 2

ACCESS TRAIL TO OVERLOOK RIDGE STREET WILL BE LOCATED SOMEWHERE WITHIN THE TEMPORARY CONSTRUCTION EASEMENT. THE LOCATION OF THE ACCESS TRAIL WILL BE DETERMINED BY THE ENGINEER AND THE PERMANENT GREENWAY EASEMENT WILL BE FINALIZED UPON COMPLETION OF TRAIL CONSTRUCTION

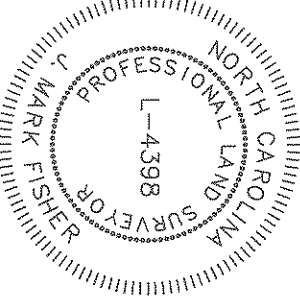
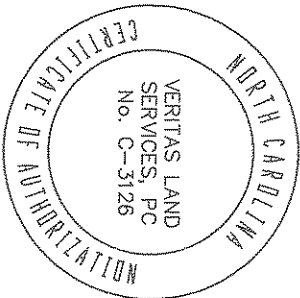
VICINITY MAP
(NOT TO SCALE)



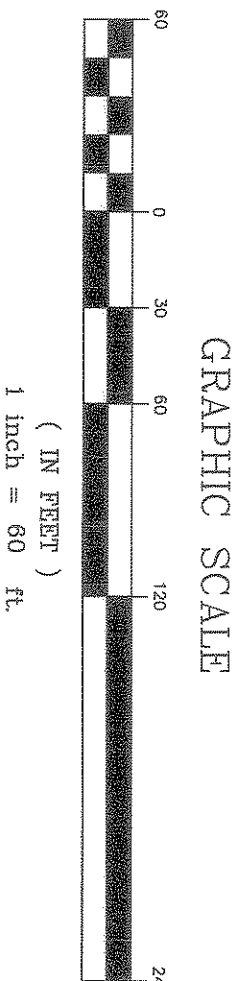
THIS SURVEY CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF A PLANNED DEVELOPMENT. THE PLANNED DEVELOPMENT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, J. MARK FISHER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 28814, PG 820). THAT THE BOUNDARIES NOT SURVEYED ARE AS INDICATED AS DRAWN FROM INFORMATION IN NOTE #2 REFERENCES. THAT THE RATIO OR PRECISION IS +1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL OF OFFICE AT MOORESVILLE, NORTH CAROLINA, ON JULY 1, 2018.

PROFESSIONAL LAND SURVEYOR

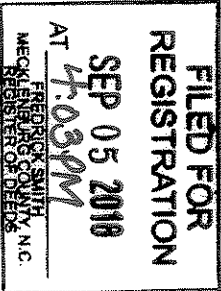


- LEGEND
- NE - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - SC - SQUARE FEET
 - SDE - STORM DRAINAGE EASEMENT
 - ST - SITE TRIANGLE
 - SE - EXISTING EASEMENT
 - CE - CONCRETE EASEMENT
 - FS - FRONT SETBACK
 - LF - LINEAR FEET
 - SSW - SANITARY SEWER RIGHT OF WAY
 - COB - COMMON OPEN SPACE
 - MB PG - MAP BOOK AND PAGE
 - CON - CONCRETE CONTROL MONUMENT
 - UE - UTILITY EASEMENT
 - Δ - COMPUTED POINT



VERITAS LAND SERVICES P.O. BOX 7442 CHARLOTTE, NC 28241 OFFICE: 704.506.0556/3126		PROJECT:	HUNTLEY GLEN TOWN OF PINEVILLE MECKLENBURG COUNTY NORTH CAROLINA		OWNER:
PLOT DATE: 9/1/17		DRAWING: HICKLEY, HUNTLEY GLEN/PHS PLOT NUMBER: 3376-14	HUNTLEY GLEN PHASE 1 MAP 4		OWNER: DHG RP LLC PO BOX 3965 MOORESVILLE, NC 28117
PRODATE: 4.25.18		SCALE: 1"=60'	DRAWN BY: JMF		CHECKED BY: JMF
SHEET 1 OF 2					

#20181128168 BK: 63 PG: 659 Map 2 of 2



NOTES:

1. APPARENT SOURCE OF TITLE, PARCEL ID: 2211001 ME 43 PG 121 (MECKLENBURG COUNTY REGISTER OF DEEDS)
2. NORTH ORIENTATION BASED ON NC GRID (NAD 83). NO NCOS MONUMENT WITHIN 200'
3. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
4. PROPERTY'S EXISTING ZONING = PLAYCO. PROPERTY SUBJECT TO ZONING REGULATIONS OF MECKLENBURG COUNTY, NORTH CAROLINA.
5. SUBJECT TO RIGHTS OF WAY AND/OR EASEMENTS OF RECORD (IF ANY).
6. SETBACKS AND OTHER LOT DATA:
SIDEYARD SETBACK = 5'
SIDEYARD CORNER LOTS) = 15'
GARAGE FRONT SETBACK = 22' FROM SIDEWALK
1' EAVE ENCROACHMENT IS ALLOWED

7. THIS PLAT DOES CONTAIN A LOT (COMMON OPEN SPACE) LOCATED WITHIN FEMA AND COMMUNITY SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FEMA FLOOD HAZARD MAP NUMBER 27060 MAP NUMBER 27060A DATED FEBRUARY 19, 2014. FEMA'S ARE SUBJECT TO REVISION DUE TO NEW RECORDING PLANS. CONSTRUCTION OF THIS PLAT IS NOT A REVISION OF FEMA OR COMMUNITY SPECIAL FLOOD HAZARD AREAS ARE REQUIRED TO BE MAINTAINED. THE OWNER OF THIS PLAT SHALL BE RESPONSIBLE FOR THE OWN OF EASEMENTS IMPOSED BY THE FLOODWAY REGULATIONS FOR MAINTAINED BY THE FLOODWAY ASSOCIATION.

8. COMMON OPEN SPACE IN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE FLOODWAY ASSOCIATION.

9. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SEDS) IS TO PROVIDE STORM DRAINAGE AND PREVENT FLOODING IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

10. MAINTENANCE OF ALL SEDS AS SHOWN ON PLAT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR ITS ASSIGNS.
11. IRON PINS AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
12. THE PURPOSE OF THE FINAL PLAT IS TO INDICATE THE EASEMENTS AND RESTRICTIONS ON PROPERTY USAGE THAT RUN WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT MAINTAINS THE SITE IN CONFORMANCE WITH THE EASEMENTS AND RESTRICTIONS SHOWN ON THIS PLAT. THE SURVEYOR AND SHOWN ON THE LOT SURVEY GIVEN TO PURCHASERS AT THE TIME OF RECORDING. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RESTRICTIONS AND SHALL MAINTAIN THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS.

UNDISTURBED OPEN SPACE REQUIREMENT

DAVIDSON/MATTHEWS/PINEVILLE/MECKLENBURG

BUYER LESS THAN 24" TALL 25% UNDISTURBED OPEN SPACE
BUYER GREATER THAN 24" TALL 50% UNDISTURBED OPEN SPACE
THEN 17% UNDISTURBED OPEN SPACE
BUYER GREATER THAN OR EQUAL TO 50% THEN 10%
UNDISTURBED OPEN SPACE

ESTIMATED IMPERVIOUS AREA BREAKDOWN - OVERALL SITE

PHASE 1 RESIDENTIAL

56' & 60' LOTS: 3,240 SQFT X 172 LOTS
STREETS: 306,720 SF = 7.04 AC
NATURAL TRAILS: (4FT X 4,300 LF)
OTHERS: (COX, MISC): 33,000 SF = 0.76 AC

PHASE 2 RESIDENTIAL TOTAL 897,000 SF = 20.59 AC

FUTURE PHASE 2 TOWNHOMES

TOWNHOMES BLDGS (14 BLDGS/58 UNITS)
PRIVATE STREETS, PARKING & OTHERS
FUTURE PHASE 2 TOWNHOMES TOTAL 153,360 SF = 3.52 AC

TOTAL IMPERVIOUS AREA = 1,050,360 SF = 24.11 AC

IMPERVIOUS AREA SUMMARY

IMPERVIOUS AREA (SQ)	% OF IMP. AREA	SITE AREA
SINGLE FAMILY 20,59	20.40%	
TOWNHOMES 3,52	3.48%	
TOTAL 24.11	23.89%	

A BUA AS-BUILT LOT SURVEY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A C.O. FOR EACH LOT AND TOWNHOME BUILDING.

LINEAR FOOTAGE OF NEW ROADWAY:
GLENNWAY TRAIL COURT 191 LF
DEERHOLK STREET 498 LF
TOTAL 689 LF

A BUA AS-BUILT OF THE RIGHT-OF-WAY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF RIGHT-OF-WAY BOND.

SITE INFORMATION

TOTAL AREA: 1,239,488 SQFT/28.454 ACRES
AREA IN TOWN: 57,588 SQFT/0.565 ACRES

TOTAL LOTS: 16 (14 BUILDABLE, 2 COS)
LOT AREA: 5,249 SQFT/0.120 AC
MINIMUM LOT WIDTH 50' (MEASURED AT RIGHT-OF-WAY)

DEDICATION OF COMMON AREA

DHG RP, LLC, IN RECORDING THIS PLAT AS A PORTION OF HUNTLEY GLEN PHASE 1, MAP 3, HAS DESIGNATED CERTAIN PARTS OF THE COMMON AREA FOR USE BY THE HOMEOWNERS OR TENANTS OF THE SUBDIVISION. THE DESIGNATED COMMON AREA SHALL BE USED FOR PARKING, RECREATIONAL, AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR THE DECLARATION OF COVENANTS, WHICH DECLARATIONS WILL BE RECORDED IN THE MECKLENBURG COUNTY REGISTRAR OF DEEDS BEFORE ANY LOTS ARE SOLD AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

NOTES:

13. THE SUBDIVISION PROPERTY IS CONSIDERED A LARGER COMMON PLAN OF DEVELOPMENT AND THEREFORE WILL BE SUBJECT TO THE APPLICABLE PORTIONS OF THE TOWN OF PINEVILLE FLOOD WATERSHED DEVELOPMENT AND REDEVELOPMENT (INCLUDING EXPANSION) AND REDEVELOPMENT (INCLUDING EXPANSION) APPROVED BY MECKLENBURG COUNTY.
14. COMPLIANCE WITH THE POST-CONSTRUCTION STORM WATER ORDINANCE IS REQUIRED.
15. THIS IS A 30-FOOT "VEGETATED BUFFER" INCLUDING A 10-FOOT ZONE ADJACENT TO THE BANK. DISTURBANCE OF THE BUFFER IS ALLOWED, HOWEVER ANY DISTURBED AREA MUST BE REVEGETATED AND DISTURBANCE BANK STABILIZATION USING BIOENGINEERING TECHNIQUES APPROVED BY MECKLENBURG COUNTY.

16. UNDISTURBED OPEN SPACE AREA, FUTURE DISTURBANCE IS PROHIBITED IN THESE AREAS EXCEPT FOR GREENWAY TRAILS WITH UNLIMITED PUBLIC WORK/MAINTENANCE ACTIVITIES BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES (L2) TAKEN FROM DPR APPROVED GRADING & STORM DRAINAGE PLAN DATED 06-18-14.

17. THE 15-FOOT WIDE BUFFER SHALL BE MAINTAINED AS A BUFFER.

18. 35-FT. AND 15-FT. SITE TRIANGLES AT AN INTERSECTION OF DRAINAGE MAP AND HUNTLEY GLEN DRIVE, 35-350 AT ALL OTHER INTERSECTIONS ON MAP.

19. PROPERTY IS LOCATED IN THE LOWER LITTLE SUGAR CREEK WATERSHED.

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF PINEVILLE, AND THAT I HEREBY ADOPT THE EASEMENTS AND RESTRICTIONS SHOWN ON THIS PLAT. I HEREBY ADOPT ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 9/5/18 SIGNATURE OF OWNER(S): [Signature]

MAXIMUM ALLOWABLE BUILD UPON AREA		
LOT	SQ. FT.	
20	3,240	
21	3,240	
23	3,240	
34	3,240	
35	3,240	
36	3,240	
37	3,240	
38	3,240	
39	3,240	
40	3,240	
41	3,240	
42	3,240	
43	3,240	
44	3,240	

STATE OF NORTH CAROLINA, MECKLENBURG COUNTY
I, Thomas Wiggins, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE PLAT TO WHICH THIS REVIEW OFFICER'S APPROVAL MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

[Signature]
REVIEW OFFICER DATE: 9/5/18

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF PINEVILLE, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF PINEVILLE FOR RECORDING IN THE OFFICE OF THE REGISTRAR OF DEEDS OF MECKLENBURG COUNTY. THIS PLAT SHALL BE RECORDED WITHIN NINETY (90) CALENDAR DAYS OF THIS DATE.

9/5/18
DATE: 9/5/18 TOWN OF PINEVILLE, NORTH CAROLINA

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE TOWN OF PINEVILLE, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF PINEVILLE FOR RECORDING IN THE OFFICE OF THE REGISTRAR OF DEEDS OF MECKLENBURG COUNTY. LAND USE AND ENVIRONMENTAL SERVICES AGENCY.

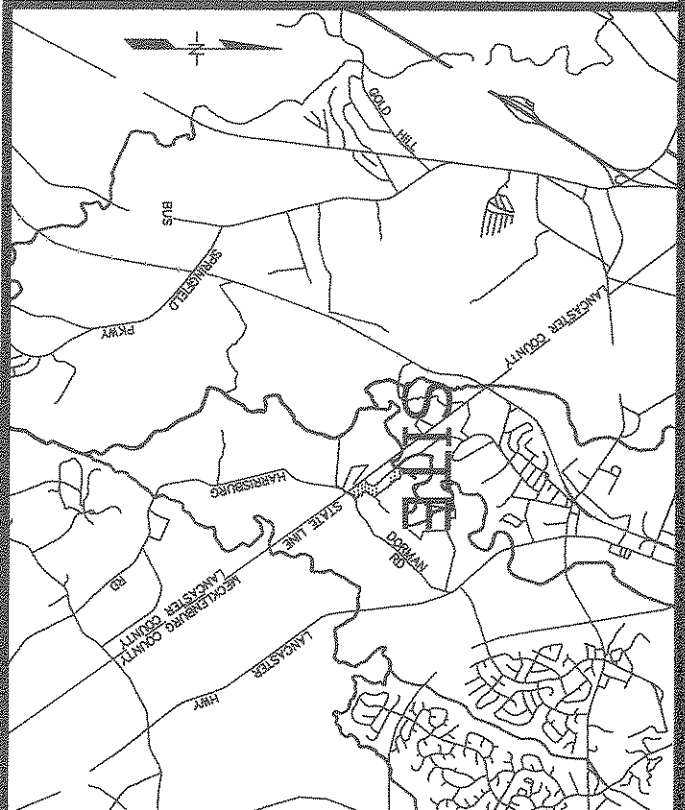
[Signature]
DATE: 9/5/18 COUNTY STREET, MECKLENBURG COUNTY

LINE	LENGTH	BEARING
L300	122.24	S82°07'19"E
L301	131.63	N31°37'09"E
L302	208.95	N21°15'45"W
L303	77.54	N89°11'01"W
L304	136.38	S82°07'19"E
L305	154.63	N31°37'09"E
L306	228.89	N21°15'45"W
L307	70.35	N89°11'01"W
L308	84.63	N55°20'45"E
L309	31.34	N20°43'28"W
L310	82.75	N28°10'07"W
L311	144.41	N15°45'48"W
L312	115.63	S82°10'08"W
L313	28.23	S89°46'38"W
L314	31.03	N30°48'38"W
L315	170.28	S89°33'08"W
L316	62.61	N79°33'59"W
L317	67.81	S59°16'23"W
L318	67.81	S20°50'03"E
L319	113.80	N87°41'25"W
L320	32.59	N77°04'33"W
L321	102.51	N67°12'56"W
L322	82.33	N70°02'59"W
L323	64.50	N63°38'34"W
L324	92.70	N57°12'56"W
L325	54.21	N16°29'04"W
L326	38.83	N37°15'13"W
L327	79.67	N05°47'53"W
L328	95.93	N02°27'02"W
L329	54.77	N13°48'18"W
L330	48.33	N22°29'55"W
L331	87.81	N46°47'07"W
L332	55.04	N66°07'29"W
L333	46.25	N62°27'30"W
L334	46.48	N66°43'39"W
L335	175.12	S79°23'22"E
L372	23.00	

LINE	LENGTH	BEARING
L74	24.21	N52°20'40"W
L144	50.00	N60°40'42"E
L145	45.63	N39°19'18"W
L146	32.44	S39°19'18"E
L147	42.70	S47°04'52"W
L148	2.80	N69°21'06"E
L149	60.00	N69°21'06"E
L150	10.01	N69°21'06"E
L151	48.25	S01°20'37"W
L152	55.26	S21°52'31"W
L153	21.62	S39°44'56"E
L154	10.43	S39°44'56"E
L155	60.00	S39°44'56"E
L156	10.33	S39°44'56"E
L157	21.97	N80°50'30"W
L158	53.17	S75°34'23"W
L159	43.22	N80°50'30"W
L160	12.80	S41°09'01"W
L161	60.00	S41°09'01"W
L162	49.72	N61°46'53"E
L163	34.80	N61°46'53"E
L164	37.04	S14°51'55"W
L165	18.11	S14°51'55"W
L166	50.66	N68°42'31"E
L173	50.66	S48°29'06"W
L174	41.41	N16°29'04"W
L175	28.97	N02°53'54"W
L176	15.91	N89°42'31"W
L178	3.98	S84°56'48"W
L181	4.30	N34°44'21"E
L182	3.73	N89°57'04"W
L183	43.64	N25°27'36"E
L184	28.85	N64°26'50"E
L185	54.63	S64°26'50"W
L186	19.05	S45°02'44"W
L187	39.27	N34°44'21"E
L336	50.00	S34°56'45"W
L337	50.00	

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C37	29.71	350.00	N41°45'13"W	28.70
C38	32.67	20.00	S86°07'13"E	28.16
C39	37.48	176.00	S53°12'59"W	37.41
C40	24.74	90.00	S87°13'37"W	24.66
C41	25.34	90.00	S83°10'05"W	26.26
C42	35.56	90.00	N77°26'43"W	36.33
C43	41.35	90.00	N62°56'12"W	41.07
C44	41.35	90.00	N62°56'12"W	40.98
C45	35.67	90.00	N02°08'09"W	35.24
C46	25.34	90.00	N17°17'08"E	25.25
C47	24.82	90.00	N33°15'02"E	24.74
C48	28.09	20.00	S00°45'42"W	25.84
C49	34.74	20.00	N33°46'12"W	62.85
C50	34.74	20.00	S89°05'08"E	51.80
C51	56.48	40.00	N00°42'03"E	61.60
C52	26.77	125.00	S83°12'59"W	26.72
C53	30.16	28.00	S83°12'59"W	21.36
C54	38.23	38.00	N63°33'46"E	36.69
C55	38.23	38.00	N63°33'46"E	36.69
C56	89.14	52.00	N16°20'09"W	59.18
C57	89.14	52.00	S33°33'46"E	59.18
C58	62.96	52.00	N78°06'53"E	58.01
C59	110.39	52.00	N16°20'09"W	10.46
C71	10.46	52.00	S73°42'19"W	19.67
C72	19.89	38.00	S66°35'29"E	19.67
C73	51.84	125.00	S46°49'40"W	51.47
C74	51.84	125.00	S46°49'40"W	51.47

LINE	LENGTH	BEARING
L338	17.22	N60°18'34"E
L339	23.78	N89°40'29"E
L340	36.84	S44°56'24"E
L341	24.39	S73°42'39"E
L342	42.12	S63°23'57"E
L343	30.39	N81°58'05"E
L344	22.17	N11°06'38"E
L345	44.47	N11°25'24"W
L346	42.56	N07°40'08"W
L347	66.37	N57°17'36"W
L348	25.42	N64°45'31"W
L349	55.66	N09°47'22"W
L350	33.21	N08°22'51"W
L351	33.21	N08°22'51"W
L352	33.21	N08°22'51"W
L353	28.10	N01°28'55"W
L354	12.56	N89°58'56"W
L355	65.76	S49°07'10"E
L356	48.89	S16°40'01"E
L357	23.83	S22°27'01"E
L358	23.83	N78°06'53"E
L359	23.83	S36°44'27"E
L360	24.12	S05°46'17"E
L361	45.78	S18°41'36"E
L362	62.12	S69°35'29"E
L363	32.51	S38°16'48"E
L364	72.36	S22°07'38"E
L365	30.10	S13°57'01"W
L366	51.28	S57°17'48"W
L367	29.44	S73°17'02"W
L368	66.23	S56°06'42"W
L369	66.23	S71°26'53"W
L370	33.02	N78°49'14"W
L371	28.91	N07°16'33"W



VERITAS
LAND SERVICES
P.O. BOX 7442
CHARLOTTE, NC 28241
OFFICE: 704.385.9551
C-3126

PROJECT: HUNTLEY GLEN PHASE 1 MAP 4

HUNTLEY GLEN
TOWN OF PINEVILLE
MECKLENBURG COUNTY
NORTH CAROLINA

OWNER: DHG RP LLC

OWNER:
DHG RP LLC
PO BOX 3965
MOORESVILLE, NC 28117

PROJ. DATE: 4-25-2017
SCALE: 1"=80'
DRAWN BY: JMF
CHECKED BY: JMF

HUNTLEY GLEN
PHASE 1 MAP 4

PLOT DATE: 4/25/18

DRAWING: HUNTLEY GLEN PHASE 1 MAP 4
PLATTING MAP II REVISION 05/18/18 DWG
PROJECT NO: 3376-14

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2018 SEP 05 04:03:30 PM
BK:63 PG:658-660
FEE:\$42.00
INSTRUMENT # 2018112868

PHETSL



2018112868