

54-346

B54 - P348

Greenway Easement



WALDEN STATION PROPERTIES, LLC
 Prepared By: *[Signature]*
 Aligned By: *[Signature]*

SURVEYORS
 I, **SCOTT S. HAZEL**, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book _____, Page _____, etc.) (where) that the boundaries not surveyed are clearly indicated on drawings from information furnished in Book _____, Page _____, etc. that the ratio of precision as calculated is 1:10,000. This survey was prepared in accordance with G.S. 41-50 as amended. BY **COORD. COMPTON**

This survey creates a subdivision of land into lots of a municipality that has an ordinance that regulates parcels of land.
 I hereby certify that the information furnished in this plat is true and correct to the best of my knowledge and belief.
 (Signature)
 (Signature)
 Registration Number: _____
 State North Carolina
 County of Mecklenburg

REVIEW OFFICER'S CERTIFICATION
 I, **JOSHUA E. WEAVER**, Review Officer for the Charlotte-Hecklenburg Planning Commission, do hereby certify that the map or plat to which this certification is affixed meets all the statutory requirements for recording.
 (Signature)
 Review Officer
 Charlotte-Hecklenburg Planning Commission

NET AREA = 5,850 AC.
GREENWAY AREA = 2,551 AC.
TOTAL AREA = 8,401 AC.

FILED FOR REGISTRATION
 AUG 31 2012
 12:48 PM
 MECKLENBURG COUNTY, N.C.
 REGISTERED DEPARTMENT

EASEMENT IN FAVOR OF CHARLOTTE-MECKLENBURG UTILITIES DUKE ENERGY, AND ALL OTHER OWNERS OF EXISTING UNDERGROUND UTILITIES AND TELECOMMUNICATION FACILITIES UPON UNDER AND ACROSS THE PROPERTY DESCRIBED ABOVE FOR ACCESS TO AND FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF SANITARY SEWER LINES, CONDUIT, CABLE, AND RELATED EQUIPMENT.

EX. PERMANENT, NONEXCLUSIVE EASEMENT & RIGHT-OF-WAY FOR ROADWAY CONSTRUCTION & MAINTENANCE AND FOR TRASH COLLECTION AND/OR STORAGE PURPOSES OVER AND ACROSS THIS PARCEL OF LAND (PER D.B. 5162, PG. 42)

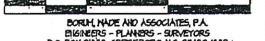
SETBACK REQUIREMENTS- R-22HF (CD)
 FRONT SETBACK: ALL ALONG WALDEN STATION DR. = 40' HIL
 SIDE SETBACK FROM CLAY BLVD. = 40' HIL
 SIDE ON THIS SITE = 40' HIL
 REAR YARD = 40' HIL
 IF THE BASE HEIGHT = 40' THE HEIGHT COULD INCREASE OVER 40', IF THE SIDES ARE INCREASED 1' FOR EACH 2' OF INCREASED HEIGHT PER RECORDING PETITIONS H03-4-021 & H03-4-022

SETBACK REQUIREMENTS- B-15CD
 FRONT SETBACK: ALL ALONG WALDEN STATION DR. = 40' HIL
 SIDE SETBACK FROM CLAY BLVD. = 40' HIL
 SIDE ON THIS SITE = 40' HIL
 REAR YARD = 40' HIL
 IF THE BASE HEIGHT = 40' THE HEIGHT COULD INCREASE OVER 40', IF THE SIDES ARE INCREASED 1' FOR EACH 2' OF INCREASED HEIGHT PER RECORDING PETITIONS H03-4-021 & H03-4-022

NOTE: THE PURPOSE OF THIS PLAT IS TO DEDICATE THIS WAY

FINAL PLAT
WALDEN STATION APARTMENTS
PHASE II, MAP 2
 915 CLIMBETH DRIVE
 CHARLOTTE, NC 28262
 MALLARD CREEK TOWNSHIP
 MECKLENBURG COUNTY

SCALE: 1"=60' DATE: APRIL 24, 2012



BORNI, MADE AND ASSOCIATES, P.A.
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