

#97047494

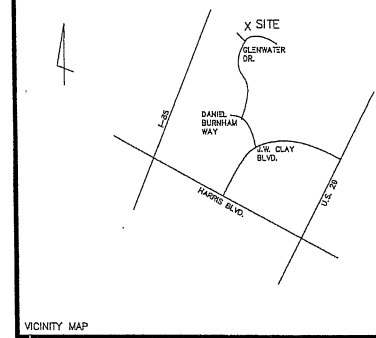
Map Book 28 Page 278

LINE	DIRECTION	DISTANCE
L1	N77°24'37"E	168.39
L2	N12°35'23"W	74.55
L3	N89°21'35"E	35.04
L4	S17°35'23"E	103.00
L5	S77°24'37"W	183.08
L6	S10°54'38"E	61.19
L7	N72°32'07"E	21.94
L8	S77°24'37"W	21.89
L9	S28°49'28"E	30.41
L10	S81°10'24"W	30.00
L11	N28°49'28"E	30.41
L12	N04°28'58"E	30.01
L13	N48°08'54"E	27.84
L14	S48°08'54"W	28.77
L15	S34°08'51"W	29.79
L16	N34°08'51"E	121.79
L17	S34°08'51"E	46.80
L18	N04°02'37"E	45.19
L19	S04°02'37"W	30.00
L20	S77°24'37"W	79.50
L21	S55°11'36"E	79.50
L22	N55°11'36"W	79.50
L23	N28°49'28"E	124.68
L24	S28°49'28"W	84.86
L25	N82°43'01"W	30.00
L26	S82°43'01"E	181.58
L27	N47°33'40"E	30.00
L28	S47°33'40"W	20.25
L29	N40°39'59"E	112.52
L30	S40°39'59"W	113.48
L31	N49°20'01"E	74.21
L32	S49°20'01"W	31.08
L33	N49°20'01"E	13.47
L34	S49°20'01"W	31.08
L35	N49°20'01"E	13.47
L36	S49°20'01"W	31.08
L37	N49°20'01"E	13.47
L38	S49°20'01"W	31.08
L39	N49°20'01"E	13.47
L40	S49°20'01"W	31.08
L41	N49°20'01"E	13.47
L42	S49°20'01"W	6.95

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	307.00	4.62	4.62	N89°51'19"W
C2	307.00	30.04	30.04	N40°09'23"W
C3	307.00	97.33	87.04	N51°06'31"W
C4	1015.00	21.83	21.83	S78°51'33"W
C5	298.89	18.45	18.45	S12°47'21"E
C6	298.89	18.40	18.40	S18°28'40"E
C7	298.89	18.40	18.40	S23°19'22"E
C8	328.89	16.87	16.87	N12°23'15"W
C9	328.89	16.87	16.87	N23°58'40"W
C10	353.00	37.70	37.70	S89°18'19"W
C11	307.00	38.83	38.83	N82°52'07"W
C12	382.48	128.87	128.87	S74°05'05"E
C13	352.50	115.76	115.76	N74°48'22"W
C14	30.00	15.79	15.61	N42°57'30"E
C15	30.00	15.79	14.98	S10°03'29"E
C16	363.00	17.13	17.13	N32°47'59"E
C17	335.00	46.74	46.70	S30°08'43"W
C18	115.00	60.04	49.68	N03°09'28"E
C19	85.00	134.50	120.80	S79°28'27"W
C20	115.00	43.00	44.72	N07°10'02"W
C21	85.00	31.74	31.55	S05°54'17"E
C22	115.00	29.14	29.08	N11°18'12"E
C23	85.00	21.83	21.83	S11°28'07"W
C24	115.00	101.89	94.41	S00°15'17"E
C25	30.00	50.60	44.81	S78°29'18"W
C26	63.83	64.01	64.28	S00°15'50"W
C27	185.00	15.42	15.42	N43°00'30"E
C28	215.00	18.16	18.16	S45°00'30"W

CURVE	RADIUS	LENGTH	CHORD	BEARING
C29	176.00	34.84	32.89	S84°41'44"E
C30	205.00	38.98	36.50	N52°41'44"W
C31	307.00	233.28	227.71	N88°14'52"W
C32	350.00	29.89	29.89	N23°51'23"W
C33	350.00	30.01	30.00	N18°58'13"W
C34	350.00	20.24	20.24	N12°29'55"W
C35	146.35	108.22	108.22	N10°09'04"W
C36	985.00	35.62	35.62	N78°26'27"E
C37	146.35	108.22	108.77	N11°18'27"W
C38	20.00	28.56	28.56	N89°23'14"W

JAMES F. ALEXANDER
 SUSAN B. A. BOONE
 JOHN W. ALEXANDER
 STELLA A. HARMAN
 (NOW OR FORMERLY)
 3372/568



FILED FOR
 REGISTRATION
 APR 18 1997
 AT 11:10
 JOHN A. DUBOIS
 REC'D - 118-3 of 316

DEDICATION OF COMMON AREA
 Portrait Homes Construction Co., in recording this plat as a portion of Glenwater at University Place, has designated certain parts as "COMMON AREA" for use by the homeowners or tenants of Glenwater at University Place, not for the use by the general public but for parking, recreational, and other related activities as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions applicable to Glenwater at University Place, which Declaration will be recorded in the Mecklenburg County Register of Deeds before any lots are sold and which said Declaration is hereby made a part of this plat and incorporated herein.

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 SUBSECTION 03.04 OF THE CITY CODE OF THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 Bill B. Hill 4/17/97
 PLANNING COMMISSION STAFF DATE

North Carolina, Mecklenburg County
 I, a Notary Public of the County and State aforesaid, certify that Timothy A. Bligh, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp on said day of February, 1997.
 Tim Bligh
 Notary Public
 My commission expires March 31, 1998

I, Timothy A. Bligh, certify that this plat was drawn under my supervision from an original description recorded in Book 1188, Page 133, etc., and that the boundaries and survey shown on this plat were surveyed in accordance with the provisions of the North Carolina Surveying Act of 1977.
 Tim Bligh
 Registered Land Surveyor
 License No. 1-2666
 L-2666
 NAD 83

NOTARY PUBLIC
 DONNA B. WEASER
 MECKLENBURG COUNTY, NC

NOTARY PUBLIC
 NORTH CAROLINA
 L. M. SURVEYOR
 TIMOTHY A. BLOIGH

NC STATE PLANE COORDINATES
 N= 574,798.59
 E= 1,478,848.49
 NAD 83

NO.	DATE	AS PER CMPC COMMENTS	REVISION	WCA	BY
1	4-17-97	AS PER CMPC COMMENTS			

SITE PLAN FOR
 GLENWATER AT UNIVERSITY PLACE
 OWNER: PORTRAIT HOMES CONSTRUCTION CO.
 LOCATED IN CITY OF CHARLOTTE
 MECKLENBURG COUNTY
 NORTH CAROLINA

PORTRAIT HOMES
 CONSTRUCTION CO.
 9305-L MONROE ROAD
 CHARLOTTE, NC 28270

REVISION NO. 1-446
 SCALE 1"=50'
 DATE 2-27-97
 DRAWN BY WCA
 CHECKED BY TAR

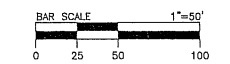
DRAWING NO. LA46.DWG

NOTES
 THIS PROPERTY ZONED R-12AF(20) REZONING PETITION #99-10(C).
 ALL UNDERGROUND PIPES AND/OR SURFACE CHANNELS LOCATED WITHIN THIS PLATTED AREA FOR STORM DRAINS AND/OR SANITARY SEWER ARE TO BE MAINTAINED BY THE HOMEOWNERS OF GLENWATER AT UNIVERSITY PLACE ASSOCIATION AND/OR THEIR HEIRS AND ASSIGNS.
 ALL UNITS ARE ONE-FAMILY ATTACHED FOR SALE, INCLUDING BUILDING AND LAND, AND A MINIMUM OF 400 SQ. FT. PRIVATE OPEN SPACE CLEAR OF ENCLOSED STRUCTURE.
 UTILITIES AND VARIOUS EASEMENTS ARE OUTLINED IN THE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION.
 ALL BUILDING STRUCTURES ARE SHOWN AS PER CONSTRUCTION DRAWINGS.
 ALL LOT DIMENSIONS WILL BE BASED UPON ACTUAL POSITION OF BUILDING FOUNDATION.
 THIS SURVEY CREATED A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS ORDINANCES WHICH REGULATE THE LAND PARCEL.
 ALL AREAS DESIGNATED AS "MAP SITE" ARE OWNED BY PORTRAIT HOMES CONSTRUCTION CO. AND IS RECORDED IN 03 88A-98 748.
 ANY CONSTRUCTION OR USE WITHIN AN AREA DESIGNATED AS A FLOODWAY FRINGE DISTRICT ENFORCEMENT BOUNDARY LINE, OR A FLOODWAY DISTRICT ENFORCEMENT LINE, IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
 ALL SANITARY SEWER LINES ARE PRIVATELY MAINTAINED.

NOTES
 THIS TRACT MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY NOT SHOWN.
 AREA COMPUTATION BY COORDINATE METHOD.
 TOTAL AREA OF SUBJECT TRACT IS 11.262 ACRES.
 THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL, OR PARCELS OF LAND.
 SUBJECT TRACT DEED REFERENCE IS 03 88A PG 748.
 SUBJECT TRACT TAX PARCEL # 047-331-01.
 RATIO OF PRECISION 1:20,000+.
 THIS TRACT IS SUBJECT TO A FLOOD FRINGE AS PER FLEMA, MAP # 37058 0063 & DATED 2-3-93.
 THE PURPOSE OF THIS MAP IS TO PLAT PRIVATE STREETS AND SHOW COMMON AREAS.
 TOTAL AREA OF COMMON AREA IS 5.136 ACRES.

LEGEND
 NPS= NO POINT SET
 R/W= RIGHT OF WAY

State of North Carolina, County of Mecklenburg
 I, Timothy A. Bligh, a Registered Land Surveyor, do hereby certify that the foregoing plat was surveyed in accordance with the provisions of the North Carolina Surveying Act of 1977.
 This is the day of April, 1997
 Timothy A. Bligh, Registered Land Surveyor
 Deputy



ESP ASSOCIATES, P.A.
 engineering/surveying/planning
 10100 Park Cedar Drive, Suite 160
 Charlotte, NC 28210 (704) 542-7317