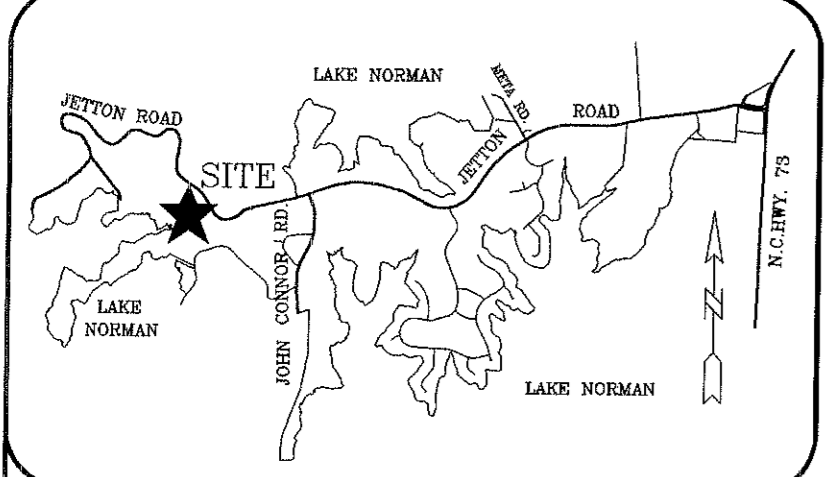


# 95040142

Map book 26 Page 711

#179



DEDICATION OF COMMON AREAS

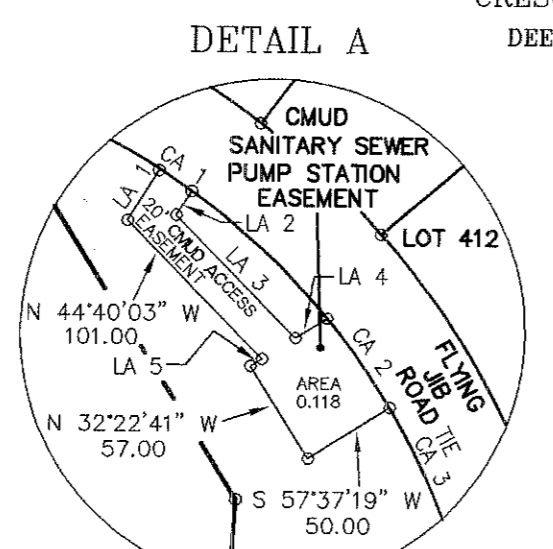
CRESCENT RESOURCES, INC. IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND AS "COMMON AREA (BUFFER)"; SUCH AREAS OF LAND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC...

NOTES: 1. RAW ERROR OF CLOSURE 1:10,000+; MISCLASURE WAS DISTRIBUTED BY COMPASS RULE ADJUSTMENT METHOD.

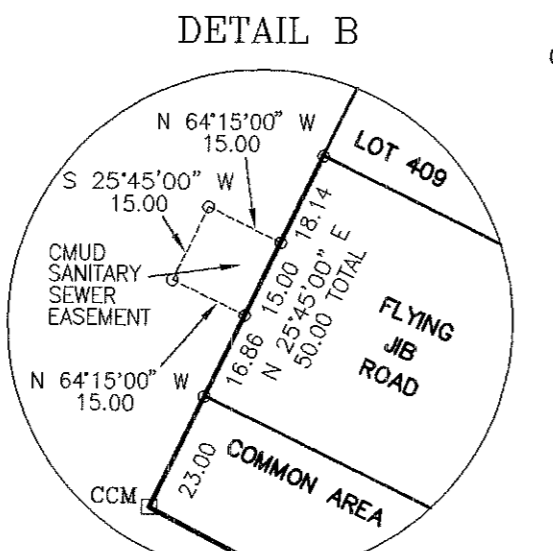
DETAIL A LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows include LA 1 through LA 5.

DETAIL A CURVE TABLE with columns: CURVE, ARC, RADIUS, CHORD LENGTH, CHORD BEARING. Rows include CA 1 through CA 3.

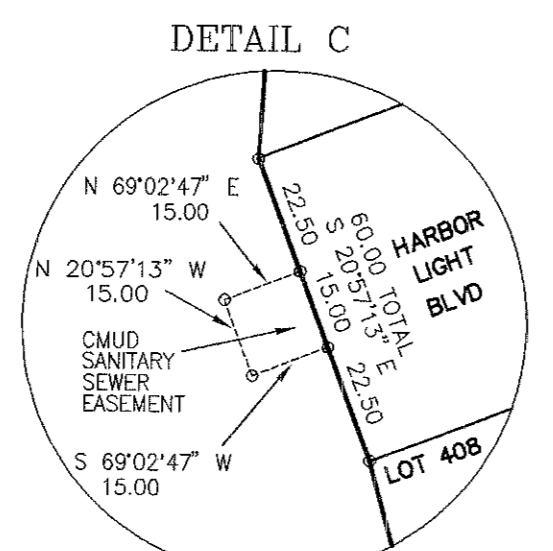
- 2. AREA DETERMINED BY COORDINATE COMPUTATIONS. AREAS SHOWN IN ACRES. ALL DISTANCES ARE IN FEET. 3. THIS PROPERTY IS IN ZONE X (area of minimal flooding) ACCORDING TO FIRM PANEL NO. 37058 0058 EFFECTIVE DATE FEBRUARY 3, 1993.



- 4. ALL SIP'S ARE #5 REBAR. 5. DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT. 6. MECKLENBURG COUNTY ZONING R-3.



- 7. PENINSULA PROPERTY OWNERS ASSOCIATION ASSUMES RESPONSIBILITY OF MEDIANS NOT OTHERWISE MAINTAINED BY N.C.D.O.T. 8. THE ARCHITECTURAL CONTROL COMMITTEE OF THE PENINSULA PROPERTY OWNERS ASSOCIATION HAS ESTABLISHED A BUILDING ENVELOPE WHICH MAY BE MORE RESTRICTIVE THAN (a) THE SETBACKS REQUIRED BY GOVERNMENTAL ENTITIES UNDER THEIR ZONING AUTHORITY...



- 9. AREAS LABELLED "COMMON AREA (BUFFER)" TO REMAIN AS NATURAL OR IMPROVED LANDSCAPED BUFFER AREAS OWNED BY THE PENINSULA PROPERTY OWNERS ASSOCIATION. 10. LOTS 396 AND 397, WHICH ADJUT THE "COMMON AREA (BUFFER)" MAY INCLUDE THE 25' WIDE BUFFER AREA AS PART OF THE 45' REAR YARD SETBACK REQUIREMENT...

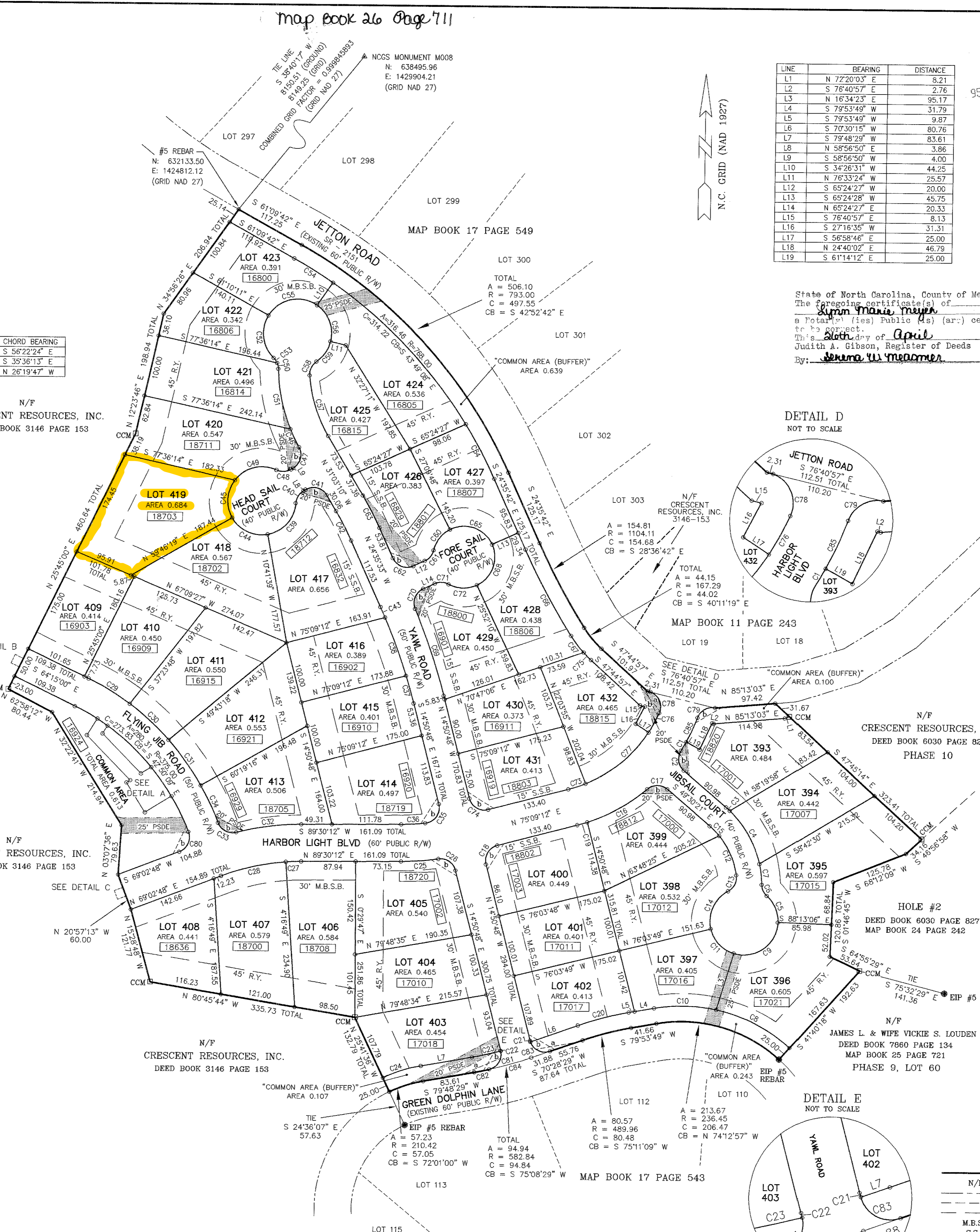


Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L19 with their respective bearings and distances.

State of North Carolina, County of Mecklenburg. I, Lynn Marie Meyer, a Notary Public for the State of North Carolina, do hereby certify that this is a true and correct copy of the original as recorded in my office on April 19, 1995.

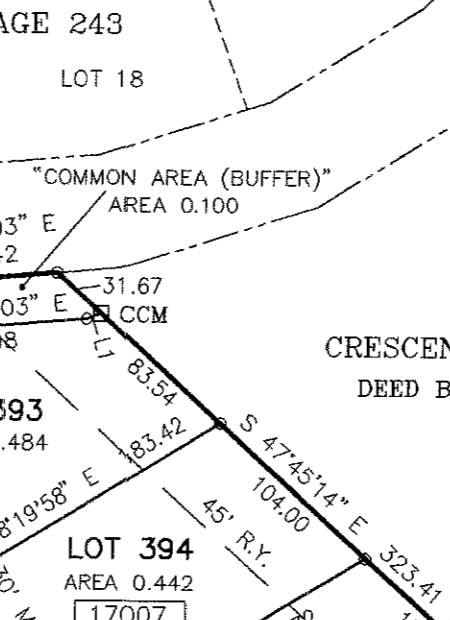
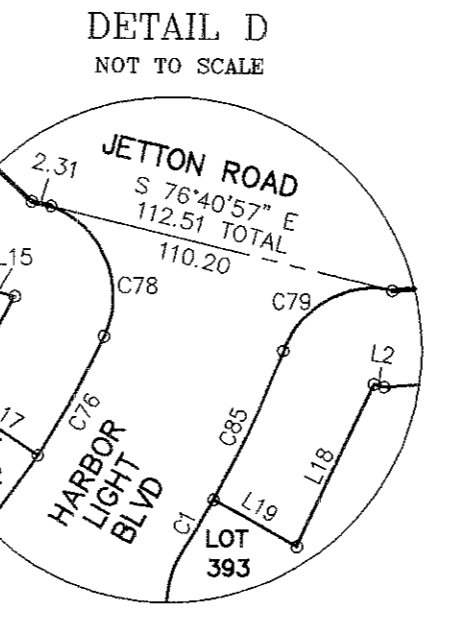


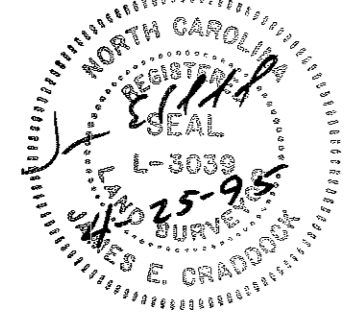
Table with columns: CURVE, ARC, RADIUS, CHORD LENGTH, CHORD BEARING. Lists curves C1 through C85 with their respective measurements.

REFERENCES:

- 1. BOUNDARY SURVEY FOR CRESCENT LAND AND TIMBER, INC. BY CONCORD ENGINEERING AND SURVEYING, INC. JOB# 89-11-31 DATED 09/18/89. 2. PLAT ENTITLED CRESCENT LAND AND TIMBER CORP. COWANS FORD DEVELOPMENT MAP SHOWING LAND DEEDED TO CRESCENT LAND AND TIMBER CORP. M.T.N. ISLAND FILE NO. 1408 DATED 04/19/88...

CERTIFICATE OF ACCURACY OF MAPPING

I, JAMES E. CRADDOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN MAP BOOK 22 PAGE 874 & MAP BOOK 25 PAGE 721...



NORTH CAROLINA, CABARRUS COUNTY I, LYNN MARIE MEYER, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT JAMES E. CRADDOCK REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA. ENGINEER: [Signature] DATE: 4/19/95

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION APPROVED: [Signature] DATE: 4-25-95

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA. CHARLOTTE-MECKLENBURG PLANNING COMMISSION APPROVED: [Signature] DATE: 4/20/95

- LEGEND: PROPERTY LINE, NOW OR FORMERLY, RIGHT OF WAY LINE, LINE FROM DEED OR PLAT, SETBACK LINE, MINIMUM BUILDING SETBACK, MINIMUM SIDE SETBACK, MINIMUM REAR YARD, EASEMENT LINE, PSIDE, PUBLIC STORM DRAINAGE EASEMENT, R/W, RIGHT-OF-WAY, SANITARY SEWER EASEMENT, UTILITY DEPARTMENT.

MIN. LOT AREA 10000 SQ. FT. MIN. LOT WIDTH 70 FT. MIN. SIDE YARD 8 FT.-6 FT. (ONE SIDE AT LEAST 6 FT. THE OTHER AT LEAST 8 FT.) MIN. FRONT SETBACK 30 FT. (OR GREATER IF NOTED). MIN. REAR YARD 45 FT. (N/A WATERFRONT LOTS) MIN. SIDE YARD SETBACK AT STREET: 15 FT. TOTAL AREA SHOWN: 25.257 ACRES AREA SHOWN IN RIGHT OF WAY : 4.379 ACRES

FINAL SUBDIVISION PLAT OF The Peninsula PHASE XV FOR OWNER: CRESCENT RESOURCES, INC. P.O. BOX 1003 CHARLOTTE, N.C. 28201-1003. Includes contact information for CONCORD ENGINEERS & SURVEYORS - PLANNERS.