
ROUGEMONT HOMEOWNERS ASSOCIATION, INC.

Recorded Plat Maps — Rougemont Subdivision Sections 1, 2 and 3

Recorded: 1988–1989 | Mecklenburg County Public Registry
Map Books 22 and 23

DOCUMENT SUMMARY

Three recorded plat maps define the physical boundaries, lot dimensions, setback lines, easements, and street layouts for all lots in the Rougemont subdivision.

Section 1 — Map Book 22, Page 872 (surveyed August 1988, recorded January 1989): The original section of Rougemont, containing lots along the initial development area. Surveyed by Bobby J. Raye, Reg. Surveyor, Charlotte NC. Total area approximately 6.039 acres. Property of Rice Development Corporation at time of recording.

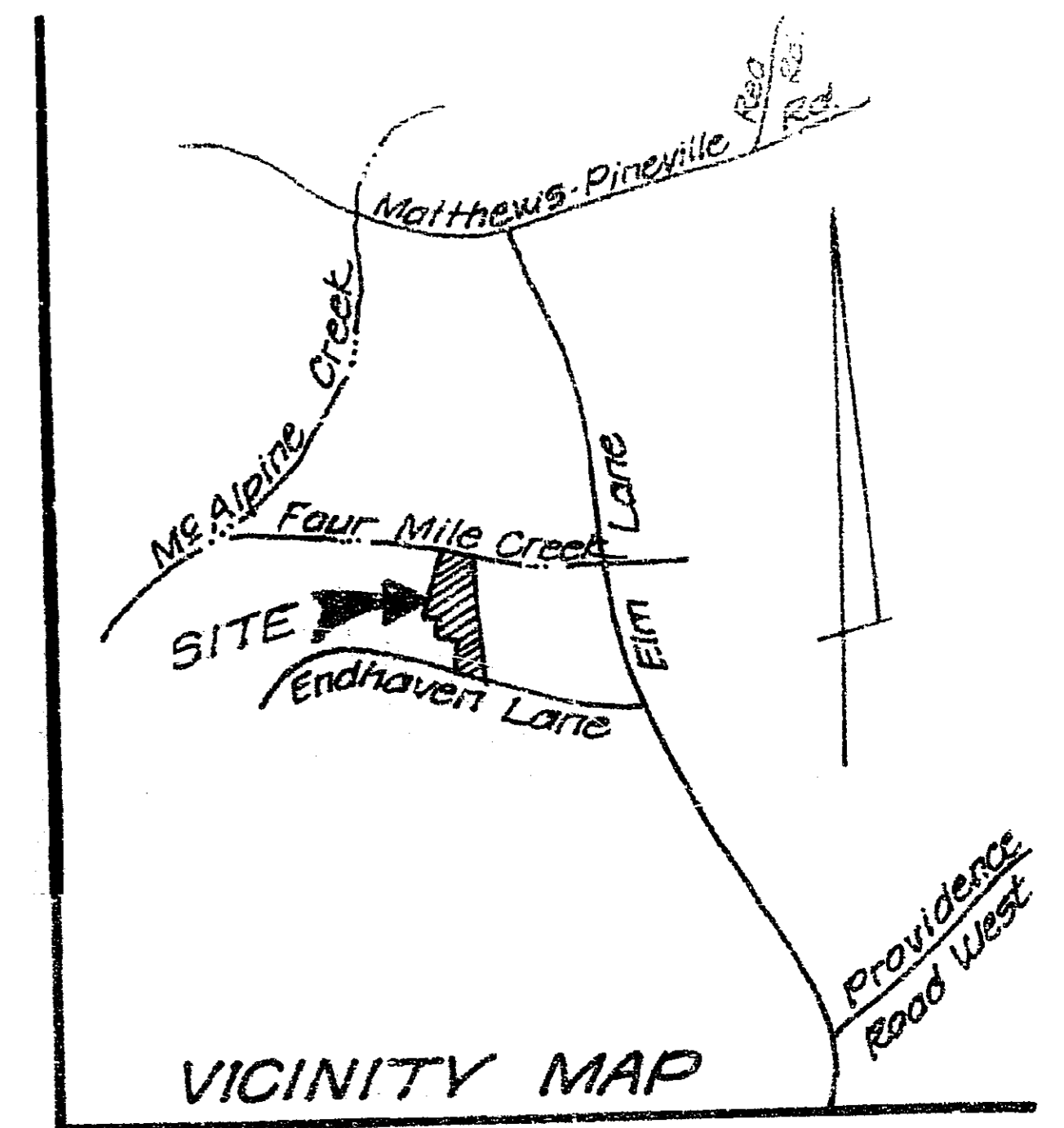
Section 2 — Map Book 23, Page 530 (surveyed April 1989, recorded December 1989): Expands the subdivision along Rougemont Lane and Joliette Lane. Area approximately 4.089 acres. Includes floodway fringe district boundary notation along Four Mile Creek. Zoning R-15 per plat notes.

Section 3 — Map Book 23, Page 529 (surveyed June 1989, recorded December 1989): The third phase, containing lots along Rougemont Lane extending toward Four Mile Creek. Area approximately 12.731 acres. Also includes floodway fringe district boundary. Minimum lot area 15,000 sq ft; minimum width 80 ft; setbacks: front 35 ft, side 10 ft, rear 50 ft.

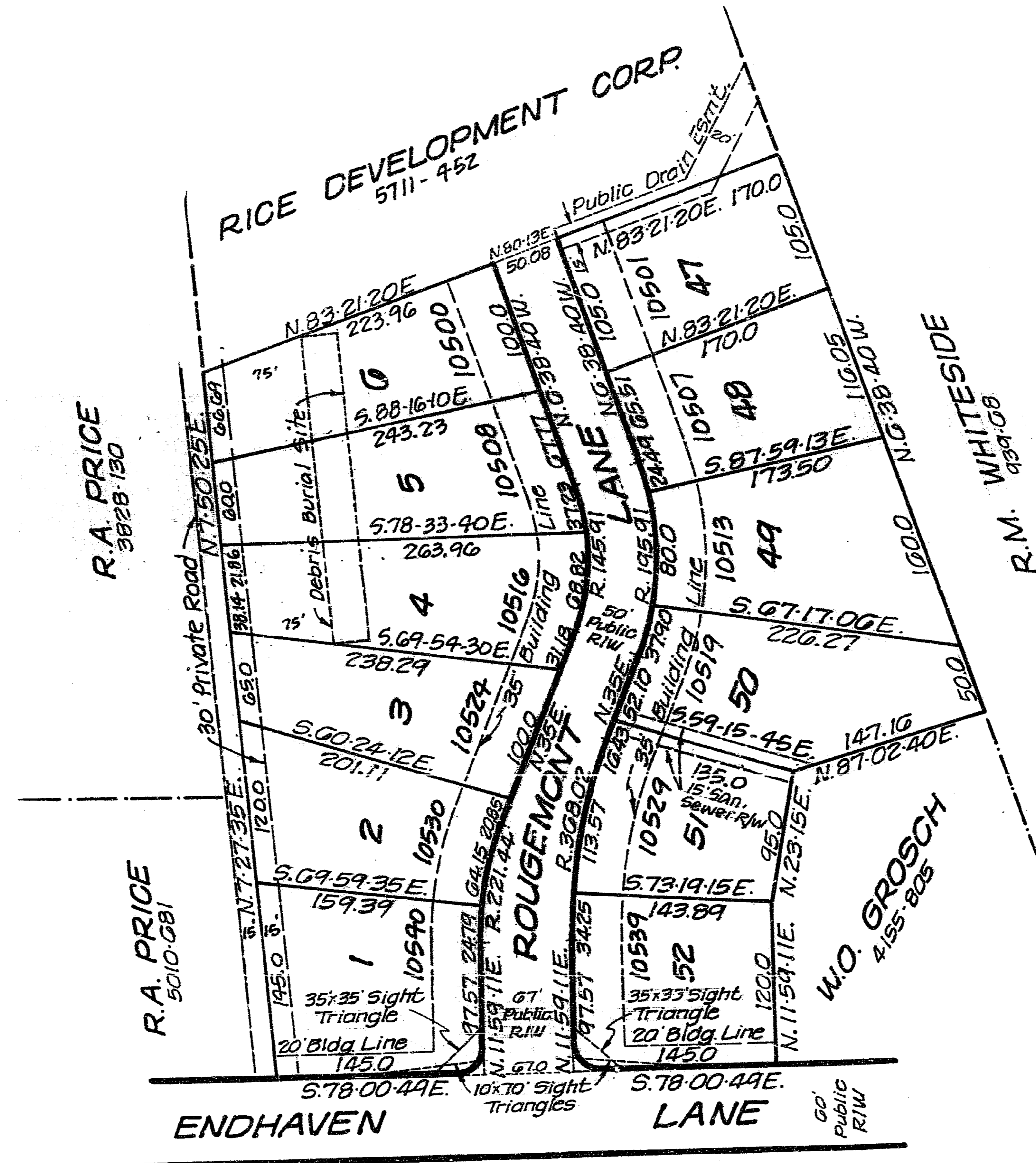
These maps are the definitive record for lot boundaries and are referenced in all CCR documents. Any question of lot dimensions or easement locations should be verified against these recorded plats.

Map Book 22 Page 872

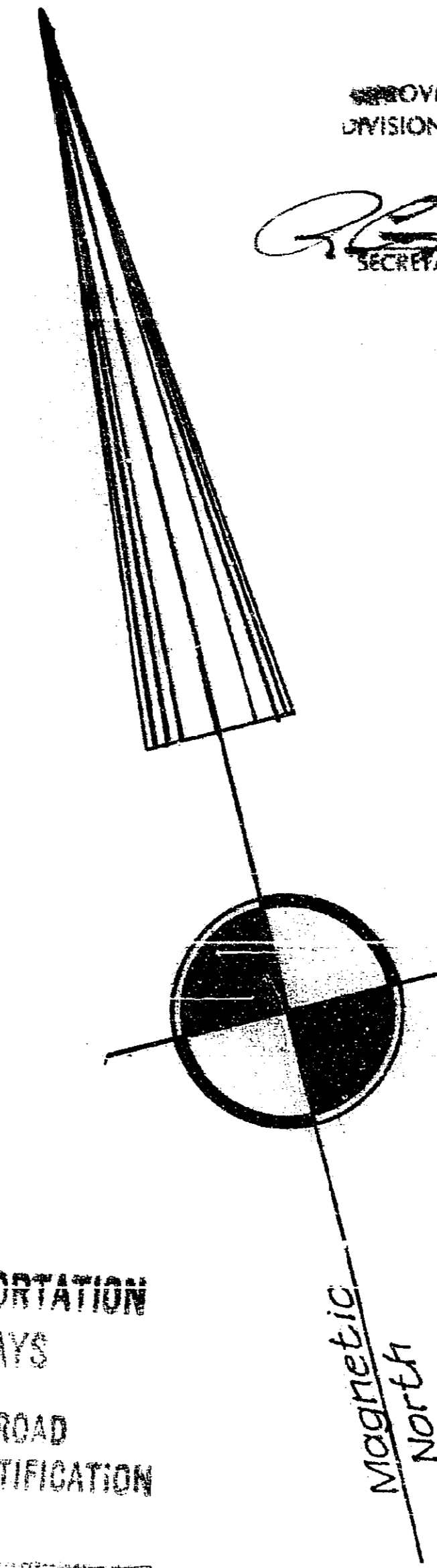
89 JAN 17 PM 4:00
 ANNE A. POWERS
 REGISTER OF DEEDS
 MECKLENBURG CO., N.C.



State of North Carolina, County of Mecklenburg
 The foregoing certificate(s) of Bill Rice, Jr.
 a Notar(y) Public (is) (are) certified
 to be correct.
 This 17th day of January 19 89
 Anne A. Powers, Register of Deeds
 By: Alexandra W. Madsen Deputy



APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.
 CHARLOTTE-MECKLENBURG PLANNING COMMISSION
R. P. Hammer 12/5/88
 SECRETARY DATE



DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION
 APPROVED J. A. [Signature]
 DISTRICT ENGINEER
 DATE 12-8-88

APPROVED IN ACCORDANCE WITH THE
 ENGINEERING REQUIREMENTS OF THE
 DIVISION OF HIGHWAYS
E. K. [Signature] 12/1/88
 COUNTY ENGINEER DATE

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG
 The undersigned surveyor, being duly sworn deposes and says that the plat upon which this certificate appears was prepared in accordance with G.S. 47-30 as amended, is in all respects correct according to the best of his knowledge and belief and was prepared from an actual survey made by him on the 16th day of August, 1988, with a maximum linear error of closure of 1:10,000, and a maximum field error of angular closure of 7.5 sec-per angle.
 Signed [Signature]
 Registered Surveyor

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG
 I, Bill Rice Jr.
 Notary Public, in and for the County of Mecklenburg, and the State of North Carolina, do hereby certify that Bobby J. Raye Reg. Land Surveyor, personally appeared before me, this day and acknowledged the due execution of the foregoing instrument.
 witness my hand and Notarial Seal, this 16th day of Aug. 1988
[Signature]
 My commission expires September 22, 1992

NOTES:

Area = 0.039 Acres.

Iron stakes at all lot corners unless otherwise noted.

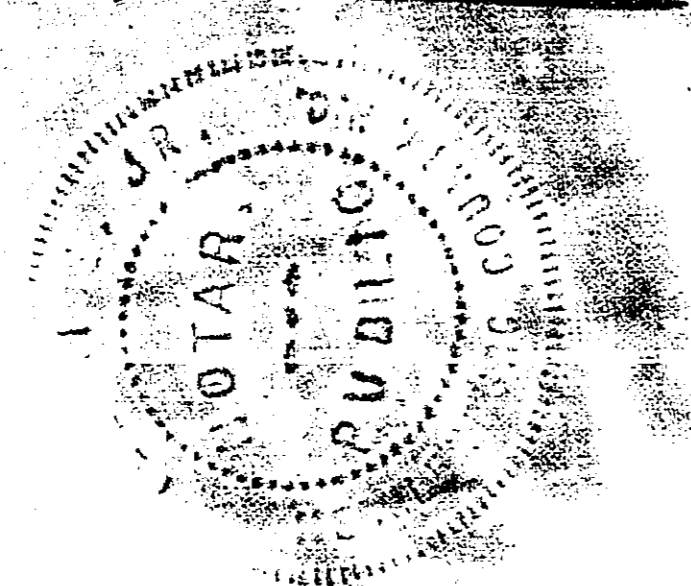
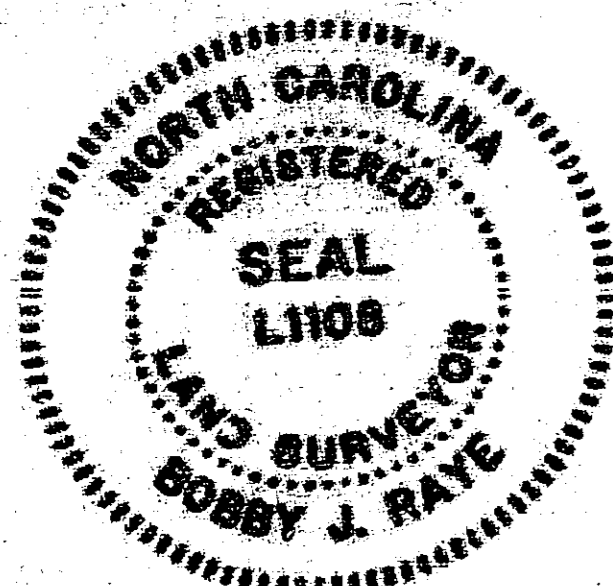
All street corners are subject to a 20' radius, however all distances to street corners are to the intersection of street lines.

ROUGEMONT

SECTION-1
 PROVIDENCE TOWNSHIP MECKLENBURG COUNTY, N.C.
 PROPERTY OF: RICE DEVELOPMENT CORPORATION

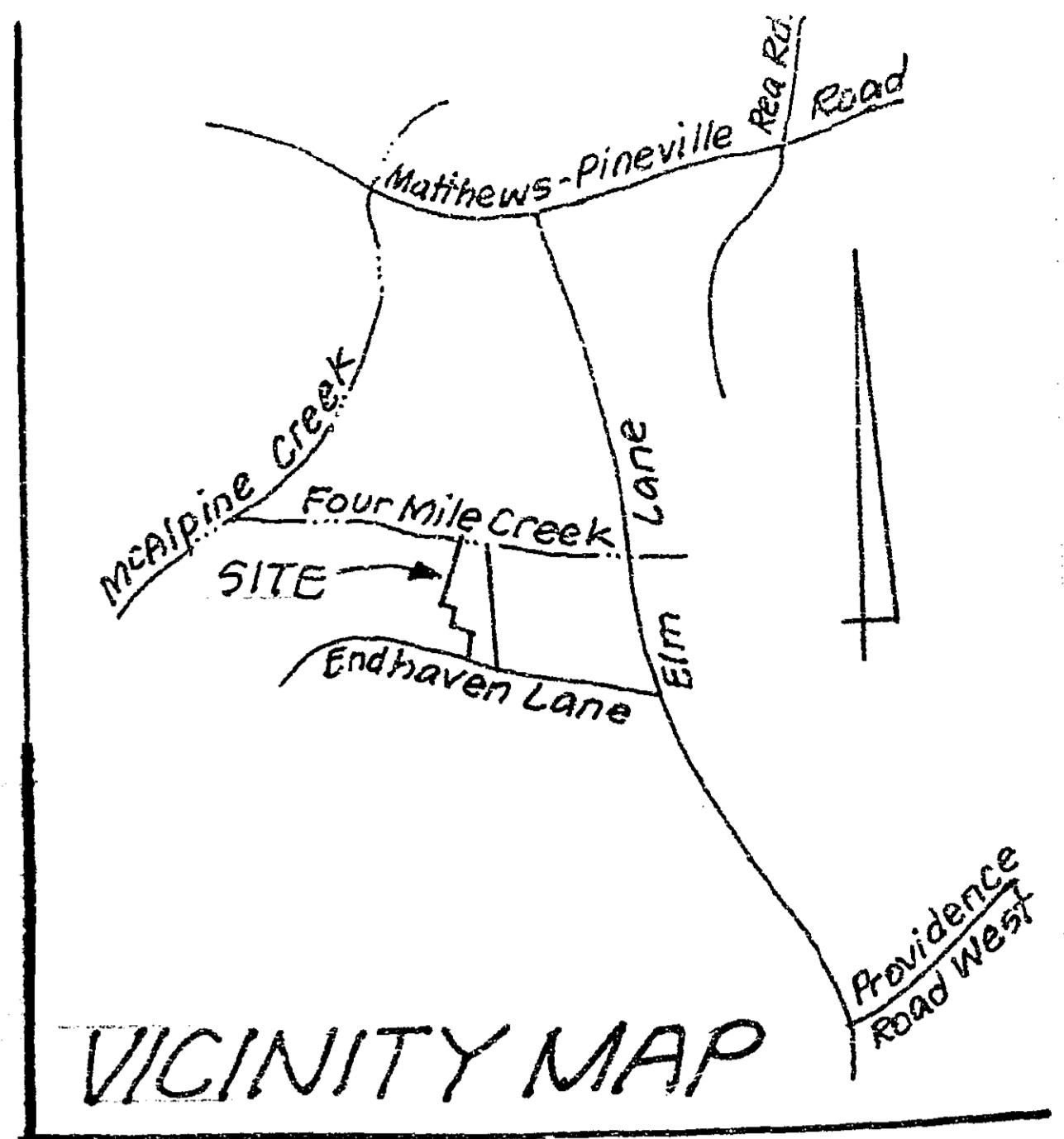
Scale: 1"=100'
 August, 1988

Bobby J. Raye
 Reg. Surveyor
 627 Eastway Dr.
 Charlotte, N.C.



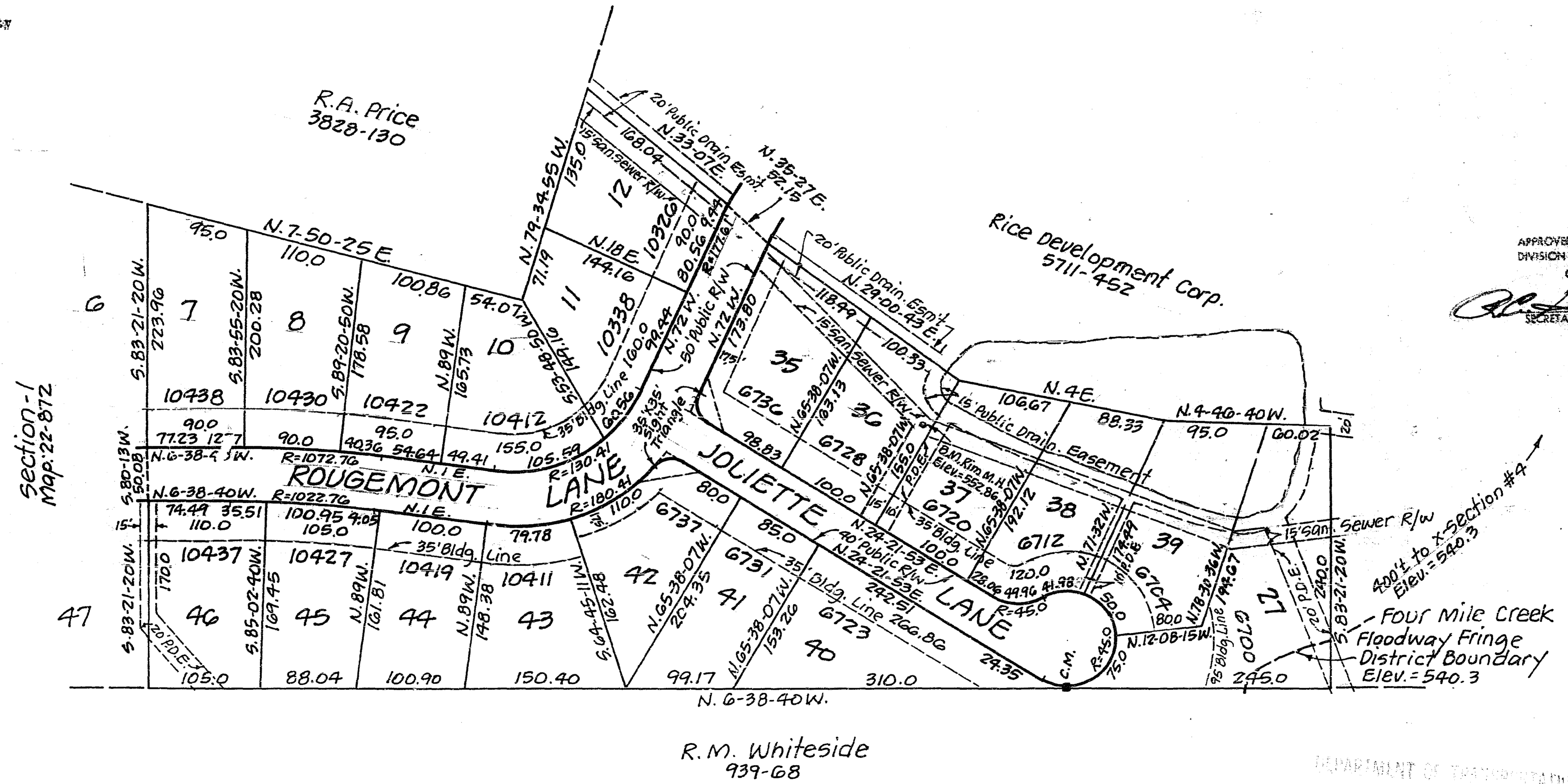
Map book 23 Page 530

PRESENTED FOR
REGISTRATION
89 DEC 20 PM 12:02
ANNE A. POWERS
REGISTER OF DEEDS
MECKLENBURG CO., N.C.



Magnetic North

State of North Carolina, County of Meck
The foregoing certificate(s) of
Billy Rice Jr.
a Notary Public (is) (are) certifi-
to be correct.
This 20th day of December 1989
Anne A. Powers, Register of Deeds
By Charles M. Pollock Deputy



APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUB-
DIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA,
CHARLOTTE - MECKLENBURG PLANNING COMMISSION
Cliff Hammerslager 12/19/89
SECRETARY DATE

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
The undersigned surveyor, being duly sworn de-
poses and says that the plat upon which this
certificate appears was prepared in accordance
with G.S. 47-30 as amended, is in all respects
correct according to the best of his knowledge
and belief and was prepared from an actual sur-
vey made by him on the 17th day of
April, 1989
with a maximum linear error of closure of 1:10,
000, and a maximum field error of angular clo-
sure of 7.5 seconds angle.
Signed Bobby J. Raye
Registered Surveyor

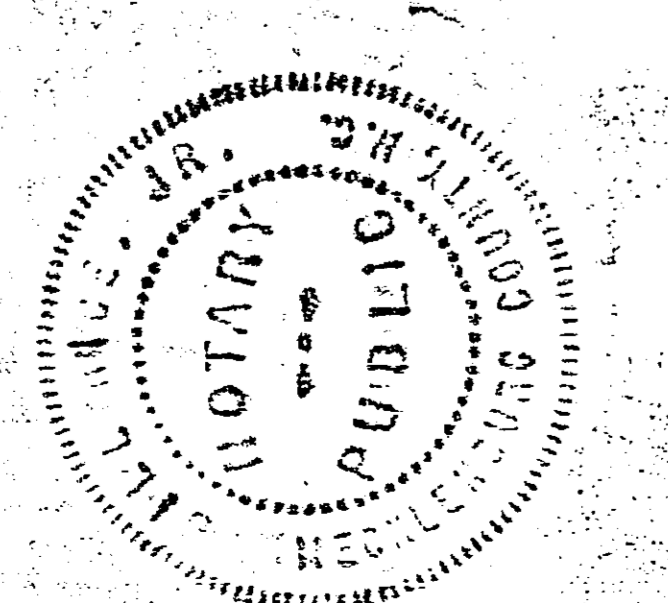
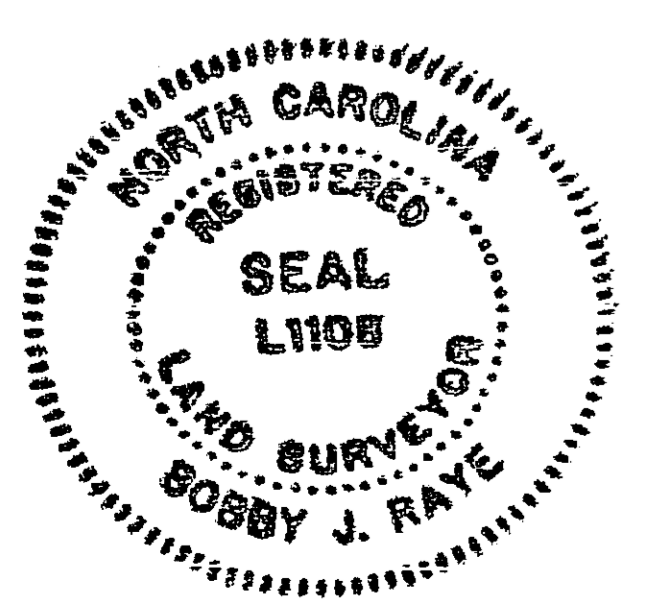
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, Bill Rice Jr.
Notary Public, in and for the County of Meck-
lenburg, and the State of North Carolina, do here-
by certify that Bobby J. Raye Reg. Land
Surveyor, personally appeared before me, this
day and acknowledged the due execution of the
foregoing instrument.
witness my hand and Notarial Seal, this 17th
day of April, 1989
Notary Public
My commission expires September 22, 1992

curve data

Radius	Length	Long Chord
1072.76	143.13	N. 2-44-20W. 143.02
1022.76	136.46	" 136.36
130.41	166.15	N. 35-30W. 155.14
180.41	229.87	" 214.62

- Note:
1. Iron stakes at all lot corners unless otherwise noted.
 2. All street corners are subject to a 20' radius, however all distances to street corners are to the intersection of street lines.
 3. Area = 9.089 Acres.
 4. Any construction or use within the areas delineated as floodway fringe district boundary & floodway district encroachment line is subject to the restrictions imposed by The Floodway Regulations of Mecklenburg Co.
 5. Basis for bearings Deed: 244-1-71

ROUGEMONT
SECTION-2
PROVIDENCE TOWNSHIP, MECKLENBURG CO., N.C.
PROPERTY OF RICE DEVELOPMENT CORP.
Scale: 1"=100'
April 1989
Bobby J. Raye
Reg. Surveyor
627 Eastway Drive
Charlotte, N.C.



DEPARTMENT OF TRANSPORTATION

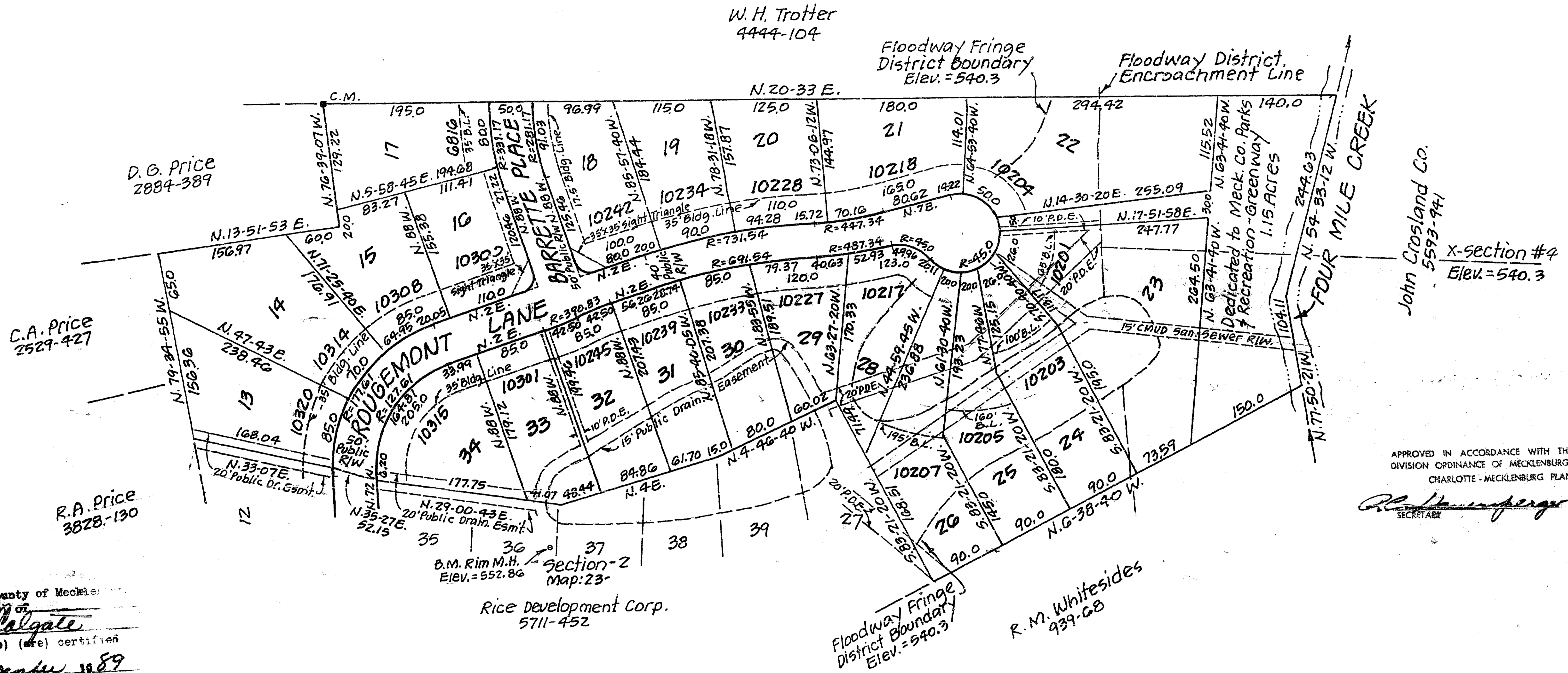
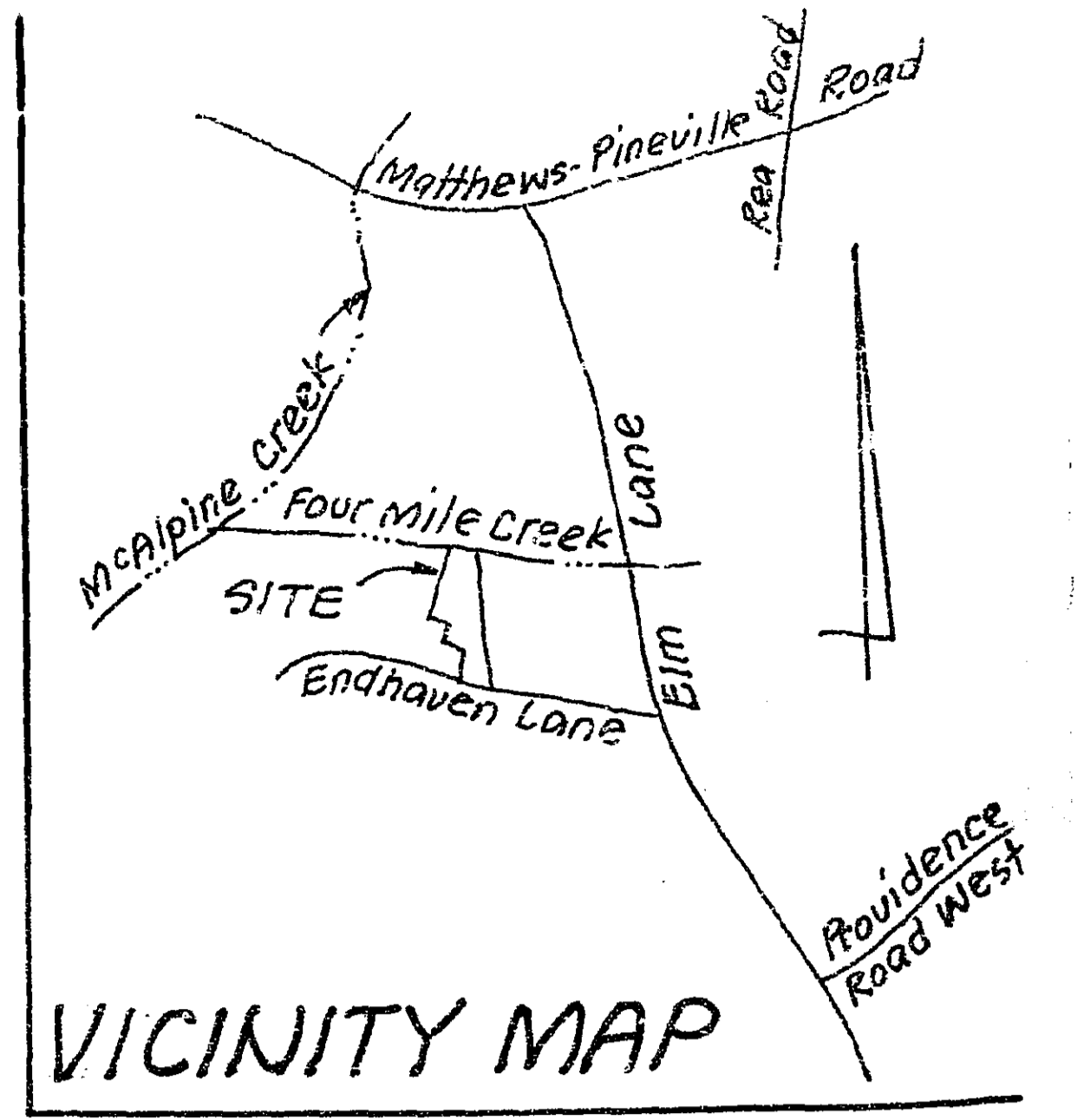
J. A. Dough
12-15-89

M. H. ... 12/16/89

Magnetic North

PRESENTED FOR
REGISTRATION
89 DEC 20 PM 12: 01

APPROVED BY
REGISTER OF DEEDS
MECKLENBURG CO., N.C.



John Crosland Co.
5593-941

x-section #4
Elev. = 540.3

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUB
DIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA
CHARLOTTE - MECKLENBURG PLANNING COMMISSION
[Signature]
SECRETARY

State of North Carolina, County of Mecklenburg
I, Vanessa L. Colgate
Notary Public, do hereby certify that
the foregoing is a true and correct copy
of the original as recorded in my
office on this 20th day of June, 1989.
My commission expires June 8, 1993
By: Charlottesville, Va. Deputy

Rice Development Corp.
5711-452

curve data

Radius	Length	Long Chord
177.61	229.39	N.35 W. 212.78
127.01	164.81	" 153.59
331.17	107.22	N.78-43-30W. 106.75
281.17	91.03	" 90.63
390.83	42.50	N.1-22-27W. 42.48
731.54	204.28	N.10 E 203.62
691.54	193.11	" 192.49
487.34	93.56	N.12-30 E 93.42
447.34	85.88	" 85.75

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
The undersigned surveyor, being duly sworn deposes and says that the plat upon which this certificate appears was prepared in accordance with G.S. 47-30 as amended, is in all respects correct according to the best of his knowledge and belief and was prepared from an actual survey made by him on the 20th day of June, 1989, with a maximum linear error of closure of 1:10,000, and a maximum field error of angular closure of 7.5 seconds per angle.
Signed: Bobby J. Raye
Registered Surveyor

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, Vanessa L. Colgate
Notary Public, in and for the County of Mecklenburg, and the State of North Carolina, do hereby certify that Bobby J. Raye, Reg. Land Surveyor, personally appeared before me, this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and Notarial Seal, this 20th day of June, 1989.
By: Vanessa L. Colgate
Notary Public
My commission expires June 8, 1993

- Note:
1. Iron stakes at all lot corners unless otherwise noted.
 2. All street corners are subject to a 20' Radius, however all distances to street corners are to the intersection of street lines.
 3. Area = 12.737 Acres
 4. Any construction or use within the areas delineated as floodway fringe district boundary floodway district encroachment line is subject to the restrictions imposed by The Floodway Regulations of Mecklenburg Co.
 5. Basis for bearings: Deed 2441-71
 6. Zoning R-15
Min. Lot Area 15,000 sq ft
" " width @ setback 80'
" " side yard 10'
" " setback 35'
" " rear yard 50'

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
NOTHING TO BE DONE AT THIS TIME
DATE: 12-15-89

ROUGEMONT SECTION-3
PROVIDENCE TOWNSHIP, MECKLENBURG CO., N.C.
PROPERTY OF RICE DEVELOPMENT CORP.
Scale: 1" = 100'
June 1989
Bobby J. Raye
Reg. Surveyor

