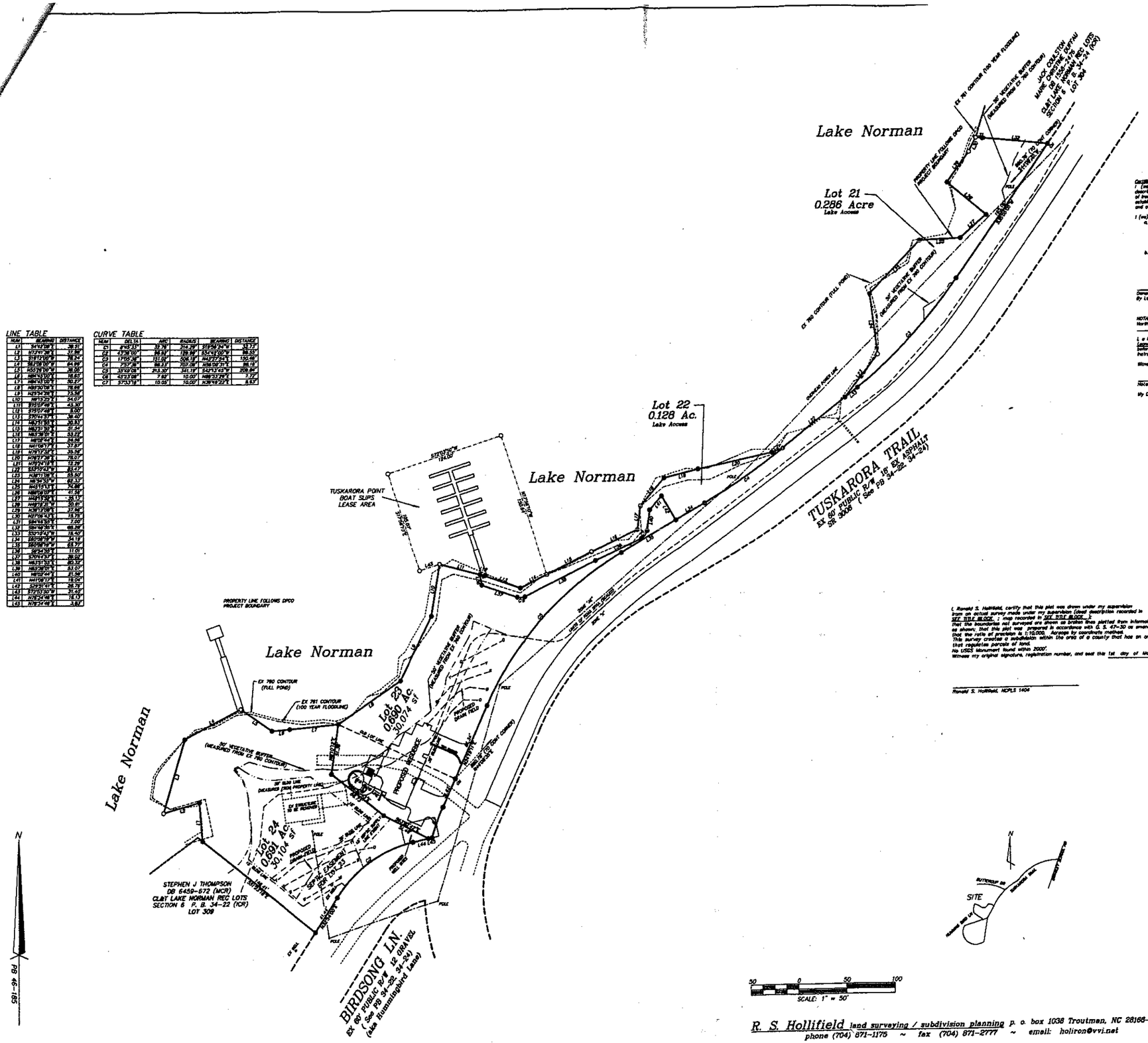
LINE TABLE

NUM	BEARING	DISTANCE
L1	S4°47'58"E	38.91'
L2	N72°41'38"E	22.98'
L3	S18°23'08"E	98.34'
L4	S61°08'09"W	64.99'
L5	N50°18'09"W	36.00'
L6	N84°43'00"E	16.65'
L7	N84°43'00"E	50.27'
L8	N50°18'09"W	73.69'
L9	N25°47'29"E	13.58'
L10	N81°37'27"E	54.07'
L11	S75°07'48"E	43.30'
L12	S75°07'48"E	2.00'
L13	S70°44'37"E	38.40'
L14	N63°31'55"E	30.83'
L15	N60°21'39"E	51.54'
L16	N83°38'15"E	53.23'
L17	N81°07'44"E	24.98'
L18	N41°09'17"E	37.87'
L19	N29°07'32"E	33.56'
L20	N18°17'38"E	78.07'
L21	N19°24'19"E	13.79'
L22	S53°55'47"E	82.47'
L23	N38°11'28"E	85.50'
L24	N5°34'30"E	62.33'
L25	N14°11'51"E	74.88'
L26	N88°59'19"E	41.58'
L27	N58°11'39"E	28.17'
L28	N48°17'31"E	30.81'
L29	N36°13'08"E	32.96'
L30	N27°08'43"E	18.78'
L31	S84°48'38"E	7.00'
L32	S84°48'38"E	66.86'
L33	S57°19'43"E	18.40'
L34	S60°08'18"W	24.18'
L35	S60°08'18"W	68.77'
L36	S6°53'35"E	11.01'
L37	S40°41'37"E	28.00'
L38	N63°31'55"E	20.32'
L39	N63°38'01"E	83.07'
L40	N8°02'44"E	21.36'
L41	N41°09'17"E	18.04'
L42	S72°31'43"E	26.76'
L43	S72°31'20"W	31.40'
L44	N78°24'48"E	16.13'
L45	N78°24'48"E	3.80'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	6°43'03"	33.78'	314.29'	S15°58'24"W	33.77'
C2	43°39'00"	88.82'	116.56'	S34°48'00"W	86.65'
C3	17°50'36"	131.09'	406.19'	N43°27'54"E	130.55'
C4	7°37'38"	88.31'	707.08'	N56°09'31"E	88.18'
C5	35°03'08"	213.30'	341.19'	S42°13'43"W	209.94'
C6	45°23'58"	7.98'	10.00'	N86°33'39"E	7.77'
C7	57°33'16"	10.05'	10.00'	N36°49'52"E	9.63'



Certificate of Ownership and Dedication

I (we) hereby certify that I (we am) are the owner (s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Iredell and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

I (we) further certify that:

a. there are no deed restrictions which will be created by the requested subdivision, and there are no governmental regulations of any kind, other than those for which a variance has been applied for under the Iredell County Subdivision Ordinance regulations, which will not be violated by the requested subdivision; and

b. I (we) understand that enforcement of deed restrictions and any other contractual agreements is not the responsibility of Iredell County, will not be undertaken by Iredell County, and is the sole responsibility of the parties affected by violations of such deed restrictions and contractual agreements.

_____ _____
Owner, WOODLAND & WATERVIEW, LLC Date
By Leonard Beahr, Member Manager

NOTARY STATEMENT
North Carolina
_____ County

I, a Notary Public for said County and State, do hereby certify that Leonard Beahr, Member / Manager, personally appeared before me this day, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this ___ day of _____, 2006.

_____
Notary Public
My Commission expires: _____

Certificate of Approval of the Design and Installation of Streets, Utilities, Other Required Improvements, and Payment for Streetlights

I hereby certify that the subdivision plat hereon has been found to comply with the Subdivision Regulations of Iredell County, NC. I further certify that all streets, utilities, and other required improvements have been installed in an acceptable manner or all the installation of the required improvements in an amount and manner satisfactory to the County of Iredell has been received, and that the filing fee for this plat, in the amount of $___, has been paid. This plat has been approved by the Subdivision Administrator for recording in the Office of the Register of Deeds of Iredell County.

_____ _____
Date Subdivision Administrator

Review Officer Certification
State of North Carolina
County of Iredell

I, _____, review officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer Date

Watershed Certification
All lots within TUSKARORA POINT PHASE 2, subdivision, to the best of my knowledge, lie within the WS-IV CA of the LAKE NORMAN (CATAWBA RIVER) WATERSHED as designated by the North Carolina Division of Environmental Management and as appears on the Watershed Protection Map of Iredell County.

_____ _____
Date Subdivision Administrator

I, Ronald S. Hollifield, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in BK# XXX, PG.XXX,) map recorded in SLY XXX BLOCK); that the boundaries not surveyed are shown as broken lines plotted from information as shown; that this plat was prepared in accordance with G. S. 47-30 as amended; that the ratio of precision is 1:10,000. Azimuths by coordinate method. This survey creates a subdivision within the area of a county that has an ordinance that regulates parcels of land. No USGS Monument found within 2000'. Witness my original signature, registration number, and seal this 1st day of May, 2006.

_____
Ronald S. Hollifield, NCPLS 1404

NOTES:
1. All improvements to conform with the IREDELL COUNTY SUBDIVISION ORDINANCE.
2. Subject property is zoned R-20.
3. Minimum Setbacks:
   Front 35'
   Side 15'
   Rear 35'
   (50' Vegetative Buffer from Ex 790 Contour)
4. All lots subject to a 10' drainage and utility easement on each side of all lot lines.
5. Total lots = 4
6. Proposed new street = N/A
7. Total acreage = 1.795 Acres
8. Smallest lot = 0.128 Ac.
9. Old = Control Monument
10. Iron stakes (⊕) at all lot corners, unless noted otherwise (O).
11. A portion of this property is located in a Special Flood Hazard Area designated by the FEMA Flood Hazard Boundary Maps. (See Panel 4278J-J-0010 C) (Zone AE)
    EFF. DATE: 05/19/2006
12. Water service by individual private well; sewer service by individual septic tank and drainfield.
13. Iredell County Health Department Disclaimer:
    As of the date of the recording, the lots represented on this plat have not been inspected or approved by the Iredell County Health Department. Until inspected, there is no assurance that a building permit will be issued.

Final Plat Revision (Minor Subdivision)

1.795 Acres

TUSKARORA POINT Phase 2

Revision of CL&T Corp. Section 6, Lot 308
Tax PIN 4614-72-3986 ~ DB 1631-1918 ~ PB 34-22

Revision of Tuskarora Point Phase 2, Lot 22
Tax PIN 4614-73-8322 ~ DB 1631-1918 ~ PB 45-36
Davidson Township Iredell County, NC

Scale: 1" = 50'
Survey Date: April 22, 2006
Plat Date: May 1, 2006

R S Hollifield
NC PLS 1404

Owner/Developer: WOODLAND & WATERVIEW, LLC
P. O. Box 3398
Mooresville, NC 28117

R. S. Hollifield land surveying / subdivision planning p. o. box 1038 Troutman, NC 28166-1036
phone (704) 871-1175 ~ fax (704) 871-2777 ~ email: holiron@vvi.net

file: birdsong