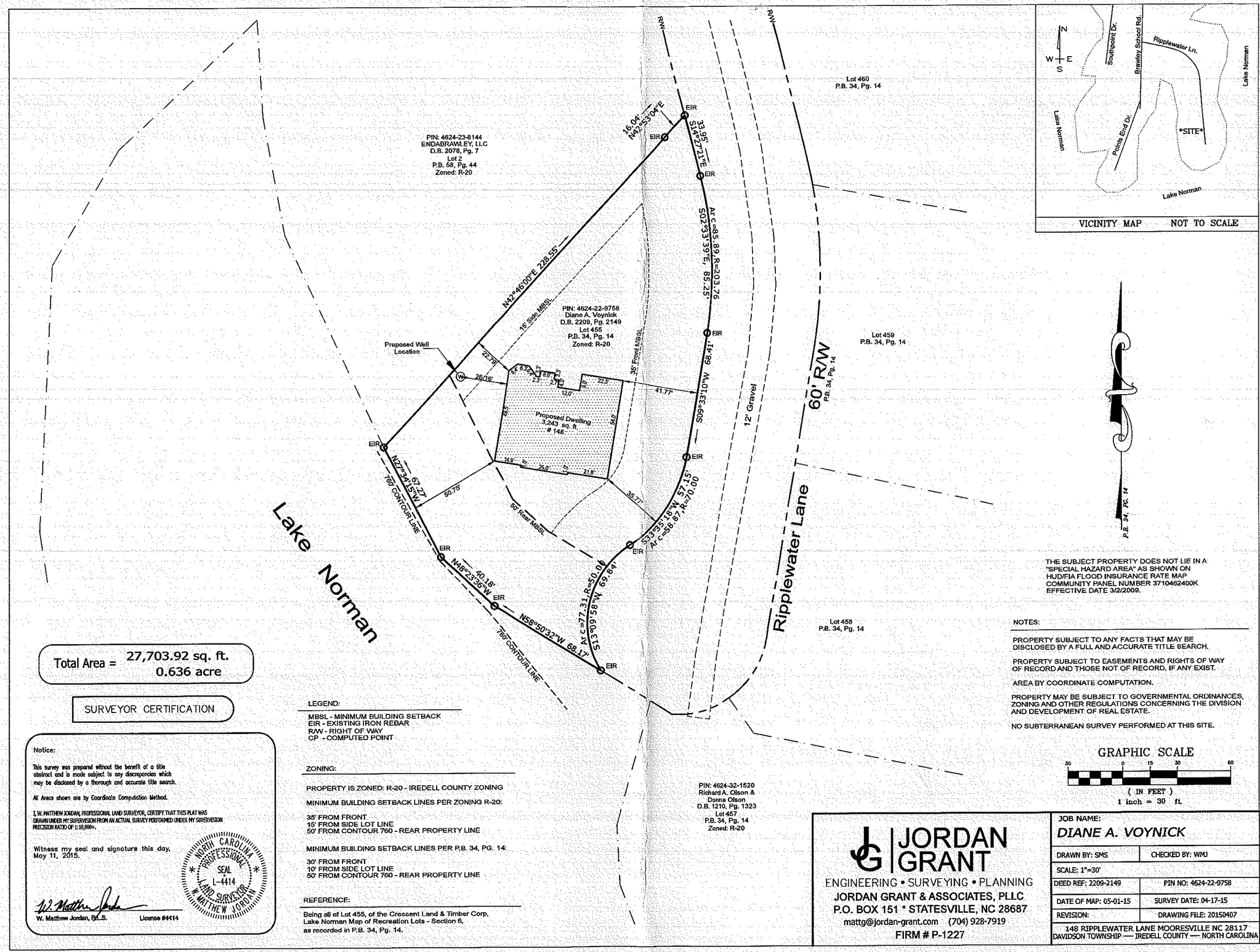






VICINITY MAP NOT TO SCALE

Total Area = 27,703.92 sq. ft.
0.636 acre

SURVEYOR CERTIFICATION

Notice:

This survey was prepared without the benefit of a title abstract and is made subject to any discrepancies which may be disclosed by a thorough and accurate title search.

All Areas shown are by Coordinate Computation Method.

I, W. MATTHEW JORDAN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION PRECISION RATIO OF 1:10,000+.

Witness my seal and signature this day, May 11, 2015.

NORTH CAROLINA PROFESSIONAL SEAL L-4414 LAND SURVEYOR W. MATTHEW JORDAN

W. Matthew Jordan, P.L.S. License #4414

LEGEND:

MBSL - MINIMUM BUILDING SETBACK
EIR - EXISTING IRON REBAR
R/W - RIGHT OF WAY
CP - COMPUTED POINT

ZONING:

PROPERTY IS ZONED: R-20 - IREDELL COUNTY ZONING

MINIMUM BUILDING SETBACK LINES PER ZONING R-20:

35' FROM FRONT
15' FROM SIDE LOT LINE
50' FROM CONTOUR 760 - REAR PROPERTY LINE

MINIMUM BUILDING SETBACK LINES PER P.B. 34, PG. 14:

30' FROM FRONT
10' FROM SIDE LOT LINE
50' FROM CONTOUR 760 - REAR PROPERTY LINE

REFERENCE:

Being all of Lot 455, of the Crescent Land & Timber Corp, Lake Norman Map of Recreation Lots - Section 6, as recorded in P.B. 34, Pg. 14.

THE SUBJECT PROPERTY DOES NOT LIE IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710462400K EFFECTIVE DATE 3/2/2009.

NOTES:

PROPERTY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE NOT OF RECORD, IF ANY EXIST.

AREA BY COORDINATE COMPUTATION.

PROPERTY MAY BE SUBJECT TO GOVERNMENTAL ORDINANCES, ZONING AND OTHER REGULATIONS CONCERNING THE DIVISION AND DEVELOPMENT OF REAL ESTATE.

NO SUBTERRANEAN SURVEY PERFORMED AT THIS SITE.

GRAPHIC SCALE

30 0 15 30 60

( IN FEET )

1 inch = 30 ft.

JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
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mattg@jordan-grant.com (704) 928-7919
FIRM # P-1227

| | |
|---|---|
| JOB NAME: DIANE A. VOYNICK | |
| DRAWN BY: SMS | CHECKED BY: WMJ |
| SCALE: 1"=30' | |
| DEED REF: 2209-2149 | PIN NO: 4624-22-9758 |
| DATE OF MAP: 05-01-15 | SURVEY DATE: 04-17-15 |
| REVISION: | DRAWING FILE: 20150407 |

148 RIPPLEWATER LANE MOORESVILLE NC 28117
DAVIDSON TOWNSHIP --- IREDELL COUNTY --- NORTH CAROLINA