GENERAL NOTES

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. BUILDING SETBACKS: (PER PLAT 34 PG 42) FRONT 30', SIDE 10' REAR 50' FROM LAKE BOUNDARY.
5. A 10' PUBLIC DRAINAGE EASEMENT EXIST ALONG THE SIDE PROPERTY LINES PER PLAT 34 PG 42.
6. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
7. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
9. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
10. EQUIPMENT USED: TOPCON GTS800 TOTAL ROBOTIC STATION.

SCALE: 1" = 60'

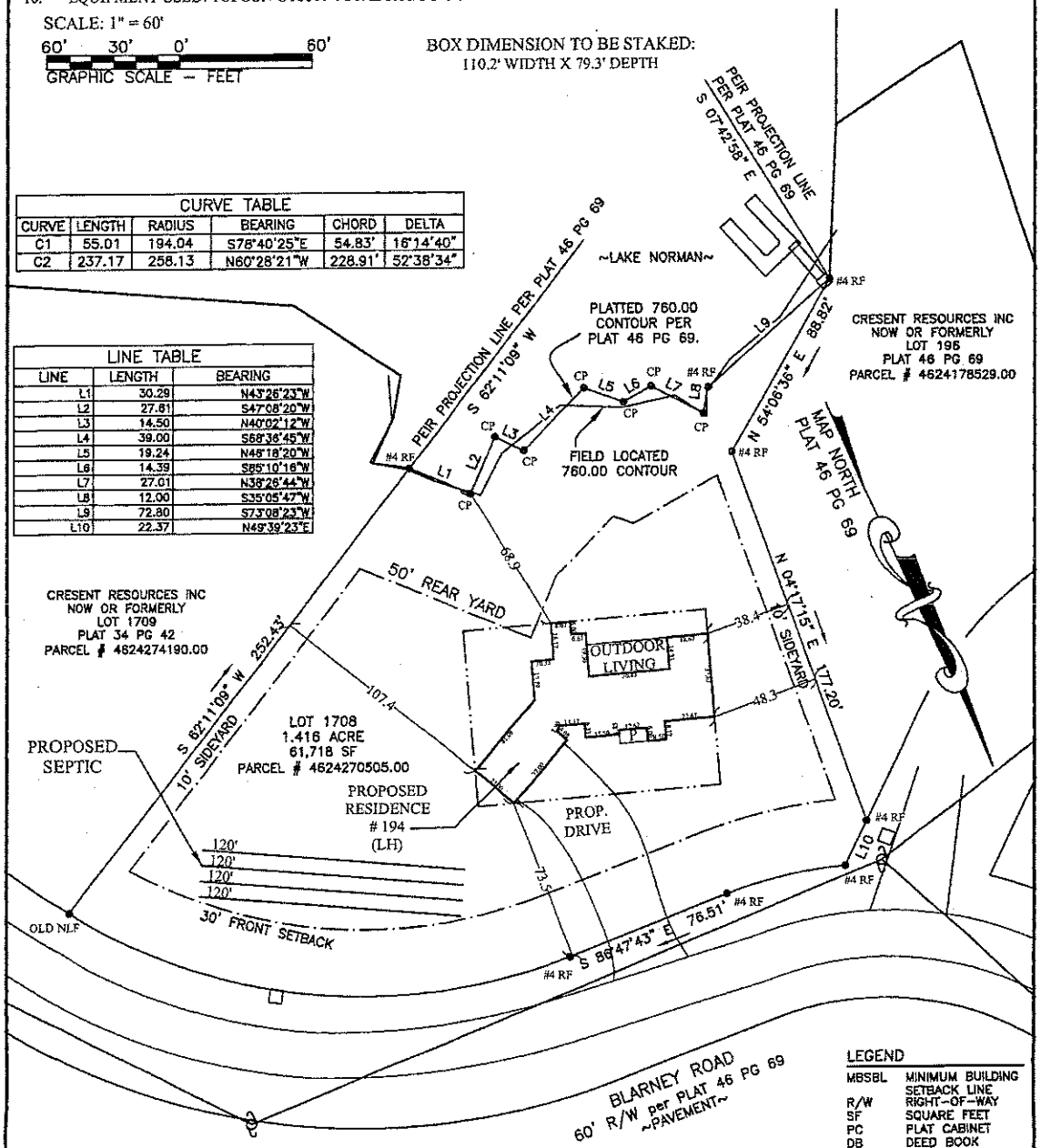
60' 30' 0' 60'

GRAPHIC SCALE – FEET

BOX DIMENSION TO BE STAKED:
110.2' WIDTH X 79.3' DEPTH

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	55.01	194.04	S76°40'25"E	54.83'	16°14'40"
C2	237.17	258.13	N60°28'21"W	228.91'	52°38'34"

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.29	N43°26'23"W
L2	27.61	S47°08'20"W
L3	14.50	N40°02'12"W
L4	39.00	S68°36'45"W
L5	19.24	N46°18'20"W
L6	14.39	S85°10'16"W
L7	27.01	N38°26'44"W
L8	12.00	S35°05'47"W
L9	72.80	S73°08'23"W
L10	22.37	N49°39'23"E



LEGEND

MBSBL	MINIMUM BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
PC	PLAT CABINET
DB	DEED BOOK
PG	PAGE
CP	COMPUTED POINT
RF	REBAR FOUND
RS	REBAR SET
	POWER POLE
	TELEPHONE UNIT

HLP FOR:
ALAN SIMONINI HOMES
SUBDIVISION: COWENS FORD DEVELOPMENT
LOT : 1708 SECTION 6
DAVIDSON TOWNSHIP
IREDELL COUNTY, N. C.
ORDER DATE: 07-08-2013
FIELD WORK DATE: 05-10-2013

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