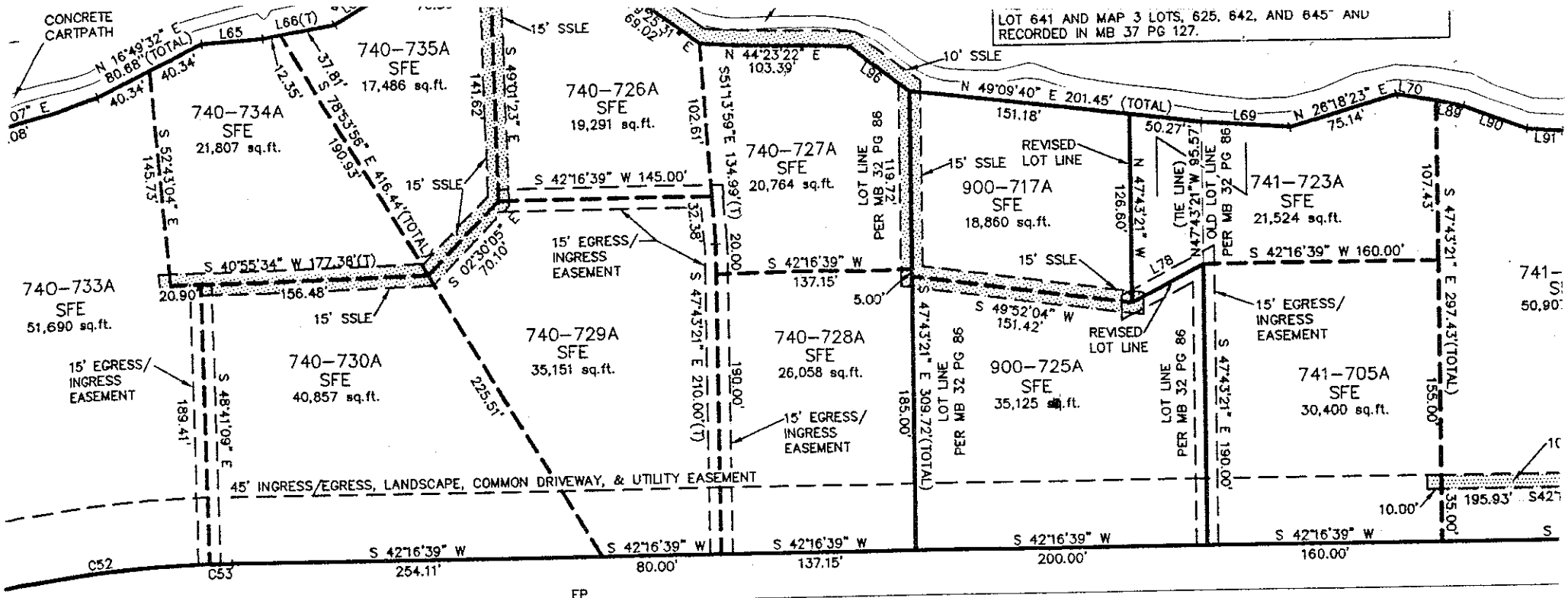


BREAWLEY SCHOOL ROAD SR#1100
90' PUBLIC RIGHT OF WAY

YACHT ROAD SR# 1182

NOTES

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY.

SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC TANKS.

THIS PROPERTY DEVELOPED AS R-20 CUD.

AREAS COMPUTED BY COORDINATE METHOD.

TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS 26.627 ACRES.

TOTAL AREA MINUS RIGHT-OF-WAY FOR THIS MAP IS 23.790 ACRES.

NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN THE LOTS WHICH MAKE UP THIS MAP.

TAX PARCEL #4625-62-5660

TOTAL NUMBER OF LOTS - 13 AND 1 LAA AND 18 SFE AND 1 COS

SUBJECT TRACT DEED REFERENCE: DB 1088 PG 89 DB 904 PG 840;1969 DB 833 PG 238, DB 1259 PG 1937, MB 37 PG 127

EACH LOT HAS A 10' STORM DRAINAGE AND UTILITY

The Point On Norman, LLC in recording this plat as a portion of The Point Phase 7 has designated certain parts as "COMMON AREA" for use by the homeowners or tenants of The Point not for the use by the general public but for parking, recreational, and other related activities as more fully provided for the Declaration of Covenants, Conditions, and Restrictions applicable to _____ which Declarations recorded in the Iredell County Registrar of Deeds in book 1095 page 1206 on 9-1-98 and which said Declaration is hereby made a part of this plat and incorporated herein.

STORM DRAINAGE SHOWN HERON TAKEN FROM STORM DRAINAGE PLANS PREPARED BY LAND DESIGN ENGINEERING, INC. TITLED "THE POINT PHASE 7" DATED 2/01 REVISED 3-28-01.

PROJECT BENCHMARK IS NCGS MONUMENT "CHUCK" ELEV.=826.24' 1929 VERTICAL DATUM

A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 3703130200 C WITH AN EFFECTIVE DATE OF JUNE 22, 1998.

FILED
IREDELL COUNTY
01 MAY 22 PM 2:53
June 2001 date
Book 38 Page 57
BRENDA D. BELL
REGISTER OF DEEDS
By: Phyllis A Campbell
Deputy

LINE & CURVE TABLE OF RECORD MAPS SEE

FOR LINE TABLE OF 760' CONTOUR SEE SHEE

760' CONTOUR LINE TAKEN FROM MB 30 PG

#4 REBAR SET OR FOUND ALONG DUKE ENER PROJECT BOUNDARY ONLY WHERE NOTED.

#4 REBARS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

WATER SUPPLY TO BE BY COMMUNITY WELLS.

FLOOD PROTECTION ELEVATION FOR ALL LAKEF LOTS IS 761.00'

THE POINT HAS ESTABLISHED CERTAIN MINIMUM BUILDING SETBACKS WHICH ARE MORE RESTRICTIVE THAN THOSE SHOWN HEREON. OWNER WILL FURNISH PLATS REFLEC THESE SETBACKS FOR USE IN HOUSE PLACEM

THIS PROPERTY SUBJECT TO A 10' FLOOD EA ELEVATION 770' PER DUKE POWER.

AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPARTMEN UNTIL INSPECTED, THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.

PROPOSED FIRE HYDRANT LOCATIONS ARE SH WATER DISTRIBUTION FACILITIES, THE POINT F PLANS BY LAND DESIGN ENGINEERING SERVIC