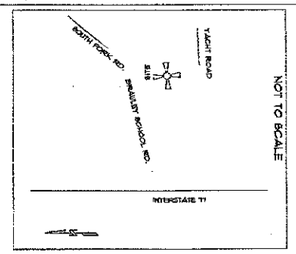
4.3½
5.1½
5.11½
5.1
5.6½

① 4.3½ 5.1½ 5.11½ 5.1 5.6½
② ③ ④ ⑤



LOT 429

S 13°06'03" E
351.12'

173.00'

DRIVEWAY

10' DRAINAGE AND UTILITY EASEMENT
15' SETBACK PER PLAT
20' SETBACK PER POINT

MOTOR COURT

LOT 428

PATIO
18'X32' POOL
SPA
REAR TERRACE
PATIO

PROPOSED RESIDENCE

WALKWAY
FRONT PORCH

SEPTIC AREA

99.17'

20' SETBACK PER POINT
15' SETBACK PER PLAT
10' DRAINAGE AND UTILITY EASEMENT

S 10°59'57" W
130.44'

13.00'
TAKEN FROM PLAT

RIGHT OF WAY
EDGE OF PAVEMENT

WHITE HORSE DRIVE
50' PUBLIC R/W

295.18'
N 89°06'03" W
173.00'

MASONRY RETAINING WALL (SEE CONTRACTOR FOR WALL HEIGHT AND LENGTH)

S 37°33'18" W
84.28'

L28
L29
L31
L32
L33
L34
L35
L36
L37

10' DRAINAGE AND UTILITY EASEMENT
30' VEGETATIVE BUFFER

DUKE POWER COMPANY
LAKE NORMAN

ENVIRONMENTAL AREA

72.97'
N 0°19'24" E

761' CONTOUR SCANNED FROM REC'D PLAT BOOK 35 PAGE 195

PER BOOK 35 PAGE 195 IREDELL COUNTY

NUMBER	DIRECTION	DISTANCE
L29	S51°46'16"W	6.05'
L30	S80°35'23"W	30.15'
L31	N66°48'02"W	16.34'
L32	N15°06'50"E	8.96'
L33	N42°21'01"W	13.66'
L34	N32°11'06"W	15.34'
L35	S68°01'29"W	29.05'
L36	S61°24'21"W	36.66'
L37	S22°43'48"W	1.63'

NOTES
1) PROPERTY ZONED, R-20 HD
2) PROPERTY SUBJECT TO RESTRICTIONS OF EASEMENTS AND RECORD
3) SOURCE: RECORD PLAT # 2135
4) MAP COMPILED WITHOUT FIELD SURVEY.
5) THIS PROPERTY SUBJECT TO A 10' VERTICAL EASEMENT TO THE BENEFIT OF DUKE POWER COMPANY
6) 761' CONTOUR LINE AND ENVIRONMENTAL AREA WERE SCANNED FROM PLAT ON RECORD.

Scale 1" = 10'

LOT 426

FROM PLAT TAKEN
13.00'

SIMONINI BUILDERS

THE AMBROSE

SCALE 1"=10'	REVISIONS	DATE
DOCUMENT NUMBER		
DRAWN BY:		
CHECKED BY:		
FIELD WORK:		
AUGUST 4, 2004		

CAROLINA SURVEYORS, INC.
P.O. BOX 247 MOORESVILLE, N.C. 28115 - 0247
(704) 663-4910 FAX (704) 663-1601

A PLAT SHOWING
LOT 428 THE POINT, PHASE 4
IREDELL COUNTY, NORTH CAROLINA