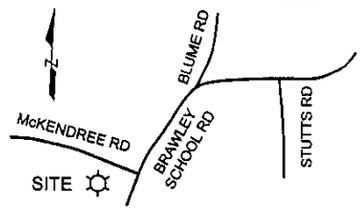
PHYSICAL SURVEY

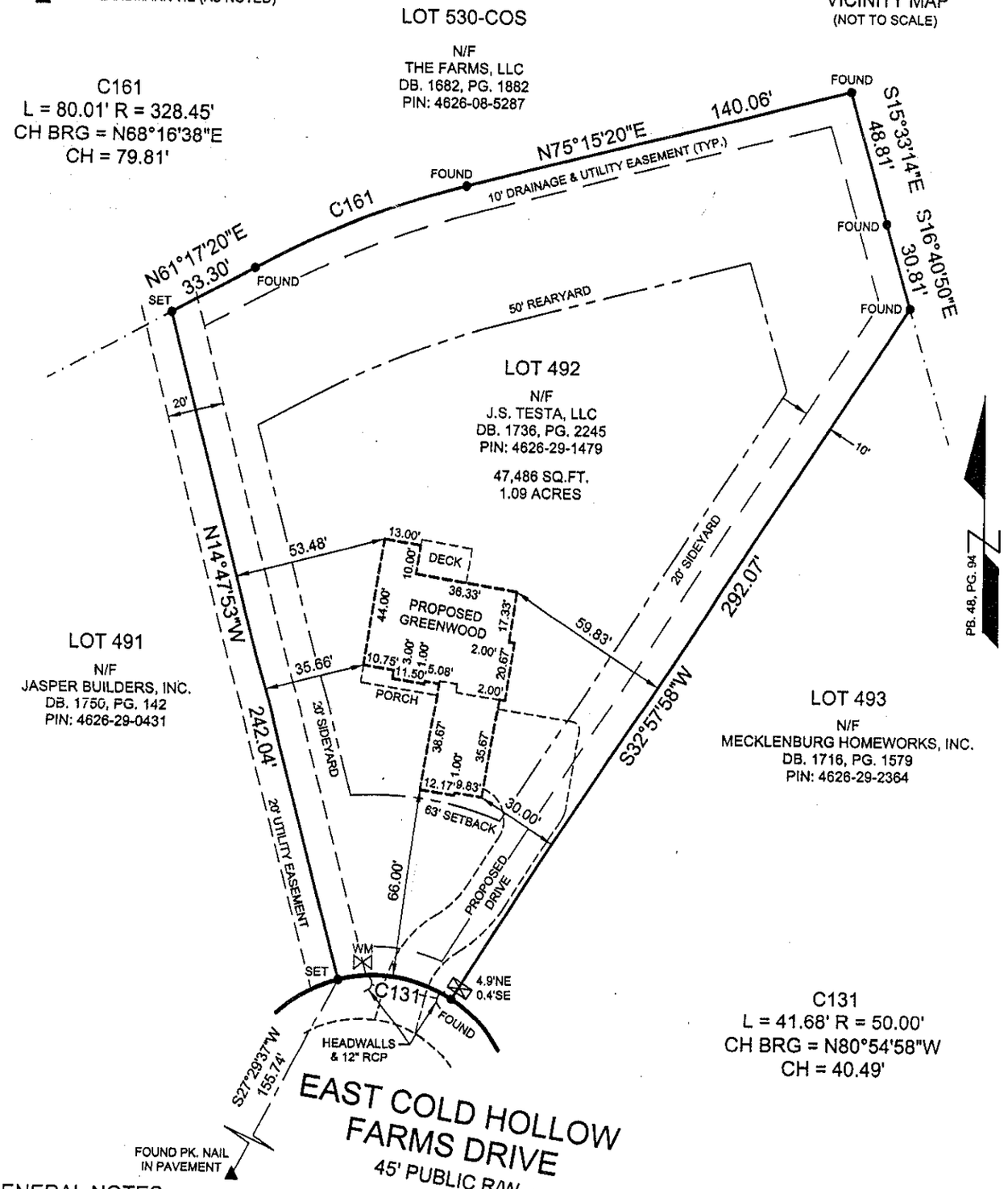
THE FARMS PHASE 4, MAP 1, SHEET 2
PLAT BOOK 48, PAGE 94
LOT 492

LEGEND

- FOUND OR SET REBAR
- LINES NOT SURVEYED
- EDGE OF PAVEMENT
- CATV PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- LANDMARK TIE (AS NOTED)



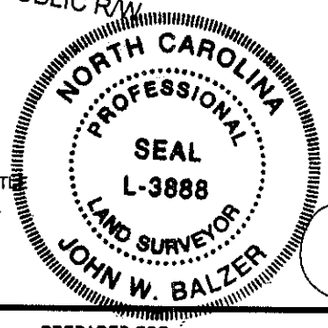
VICINITY MAP
(NOT TO SCALE)



EAST COLD HOLLOW FARMS DRIVE
45' PUBLIC R/W

GENERAL NOTES:

1. APPARENT SOURCE OF TITLE: DEED BOOK 1736, PAGE 2245.
2. PROPERTY SHOWN IS AN EXISTING PARCEL OF LAND.
3. LINEAR ERROR OF CLOSURE EXCEEDS 1:20,000.
4. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
5. GRID TIE TO N.C.G.S. MONUMENT "CHUCK" PER PB. 48, PG. 94.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO FACTS THAT SUCH MAY REVEAL.
7. UNLESS SIGNED AND SEALED THIS MAP IS PRELIMINARY.
8. EASEMENTS RECORDED IN PB. 48, PG. 94.
9. YARD REQUIREMENTS PROVIDED BY THE FARMS A.C.C.



I, JOHN W. BALZER, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, IS CORRECT TO THE BEST OF MY KNOWLEDGE.

JOHN W. BALZER
NCPLS L-3888

SUMMIT
LAND SURVEYING COMPANY
18716 W. CATAWBA AVENUE
CORNELIUS, NC 28031
(704) 895-0955

PREPARED FOR

J.S. TESTA, LLC

163 EAST COLD HOLLOW FARMS DRIVE
DAVIDSON TOWNSHIP IREDELL COUNTY
NORTH CAROLINA
JANUARY 12, 2007

GRAPHIC SCALE
0' 25' 50'
1" = 50'

JOB NO. 07-0043
DWG NO. 48-94-492