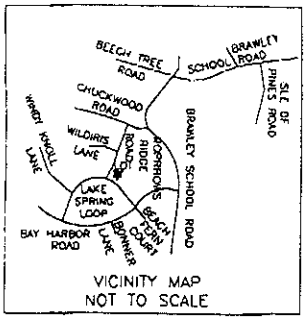
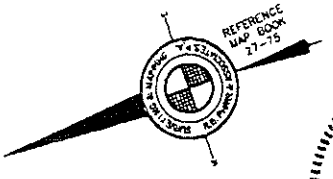
THIS IS TO CERTIFY THAT ON THE 1ST DAY OF NOVEMBER 19 96 THIS PLOT PLAN WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES WERE PLOTTED FROM INFORMATION PROVIDED BY OTHERS, AND THE IMPROVEMENTS, UNLESS OTHERWISE INDICATED, ARE PROPOSED. NO ACTUAL FIELD SURVEY WAS PERFORMED IN THE PREPARATION OF THIS MAP. THIS IS A PRELIMINARY MAP AND NOT INTENDED TO BE USED FOR CONVEYANCES, RECORDATION OR SALES.

SIGNED Michael J. Lucas

R. B. PHARR & ASSOCIATES, REGISTERED SURVEYORS
1901 S. MAIN STREET
CORNELIUS, N.C. 28031
TEL. (704) 895-1730

DRAWN: TK	REVISED:	VFY:





NORTH CAROLINA REGISTERED SEAL L-3807 LAND SURVEYOR MICHAEL J. LUCAS

THE HARBOUR PHASE 1, MAP 1 MAP BOOK 24, PAGE 150

LOT 74

LOT 73

S 39° 59' 6" W 128.49'

R/W

NOTE:
10' DRAINAGE & UTILITY EASEMENT ALONG FRONT, REAR & SIDE OF EACH LOT.

35' REAR YARD

LOT 7

LOT 6

S 68° 18' 11" E 248.82'

15' SIDE YARD

16.8'

25' SETBACK

60.0'

PROPOSED HOUSE SITE

60.0'

20' PUBLIC DRAINAGE EASEMENT

R=375.00 L=169.76

CH=N 63° 16' 9" W 168.31'

10' X 70' SIGHT TRIANGLE

R=25.00 L=37.16

CH=N 15° 39' 10" W

35' FRONT SETBACK LINE

35.0'

R=585.81 L=89.04

CH=N 13° 17' 12" E 88.95'

R/W

LAKE SPRING LOOP

50' DEDICATED PUBLIC R/W

R/W

MORROWS RIDGE ROAD

50' DEDICATED PUBLIC R/W

R/W

PLOT PLAN OF:
LOT 7, THE HARBOUR, PHASE 3, MAP 1

DAVIDSON TOWNSHIP, IREDELL COUNTY, N.C.

THE PROPERTY OF SAUSSY/BURBANK

SCALE 1" = 30'

MAP BOOK 27 PAGE 75

DEED BOOK PAGE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MAY 15, 1980