NOTES

IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED

AREAS WERE CALCULATED BY COORDINATE METHOD.

NO NGS TRAVERSE WAS FOUND TO BE WITHIN 2000'

THIS PROPERTY SUBJECT TO ANY OTHER EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD.

THIS PROPERTY MAY BE SUBJECT TO WETLANDS REGULATIONS. INDIVIDUAL PROPERTY OWNERS NEED TO REVIEW CURRENT GOVERNMENTAL REGULATIONS PRIOR TO CONSTRUCTION

THIS LOT HAS A 10' STORM DRAINAGE AND UTILITY EASEMENT WHICH RUNS WITH THE PERIMETER OF THE LOT.

SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC TANKS.

THIS PROPERTY DOES NOT 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 PER MAP BOOK 45, PAGE 115.

WATER SUPPLY TO BE BY COMMUNITY WELLS.

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

THIS PROPERTY SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE FARMS WHICH IS RECORDED IN THE IREDELL COUNTY REGISTRY.

"I state that this map was drawn under my supervision from an actual survey made under my supervision (map description recorded in Book 2289, page 176); that the boundaries not surveyed are indicated as drawn from information in MAP Book 52, page 16; that the ratio of precision or positional accuracy is IN EXCESS OF 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56, 1600)." This 13 day of JANUARY, 2015.

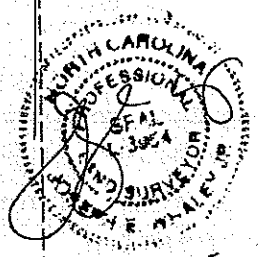
PROJECT INFORMATION

ZONING – RR
MIN. FRONT SETBACK 35'
MIN. SIDEYARD 15'

MIN. REARYARD 35'
*REFER TO THE FARMS CCR'S FOR ADDITIONAL SETBACK RESTRICTIONS

LEGEND

AC – ACRE
CP – COVERED PORCH
D&UE – STORM DRAINAGE & UTILITY EASEMENT
MB: – MAP BOOK
R/W – RIGHT OF WAY
SF– SQUARE FEET
WD – WOOD DECK



1-13-15

CHERRY TREE DRIVE
EXISTING 45' PUBLIC R/W

TIE S38°42'40"E 104.88'

S38°42'40"E 108.58'

10' D&UE

35' ZONING SETBACK

WALK

60' SETBACK

DRIVE

GARAGE

THE BRIGHTON

COVERED

LOT 666
THE FARMS PHASE 5 MAP 2 MB:52-16

LOT 667
36,226 SF
0.878 AC.

LOT 668
THE FARMS PHASE 5 MAP 2 MB:52-16

N51°91'05"W 362.11'

N51°17'20"E 363.57'

TIE N51°17'20"E 362.88'

PROPOSED SEPTIC FIELD

10' D&UE

15' ZONING SIDEYARD

20' SIDEYARD

20' SIDEYARD

15' ZONING SIDEYARD

10' D&UE

30' REARYARD

35' ZONING REAR YARD

10' D&UE

102.16' S37°51'32"E

TIE 104.88' S39°05'15"E

612-567A SFE

612-568A SFE

BEARINGS BASED ON MB:52-16

PRELIMINARY----NO EXISTING BUILDINGS
01/13/15

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

MAP FOR: PLOT PLAN FOR CYRAS CUSTOM HOMES

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 50'	DAVIDSON	IREDELL	N.C.	01/13/15

CHERRY TREE DRIVE
LOT 567 OF THE FARMS PHASE 5 MAP 2

SURVEYED
DRAWN YWH

YARBROUGH-WILLIAMS & HOULE INC.
730 WINDSOR OAK COURT CHARLOTTE, NC., 28273
704-556-1990 NCBELS LICENSE # C-0475

MAP RECORDED 52-16
FIELD BOOK(S) 2125-2070