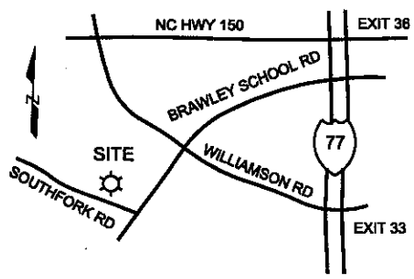
PHYSICAL SURVEY

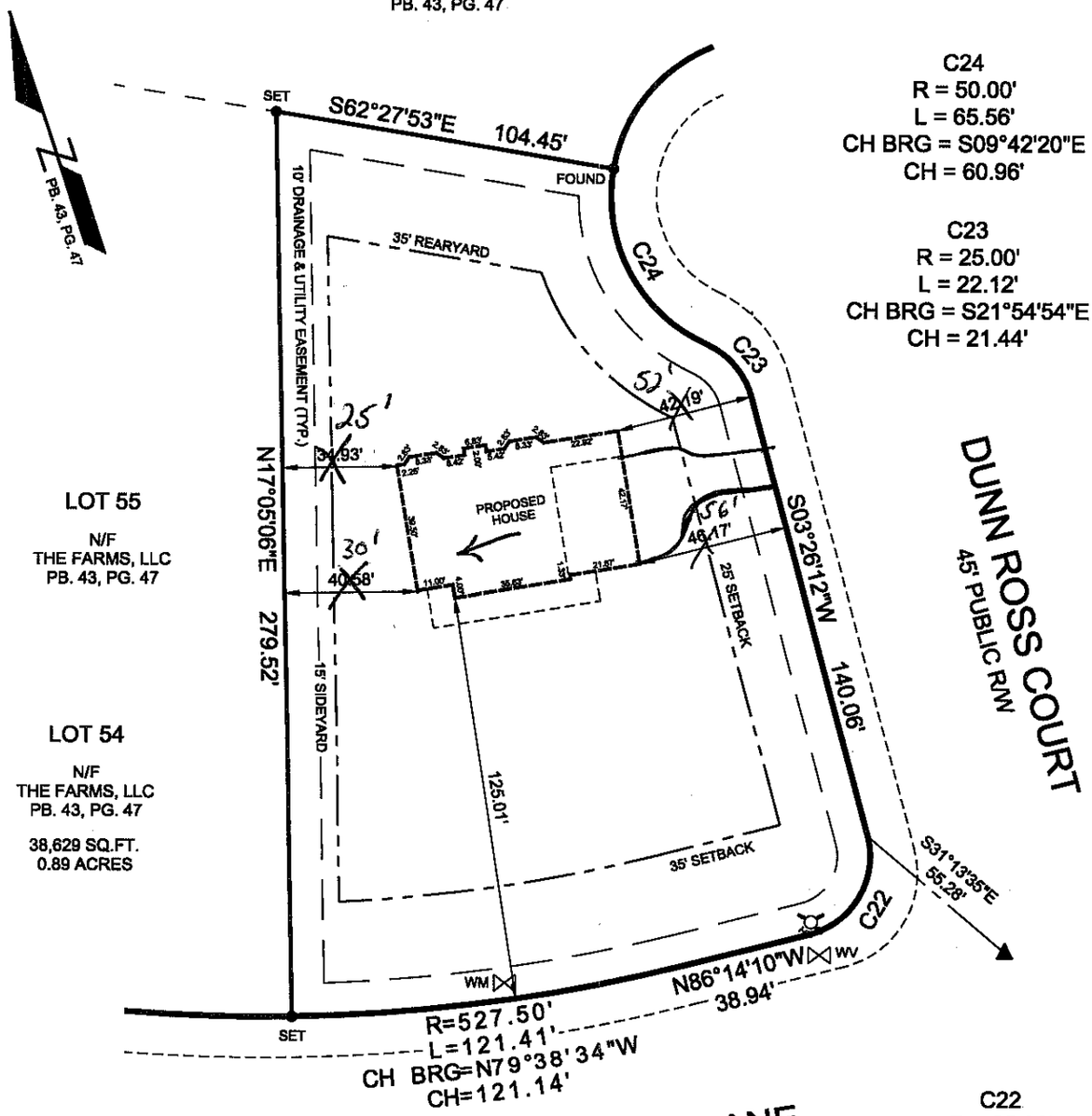
THE FARMS PHASE 1, MAP 2
PLAT BOOK 43, PAGE 47
LOT 54

LEGEND

- FOUND OR SET REBAR
- LINES NOT SURVEYED
- EDGE OF PAVEMENT
- FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- SET P.K. NAIL (LANDMARK TIE)



VICINITY MAP
(NO SCALE)



C24
R = 50.00'
L = 65.56'
CH BRG = S09°42'20"E
CH = 60.96'

C23
R = 25.00'
L = 22.12'
CH BRG = S21°54'54"E
CH = 21.44'

C22
R = 25.00'
L = 39.41'
CH BRG = S48°36'01"W
CH = 35.46'

GENERAL NOTES:

1. APPARENT SOURCE OF TITLE: PLAT BOOK 43, PAGE 47.
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. N.C.G.S. MONUMENT NOT LOCATED WITHIN 2000 FEET OF THIS SITE.
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.

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. REGAL, LLC

LOT 54 MAGNOLIA FARMS LANE
DAVIDSON TOWNSHIP IREDELL COUNTY
NORTH CAROLINA
SEPTEMBER 15, 2003

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

JOB NO. 03-0984
DWG NO. 43-47-54