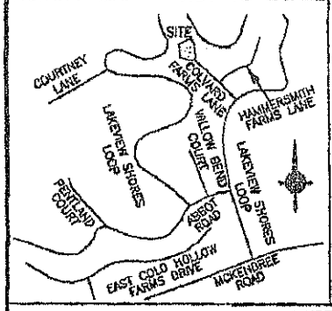
VICINITY MAP – NOT TO SCALE



PLOT PLAN CERTIFICATION

THIS IS TO CERTIFY THAT ON THE 15TH DAY OF JUNE, 2006 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 IS NOT INTENDED TO BE USED FOR CONVEYANCES, RECORDATION OR SALES.

SIGNED _____

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 JUNE 22, 1998
COMMUNITY PANEL 3703130200 C

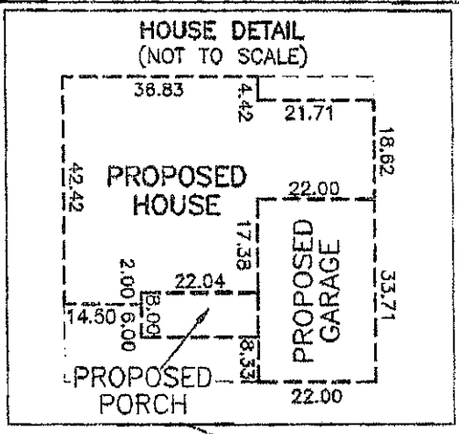
1 INCH = 60 FEET

60 0 60 120

REFERENCE PLAT BOOK 48-95

R. B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING

HOUSE DETAIL
(NOT TO SCALE)



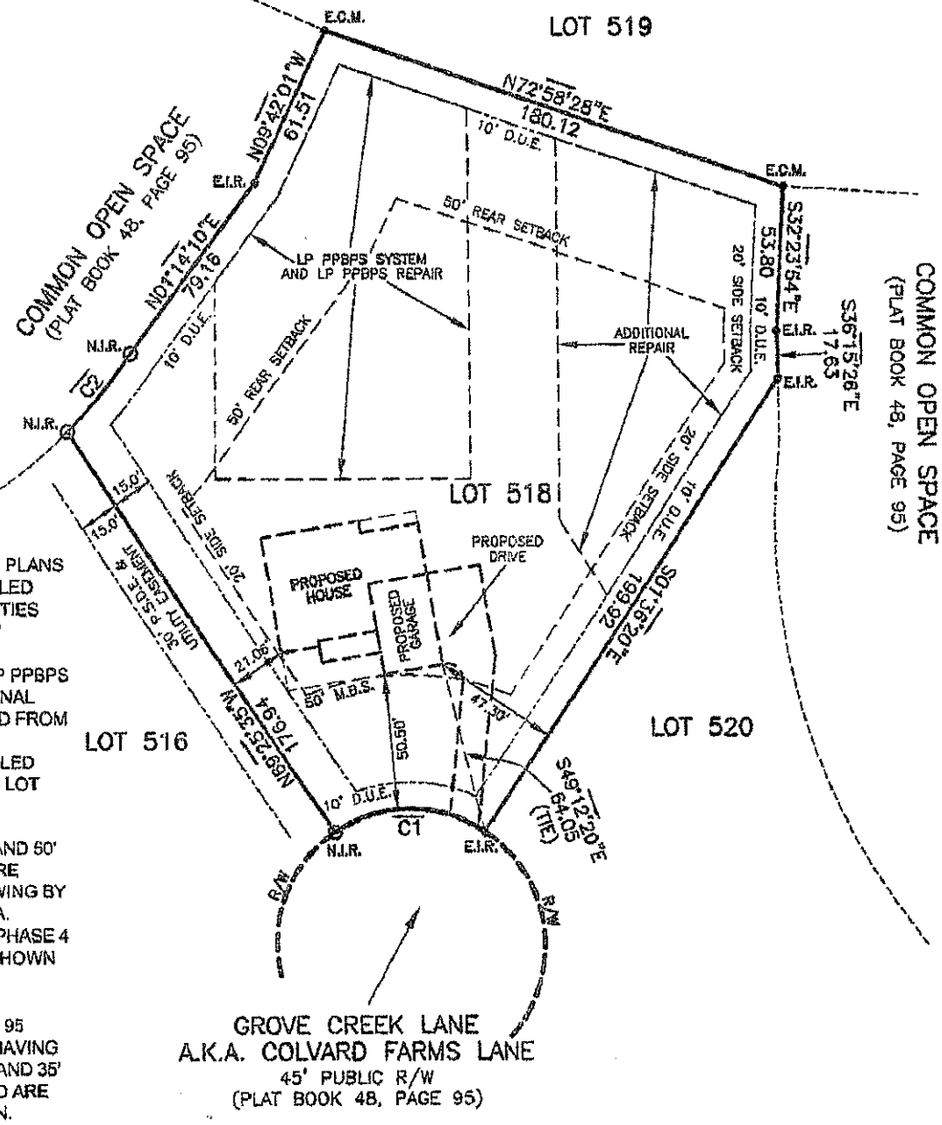
NOTE: REVISED JULY 17TH, 2006, TO CHANGE PORCH AND MOVE HOUSE

REVISED AUGUST 16TH, 2006, TO ROTATE BACK CORNER OF HOUSE 7.0'

REVISED AUGUST 18TH, 2006, TO MOVE HOUSE FORWARD

LEGEND:

A.K.A. - ALSO KNOWN AS
D.U.E. - DRAINAGE AND UTILITY EASEMENT
E.I.R. - EXISTING IRON ROD
M.B.S. - MINIMUM BUILDING SETBACK
N.I.R. - NEW IRON ROD
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
R/W - RIGHT OF WAY
SQ.FT. - SQUARE FEET



NOTE:
HOUSE DRAWN FROM PLANS BY GRAY DESIGN "TITLED COURTLAND PROPERTIES LOT #518 THE FARMS"

LP PPBPS SYSTEM, LP PPBPS REPAIR, AND ADDITIONAL REPAIR WERE SCALED FROM A DRAWING BY ESP ASSOCIATES, P.A. TITLED "THE FARMS PHASE 4 LOT #518"

50' FRONT, 20' SIDE, AND 50' REAR SETBACKS WERE TAKEN FROM A DRAWING BY ESP ASSOCIATES, P.A. TITLED "THE FARMS PHASE 4 LOT #518" AND ARE SHOWN HEREON.

PLAT BOOK 48, PAGE 95 SHOWS LOT 518 AS HAVING 35' FRONT, 15' SIDE, AND 35' REAR SETBACKS AND ARE NOT SHOWN HEREON.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	59.19	50.00	S54°29'03"W	55.79
C2	37.38	176.59	N04°03'26"E	37.29

AREA:
48,779 SQ.FT. OR
1.1198 ACRES

PLOT PLAN OF
LOT 518, THE FARMS, PHASE 4, MAP 1

R. B. PHARR & ASSOCIATES
PROFESSIONAL SURVEYORS
19801 S. MAIN STREET
CORNELIUS, NC 28031
TEL: 704-895-1730
FAX: 704-895-1964

DAVIDSON TOWNSHIP, IREDELL COUNTY, NORTH CAROLINA
PREPARED FOR
COURTLAND PROPERTIES, INC

REFERENCE: PLAT BOOK 48, PAGE 95
TAX PARCEL: 4627-11-8380

DRAWN	REVISED	VERIFIED	JOB NUMBER
J.A.	J.A.		98391