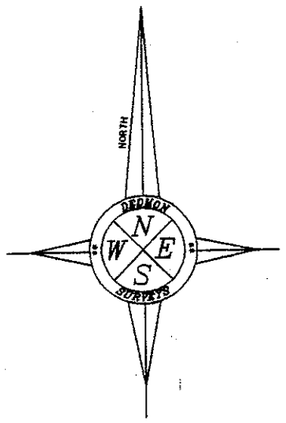
PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAY OR EASEMENTS NOT OBSERVED.

NOTE: OWNER TO VERIFY ALL SETBACKS & ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.

FIRM INFORMATION:
COMM. PANEL #: 370313-0200C
EFFECT. DATE: 6-22-98
FFE: N\A
ZONE: "X" & "AE"



LOT #33
PLAT BOOK 14-64

R/W

R/W

#5 REBAR

N 88°23' 01"E 496.80'

15' SIDE SETBACK

OLD LOT #34
PLAT BOOK 14-64
1.671 AC. +/-
BEING THE RECOMBINATION OF
LOT #1 & A PORTION OF LOT #2
OF THE MARGARET L. SHARPE PROPERTY
AS SURVEYED BY DON ALLEN & ASSOC. (8-30-00)

35' FRONT SETBACK

LOT #1
LOT #2

APPROX. FLOOD ZONE "AE"

50' MBL

BATH HOUSE

18.9'

24.1'

108.55'

15' SIDE SETBACK

#5 REBAR

S 87°50' 00"W 451.13'

NEW 1/2" PIN

3/4 PIN

S 17°02' 48"E 32.63'

S 06°17' 00"W 196.11'

APPROX. NEW WELL LOCATION

House parallel to this line

LAKE NORMAN

Corner of porch 45↑ 65

- Removed bath house
- old septic to be removed
- existing well to be eliminated

ISLE OF PINES ROAD 60' R/W

N 15°27' 00"W 158.71'

S 15°27' 00"E 149.48'

TIE TO A #5 REBAR
THE CORNER OF LOT
#35 & DUKE POWER PROP.

LOT #35
PLAT BOOK 14-64

60 0 60 120 180
GRAPHIC SCALE - FEET

DEDMON SURVEYS

RECOMBINATION SURVEY
FOR
DREW BERINGER

BEING LOT #1 & A PORTION OF LOT #2 OF THE MARGARET L. SHARPE PROPERTY AS SURVEYED BY DON ALLEN ASSOC. ON 8-30-00

OR BEING ALL OF LOT #34 OF CRESCENT LAND AND TIMBER CORP. -SECT. 5-

JULY 23, 2002	DB: 1153 PG: 527
SCALE: 1" = 60'	DB: 1088 PG: 2028
	PB: 14 PG: 64

DAVIDSON TOWNSHIP
IREDELL COUNTY, NORTH CAROLINA

RONNIE DEDMON SURVEYORS - P.A.

RONNIE DEDMON, REG. SURV. L-1222
CHUCK POOVEY, REG. SURV. L-3762
ROBERT DEDMON, REG. SURV. L-3899
4837 NC HIGHWAY #16 NORTH
P.O. BOX 494 - DENVER, N.C. 28037
PHONE: (704)-483-4908
FAX: (704)-483-2170

NORTH CAROLINA REGISTERED SEAL L-3899 LAND SURVEYOR ROBERT J. DEDMON

"I CERTIFY THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY AND IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE"

PROF. LAND SURV. — 3899 LICENSE NO.

SURV. BY: ROB	DRAWN BY: ROB	JOB: Z58WIND

VICINITY MAP NOT TO SCALE

