I, JIMMY N. FAIRES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOTE B; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS ____ DAY OF _____ 2016.

PRELIMINARY

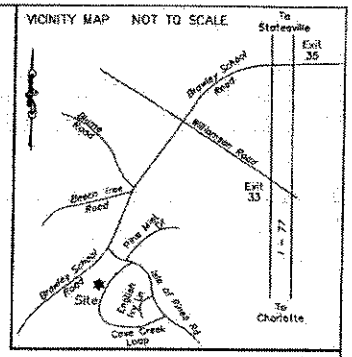
JIMMY N. FAIRES, PLS
LICENSE NUMBER: L-4311

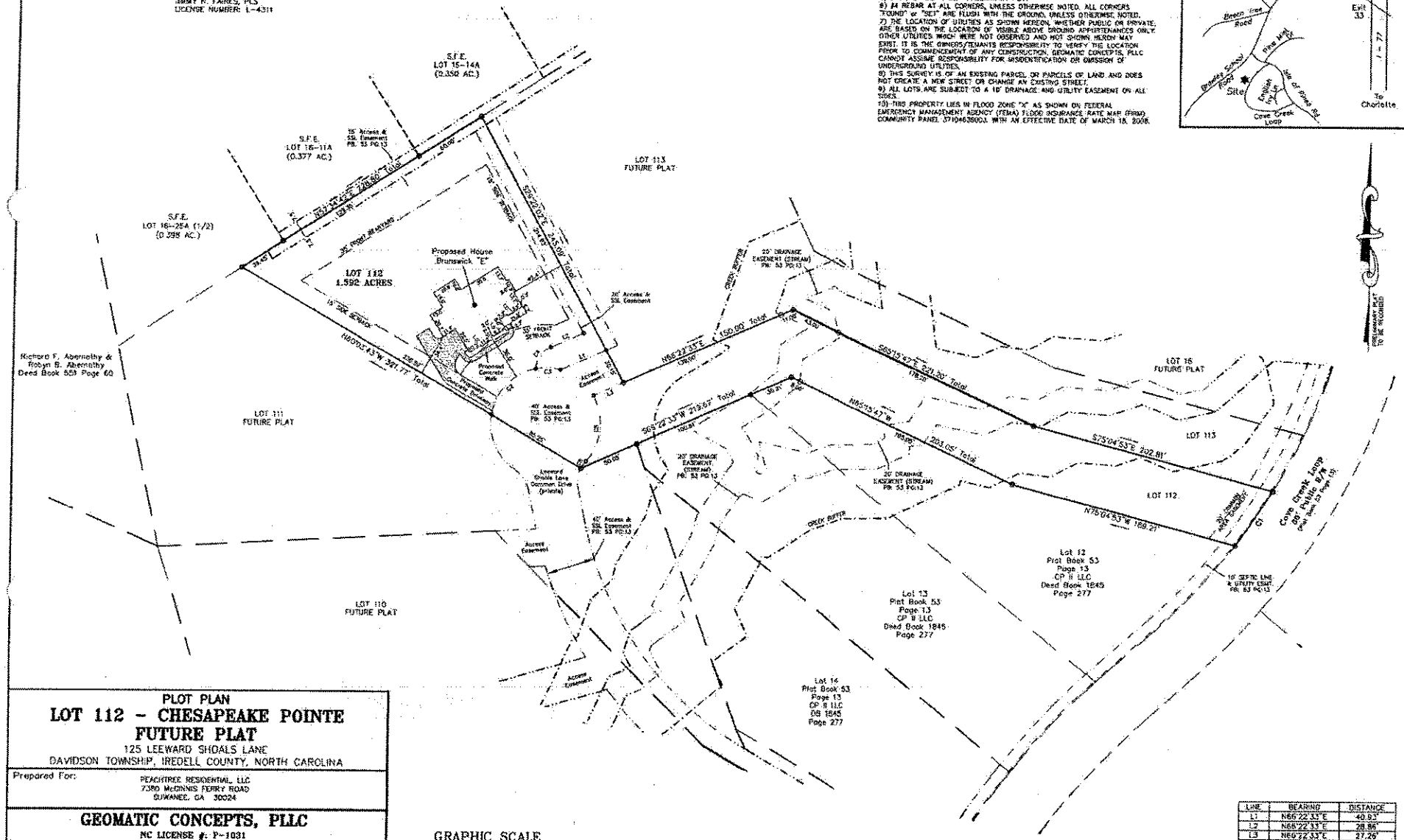
PRELIMINARY PLAN
NOT FOR RECORDATION,
CONVEYANCES AND/OR SALES

SURVEYOR NOTES

1) ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED. AREA BY COORDINATE METHOD.
2) THIS PLOT PLAN IS BASED ON DEED BOOK TBD, PAGE TBD AND PLAT BOOK TBD PAGE TBD AS RECORDED AT THE IREDELL COUNTY REGISTER OF DEEDS.
3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. THE PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.
4) THIS LOT LIES WITHIN A SUBDIVISION THAT WAS PREVIOUSLY TIED TO THE NORTH CAROLINA GRID SYSTEM.
5) BASIS OF BEARINGS: PRELIMINARY PLAT
6) #4 REBAR AT ALL CORNERS, UNLESS OTHERWISE NOTED. ALL CORNERS "FOUND" or "SET" ARE FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
7) THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. GEOMATIC CONCEPTS, PLLC CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
9) ALL LOTS ARE SUBJECT TO A 10' DRAINAGE AND UTILITY EASEMENT ON ALL SIDES.
10) THIS PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 3710463800J, WITH AN EFFECTIVE DATE OF MARCH 18, 2008.

VICINITY MAP NOT TO SCALE





LINE	BEARING	DISTANCE
L1	N66°22'33"E	40.93'
L2	N66°22'33"E	28.86'
L3	N66°22'33"E	27.29'

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	485.00'	53.13'	S34°38'52"W	53.11'
C2	45.00'	58.68'	N43°45'03"E	52.20'
C3	45.00'	20.17'	S67°57'42"E	20.00'
C4	20.00'	22.46'	N34°12'25"E	21.30'
C5	45.00'	57.03'	S06°01'36"W	53.29'
C6	25.00'	6.97'	S34°20'31"W	6.95'

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 feet

PLOT PLAN
LOT 112 - CHESAPEAKE POINTE FUTURE PLAT
125 LEEWARD SHOALS LANE
DAVIDSON TOWNSHIP, IREDELL COUNTY, NORTH CAROLINA

Prepared For: PEACHTREE RESIDENTIAL, LLC
7380 McGINNIS FERRY ROAD
SUWANEE, GA 30024

GEOMATIC CONCEPTS, PLLC
NC LICENSE #: P-1031
237 DRY DOCK LOOP, MOORESVILLE, NC 28117
PHONE: 704-664-1594 EMAIL:JIMMY.FAIRES@GEOMATICCONCEPTS.COM

Drawn By: GHL	Checked By: JNF	Scale: 1" = 50'	Project No.: 16036
Tax Pin: TBD			
Date: MAY 3, 2016			Sheet No.: 1 of 1
File: 16036-Lot-112-Chesapeake.dwg			