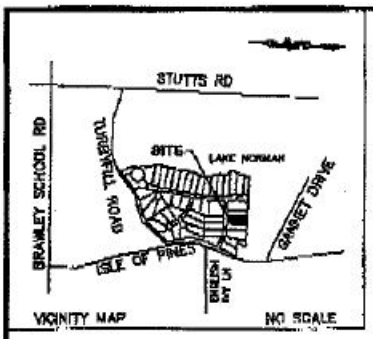


N/F CHRISTOPHER & PATRICIA CONDOR
DB 1486 PG 2688

S 80°42'52" W 100.01'

10' UTILITY & DRAINAGE EASEMENT

35' BUILDING SETBACK LINE

GRID NORTH
REF: PB 46 PG 77

307.71'

306.53'

15' BUILDING SETBACK LINE

10' UTILITY & DRAINAGE EASEMENT

LOT 5
30,712 S.F./
0.71 AC.

SEPTIC AREA

LOT 6

LOT 4

S 09°57'56" E

S 09°57'56" E

BRADFORD GRAND II
PLAN DATE: 09/27/05
Georgian,
Brick Front

2 CAR GARAGE

16.0

24.0

35' BUILDING SETBACK LINE

36.4'

10' UTILITY & DRAINAGE EASEMENT

N 80°02'04" E 100.00'

ISLE RUN DRIVE
50' PUBLIC R/W

Minimum Building SetbackS:
35' Front, 35' Rear
25' Corner, 15' Side

All lots are subject to a 10' Utility and Drainage Easement. 10 feet on each side of the property line.

R/W = RIGHT-OF-WAY

REF.: PLAT BOOK 46 PAGE 77

40 0 20 40 80

GRAPHIC SCALE
1 INCH = 40 FT

PLOT PLAN

THE COVE at CHESAPEAKE POINT
DAVIDSON TOWNSHIP, IREDELL COUNTY, NC

TAYLOR WISEMAN & TAYLOR
ENGINEERS | SURVEYORS | SCIENTISTS
SUBSURFACE UTILITY ENGINEERS
700 FOREST POINT CIR., SUITE 116., CHARLOTTE, NC 28273
PHONE (704) 527-2535 FAX (704) 527-2537

LOT 5
122 ISLE RUN DRIVE

SCALE: 1" = 40'	DATE: NOVEMBER 10, 2006	FILE: 70425.0005.00
DRAWN BY: JES	CHECKED BY: JES	SHEET: 1