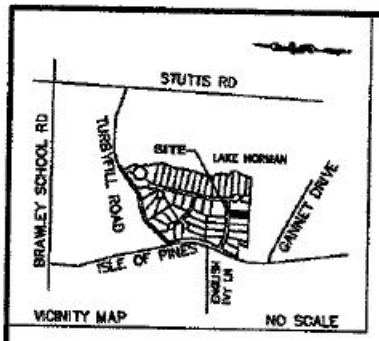


N/F
R & F ASSOCIATES, LLC.
DB 1082 PG 343

N/F
CHRISTOPHER & PATRICIA CONDOR
DB 1486 PG 2688

23.50'

76.51'

S 80°42'52" W 100.01'

10' UTILITY & DRAINAGE EASEMENT

35' BULDING SETBACK LINE

15' BULDING SETBACK LINE

15' BULDING SETBACK LINE

308.90'

307.71'

LOT 6
30,831 S.F./
0.707 AC.

SEPTIC AREA

LOT 7

LOT 5

10' UTILITY & DRAINAGE EASEMENT

10' UTILITY & DRAINAGE EASEMENT

S 09°57'56" E

S 09°57'56" E

GRID NORTH
REF: PB 46 PG 77

17.0

14'X19' DECK

28.0

WORTHINGTON
CRAFTSMAN
PLAN DATE: 4-19-02

35' BULDING SETBACK LINE

37.4

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
708 FOREST POINT CIR., SUITE 116, CHARLOTTE, NC 28273
PHONE (704) 527-2535 FAX (704) 527-2537

LOT 6
ISLE RUN DRIVE

SCALE: 1" = 40'	DATE: DECEMBER 13, 2006	FILE: 70425.0006.00
DRAWN BY: CEP	CHECKED BY: JES	SHEET: 1/1