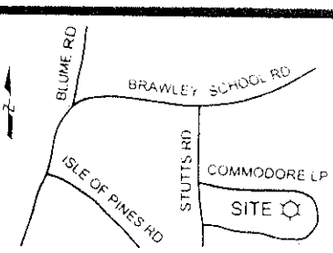
PHYSICAL SURVEY

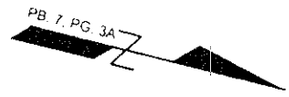
COMMODORE PENINSULA
PLAT BOOK 7, PAGE 3A
LOT 223

LEGEND

- FOUND OR SET REBAR
- LINES NOT SURVEYED
- EDGE OF GRAVEL
- TELEPHONE PEDESTAL
- UTILITY POLE
- LANDMARK TIE (AS NOTED)



VICINITY MAP
(NOT TO SCALE)



LOT 227
PB. 7, PG. 3
N/F
CLAY S. SIGMON
DB. 1537, PG. 1447
PIN: 4636-60-9085

LOT 228
PB. 7, PG. 3
N/F
EUGENE J. BONNEY
DB. 928, PG. 1133
PIN: 4636-60-9145

LOT 226
N/F
REX A. & CYNTHIA B. COATES
DB. 1105, PG. 898
PIN: 4636-70-0055

LOT 225
N/F
NANCY B. MCLEOD, TRUSTEE
DB. 1412, PG. 130
PIN: 4636-70-1014

LOT 222
N/F
JEFFREY A. & MARGARET E. VALYO
DB. 788, PG. 716
PIN: 4636-70-0291

LOT 224
N/F
BRIAN NOVAK
DB. 1444, PG. 1518
PIN: 4636-70-1095

LOT 223
N/F
ARTHUR M. BROWN
DB. 407, PG. 306
PIN: 4636-70-1126

N07°32'00"W
43.62'

FOUND
FOUND
0.14'E
0.15'N

35' REARYARD
15' SIDEYARD
15' SIDEYARD
35' SETBACK

199.58'
171.75'

N88°45'00"W
N81°52'20"E

10,951 SQ.FT.
0.25 ACRES

FOUND
PIPE

FRAME
SHED
3.8'
2.4'

SET PK NAIL IN PAVEMENT
ON COMMODORE LOOP

N19°48'16"W
204.24'

FOUND
1.00'E
0.44'N

S29°27'00"E
30.93'

FOUND
C1

OSPREY LANE
60' PUBLIC R/W

C1
L = 49.28' R = 259.86'
CH BRG = S24°01'02"E
CH = 49.21'

Filed w/ County 6-28-62
5' Set Back ok
AP 7-17-14

GENERAL NOTES:

1. APPARENT SOURCE OF TITLE: DEED BOOK 407, PAGE 306.
2. PROPERTY SHOWN IS AN EXISTING PARCEL OF LAND.
3. LINEAR ERROR OF CLOSURE EXCEEDS 1:20,000.
4. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
5. N.C.G.S. MONUMENT NOT LOCATED WITHIN 2000' OF THIS SITE.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO FACTS THAT SUCH MAY REVEAL.
7. UNLESS SIGNED AND SEALED THIS MAP IS PRELIMINARY
8. YARD REQ'S. SHOWN FOR IREDELL COUNTY "R-20" ZONE

NORTH CAROLINA PROFESSIONAL SEAL L-3888 LAND SURVEYOR JOHN W. BALZER

I, JOHN W. BALZER, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IS CORRECT TO THE BEST OF MY KNOWLEDGE

JOHN W. BALZER
NCPLS L-3888

SUMMIT
LAND SURVEYING COMPANY
18716 W. CATAWBA AVENUE
CORNELIUS, NC 28031
(704) 895-0955

PREPARED FOR

TONY & ELIZABETH BROWN

LOT 223 OSPREY LANE
DAVIDSON TOWNSHIP IREDELL COUNTY
NORTH CAROLINA
JANUARY 16, 2007

GRAPHIC SCALE
0' 20' 40'
1" = 40'

JOB NO. 07-0054
DWG NO. 7-3A-223