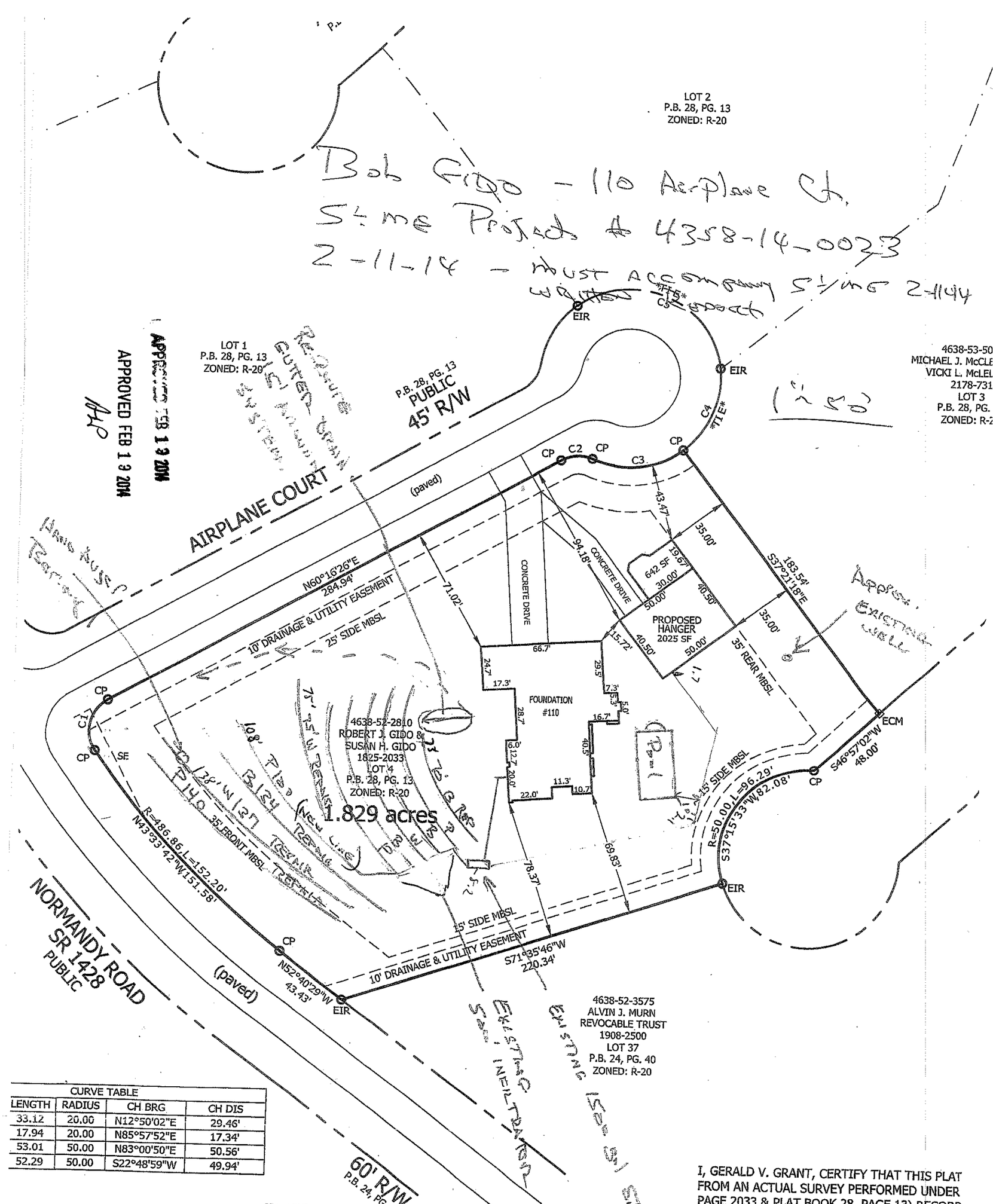


CURVE TABLE			
LENGTH	RADIUS	CH BRG	CH DIS
33.12	20.00	N12°50'02"E	29.46'
17.94	20.00	N85°57'52"E	17.34'
53.01	50.00	N83°00'50"E	50.56'
52.29	50.00	S22°48'59"W	49.94'

MINIMUM BUILDING SETBACK LINE
ISTING IRON REBAR
ON REBAR SET
XISTING CONCRETE MARKER
MPUTED POINT
X70' SIGHT EASEMENT

SETBACKS:

PROPERTY IS ZONED: IREDELL COUNTY, R-20 (SINGLE FAMILY RESIDENTIAL)

PROPERTY IS SUBJECT TO A 35' FRONT, 35' REAR, 25' SIDE STREET & 15' SIDE MINIMUM BUILDING SETBACK LINE PER P.B. 28, PG. 13 & IREDELL COUNTY ZONING FOR PROPERTY DESIGNATED AS R-20.

PROPERTY IS SUBJECT TO A 10' DRAINAGE & UTILITY EASEMENT ACROSS THE FRONT & REAR LOT LINE PER P.B. 28, PG. 13.

I, GERALD V. GRANT, CERTIFY THAT THIS PLAT
FROM AN ACTUAL SURVEY PERFORMED UNDER
PAGE 2033 & PLAT BOOK 28, PAGE 13) RECORD
NOT SURVEYED ARE CLEARLY INDICATED AS DI
DEED BOOKS AND PAGES NOTED; THAT THE RA
CALCULATED IS: 1:10,000; THAT THE GLOBAL I
WERE PERFORMED TO THE GEOSPATIAL POSIT
STANDARDS FOR GEODETIC NETWORKS AT TH
(95 % CONFIDENCE) USING REAL TIME KINEMA