BK 1223
Pg 2134 [5 of 5]

EXHIBIT B
TO
EASEMENT FOR LOT 25 GRAND BAY, PHASE III

BEING an easement appurtenant to Lot 25 of GRAND BAY SUBDIVISION, Phase III (see Iredell County Plat Book 33, page 57) said easement being for the location, construction, use, maintenance and repair of sewerage lines between said Lot 25 and the septic drainfield tract appurtenant to said Lot that is located upon Lot 28 of GRAND BAY SUBDIVISION, Phase IV (see Iredell County Plat Book 30, page 131), said drainfield being heretofore more particularly described by metes and bounds upon Exhibit A. The sewer line easement granted hereby is ten (10) feet in width along its entire course and is more particularly described as BEING FIVE (5) feet on each side of a centerline described as follows: Beginning at a point in the southern line of Lot 25 of GRAND BAY SUBDIVISION, Phase III, a common boundary with Lot 24, said point being located approximately Five (5) feet east of the eastern margin of the 45-foot right of way for Bay Point Lane (which is a 45-foot private road right of way described upon Plat Book 33, page 57 in the Iredell County Registry); thence running near the eastern margin of the rights of way for Bay Point Land and Normandy Road (S.R. 1428) along the following nine (9) courses and distances: (1) South 12 deg. 08 min. 01 sec. East 0.97 feet to a point; (2) thence South 13 deg. 31 min. 48 sec. East 43.89 feet to a point; (3) thence along the arc of a curve to the right having a radius of 175 feet, a length of 154.08 feet, and a chord bearing and distance of South 11 deg. 41 min. 33 sec. West 149.15 feet to a point; (4) thence South 36 deg. 54 min. 55 sec. West 98.06 feet to a point; (5) thence along the arc of a curve to the left having a radius of 20.00 feet, a length of 26.39 feet, and a chord bearing and distance of South 00 deg. 53 min. 15 sec. East 24.52 feet to a point; (6) thence South 38 deg. 41 min. 26 sec. East 13.55 feet to a point; (7) thence South 38 deg.41 min. 26 sec. East 28.04 feet to a point; (8) thence South 25 deg. 21 min. 33 sec. East 45.96 feet to a point, and (9) South 38 deg. 47 min. 40 sec. West 5.56 feet to a point in the eastern margin of the right of way for Normandy Road; thence proceeding under the right of way for Normandy Road South 38 deg. 47 min. 40 sec. West 69.48 feet to a point in the western margin of the 60-foot public right of way for Normandy Road (approval for such action being granted by the North Carolina Department of Transportation through instrument entitled "Right of Way Encroachment Agreement" dated _____, 2000 incorporated herein by this reference), said point being in the eastern line of Lot 56 LAKE NORMAN AIRPARK Subdivision, Phase VIII (see Iredell County Plat Book 29, page 148); thence South 38 deg. 47 min. 40 sec. 6.15 feet to a point; thence along the arc of a curve to the right having a radius of 268.38 feet, a length of 30.33 feet and a chord bearing and distance of South 11 deg. 59 min. 35 sec. East 30.31 feet to a point; thence South 08 deg. 45 min. 22 sec. East 144.98 feet to a point; thence along the arc of a curve to the left having a radius of 466.56 feet, a length of 123.82 feet and a chord bearing and distance of South 16 deg. 21 min. 31 sec. East 123.45 feet to a point; thence along the arc of a curve to the left having a radius of 466.56 feet, a length of 97.36 feet and a chord bearing and distance of South 29 deg. 56 min. 22 sec. East 97.19 feet to a point; thence South 35 min. 55 min. 03 sec. East 9.53 feet to a point in the common boundary of Lots 27 and 28 of GRAND BAY SUBDIVISION, Phase IV (see Iredell County Plat Book 30, page 131); thence turning and running along the common boundary of Lots 27 and 28 of GRAND BAY, Phase IV South 45 deg. 35 min. 02 sec. West 193.27 feet to the eastern margin of that certain easement tract heretofore described on Exhibit A.

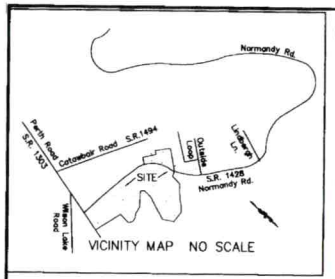


Scale 1"=60'

APPROVED MAR 29 2019

Book: 59 Page: 98 Page 1 of 1

BK1 1223 Pg 2141 for offsite lot



VICINITY MAP NO SCALE

NOTES:

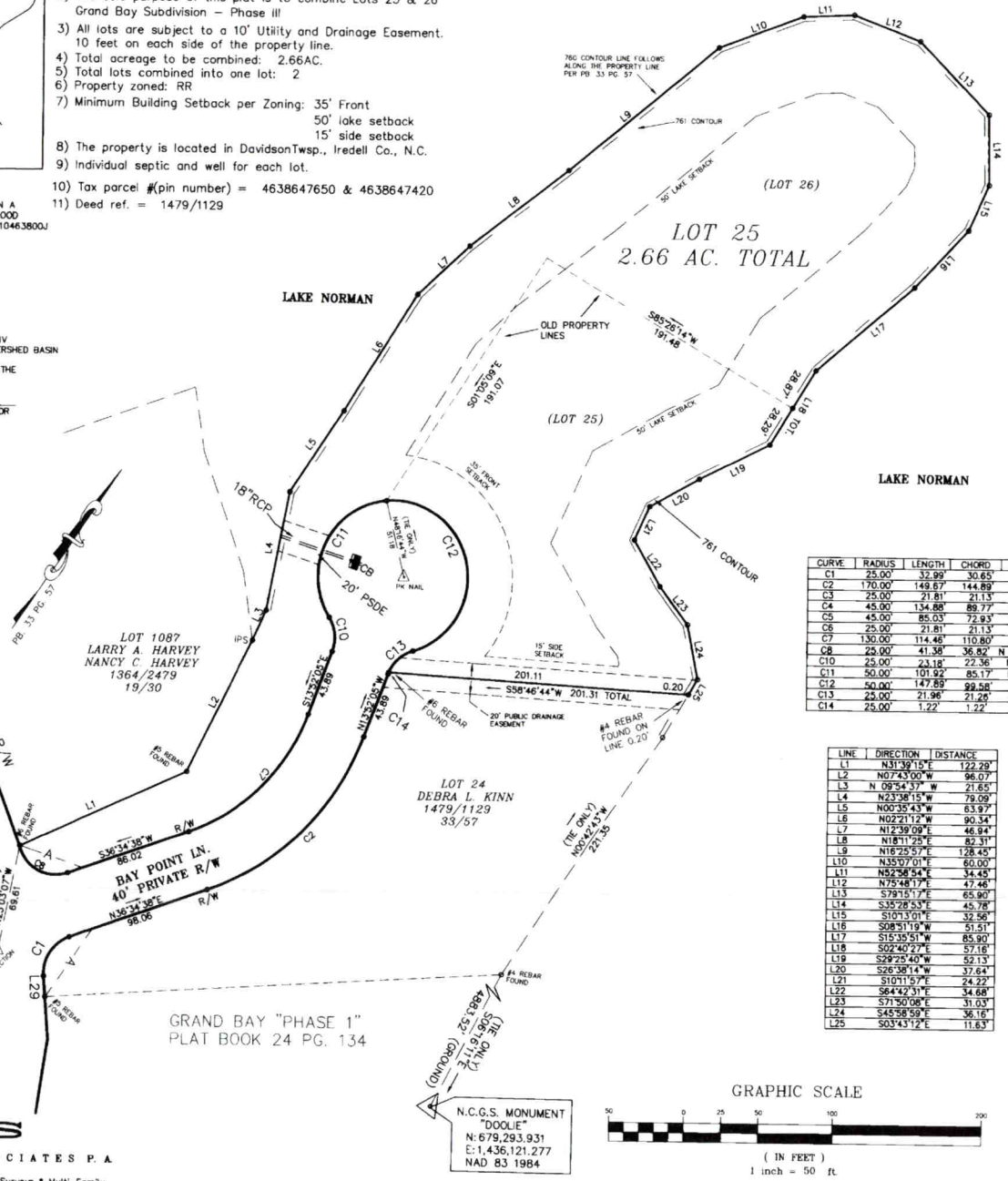
1) This property may be subject to any easements and/or Rights-of-way of record.
2) The sole purpose of this plat is to combine Lots 25 & 26 Grand Bay Subdivision - Phase III
3) All lots are subject to a 10' Utility and Drainage Easement. 10 feet on each side of the property line.
4) Total acreage to be combined: 2.66AC.
5) Total lots combined into one lot: 2
6) Property zoned: RR
7) Minimum Building Setback per Zoning: 35' Front
   50' lake setback
   15' side setback
8) The property is located in DavidsonTwsp., Iredell Co., N.C.
9) Individual septic and well for each lot.
10) Tax parcel #(pin number) = 4638647650 & 4638647420
11) Deed ref. = 1479/1129

A PORTION OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710463800J
EFFECTIVE DATE: 03/18/2008
COMMUNITY - IREDELL COUNTY
CID NO. - 370313
PANEL - 4638
SUFFIX - J

THE PROPERTY SHOWN TO THE BEST OF MY KNOWLEDGE LIE WITHIN THE WS-IV CRITICAL AREA OF THE LAKE NORMAN/CATAWBA WATERSHED BASIN AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

DATE SUBDIVISION ADMINISTRATOR

LEGEND
- P.P. = POWER POLE
- = DUKE POWER TRANS.
- E.I.P. = EXISTING IRON FOUND
- I.P.S. = #4 REBAR SET
- R/W = RIGHT-OF-WAY
- (W) = WELL
- A = 35'X35' SIGHT TRIANGLE
- CB = CATCH BASIN



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	25.00'	32.99'	30.65'	N01°13'33"W
C2	170.00'	149.67'	144.89'	N11°21'16"E
C3	25.00'	21.81'	21.13'	N11°07'46"E
C4	45.00'	134.88'	89.77'	N49°44'19"W
C5	45.00'	85.03'	72.93'	S09°44'00"E
C6	25.00'	21.81'	21.13'	S38°51'56"E
C7	130.00'	114.46'	110.80'	S11°21'16"W
C8	25.00'	41.38'	36.82'	N 83°39'18" E
C10	25.00'	23.18'	22.36'	N40°25'59"W
C11	50.00'	101.92'	85.17'	N08°36'17"W
C12	50.00'	147.89'	99.58'	S45°28'29"E
C13	25.00'	21.96'	21.26'	S14°05'38"W
C14	25.00'	1.22'	1.22'	S12°28'18"E

LINE	DIRECTION	DISTANCE
L1	N31°39'15"E	122.29'
L2	N07°43'00"W	96.07'
L3	N 09°54'37" W	21.65'
L4	N23°38'15"W	79.09'
L5	N00°35'43"W	63.97'
L6	N02°21'12"W	90.34'
L7	N12°39'09"E	46.94'
L8	N18°11'25"E	82.31'
L9	N16°25'57"E	128.45'
L10	N35°07'01"E	60.00'
L11	N52°58'54"E	34.45'
L12	N75°48'17"E	47.46'
L13	S79°15'17"E	65.90'
L14	S35°28'53"E	45.78'
L15	S10°13'01"E	32.56'
L16	S08°51'19"W	51.51'
L17	S15°35'51"W	85.90'
L18	S02°40'27"E	57.16'
L19	S29°25'40"W	52.13'
L20	S26°38'14"W	37.64'
L21	S10°11'57"E	24.22'
L22	S64°42'31"E	34.68'
L23	S71°30'08"E	31.03'
L24	S45°58'59"E	36.16'
L25	S03°43'12"E	11.63'

DAS
DON ALLEN & ASSOCIATES P.A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
111-B Raceway Drive * Mooresville, N.C. 28117
(704) 664-7029 (704) 664-8041 Fax

Doc ID: 013881440001 Type: CRP
Recorded: 04/17/2012 at 01:43:57 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 59 PG 98
_____ AM PM
_____ PAGES
_____ COUNTY
BY: _____

OWNER CERTIFICATE FOR EXCEPTION PLATS

KNOW ALL MEN BY THESE PRESENTS, THAT I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY FREE ACT AND DEED.

3/19/12 DATE — Debra L Kinn OWNER

_____ DATE — _____ OWNER

NORTH CAROLINA
IREDELL COUNTY

I, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT DEBRA L. KINN

OWNER(S) PERSONALLY APPEARED BEFORE ME THIS DAY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 19TH DAY OF April 2012.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/17/12

SURVEYORS CERTIFICATION

I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK____, PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000, (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK ____, PAGE ____); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 25TH DAY OF April, 2012.

SEAL L-3499

PROFESSIONAL LAND SURVEYOR
L-3499
REGISTRATION NUMBER

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

I, HEREBY CERTIFY THAT THIS PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF IREDELL COUNTY, NORTH CAROLINA.

4-17-12
SUBDIVISION ADMINISTRATOR
IREDELL COUNTY, NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, Winnona M. Arwood, REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

4-17-12 DATE — REVIEW OFFICER

RECOMBINATION PLAT
OF
GRANDY BAY, PHASE III
LOTS 25 & 26
PLAT BK. 33 PG. 57

DAVIDSON TWSP., IREDELL CO., N.C.
SCALE: 1" = 50' DATE SURVEYED: FEBRUARY 23, 2012
DATE PLATTED: FEBRUARY 29, 2012

OWNER: DEBRA L. KINN
990 HILLHAVEN CIRCLE
ANCHORAGE, ALASKA 99507

FILE NAME: 13226.DWG