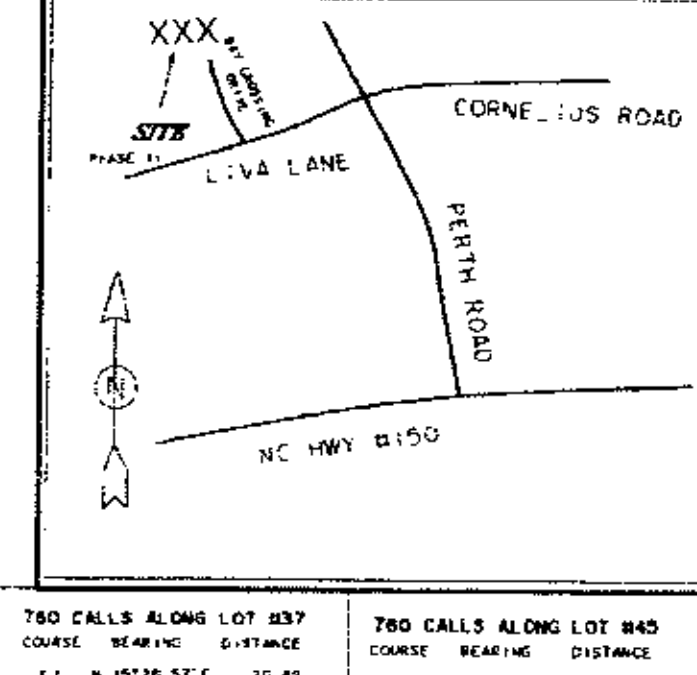
SHEET 1 OF 1

VICINITY MAP
(NOT TO SCALE)



PROPERTY OWNER: HECHT PROPERTIES, LLC
ROBERT HECHT
885 N HWY #16
DENVER, N.C. 28037
704-483-3651
PROPERTY IS ZONED R-A
PARCEL ID #4639-72-1567
TOTAL # OF LOTS - 34
TOTAL ACREAGE OF LOTS - 51.56 AC.+-
TOTAL ACREAGE BEING DIVIDED - 153.84 AC.+-

ADDITIONAL NOTES:

- BRICK OR MASONRY MAILBOX COLUMNS ARE NOT ALLOWED AND WILL PROHIBIT THE ADDITION OF STREET TO THE NCDOT SYSTEM.
- ACREAGE OF SMALLEST LOT - 0.71 AC.+- (4 LOTS)
- LINEAR FEET IN STREET - 2729
- THIS PROPERTY AND SURROUNDING PROPERTY IS ZONED R-A
- NO NCGS OR USGS MONUMENTS KNOWN TO EXIST WITHIN 2000' OF PROPERTY.
- PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED
- NOTE: OWNER TO VERIFY ALL SETBACKS & ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
- NOTE: 10' DRAINAGE & UTIL. TY EASEMENT ALONG EACH LOT LINE. EXCEPT REARS OF LAKE LOTS. SEE LOT #58 FOR TYPICAL.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF IREDELL, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

I FURTHER CERTIFY THAT:
A. THERE ARE NO DEED RESTRICTIONS WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION; AND
B. THERE ARE NO GOVERNMENTAL REGULATIONS OF ANY KIND, OTHER THAN THOSE FOR WHICH A VARIANCE HAS BEEN APPLIED FOR UNDER THE IREDELL COUNTY SUBDIVISION ORDINANCE REGULATIONS; AND
C. I UNDERSTAND THAT ENFORCEMENT OF DEED RESTRICTIONS AND ANY OTHER CONTRACTURAL AGREEMENTS IS NOT THE RESPONSIBILITY OF IREDELL COUNTY, WILL NOT BE UNDERTAKEN BY IREDELL COUNTY AND IS THE SOLE RESPONSIBILITY OF THE PARTIES AFFECTED BY VIOLATIONS OF SUCH DEED RESTRICTIONS AND CONTRACTURAL AGREEMENTS.

Robert Hecht — 6-2-2005
OWNER/DEVELOPER — DATE
HECHT PROPERTIES, LLC
ROBERT HECHT, MEMBER/MANAGER

NOTE: A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP.

STATE OF NC COUNTY OF Catawba

I, Margaret Ross, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Robert Hecht, MANAGER OF Hecht Properties LLC, A LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 7 DAY OF June, 2005

Margaret Ross
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-22-2005

MARGARET ROSS NOTARY PUBLIC CATAWBA COUNTY, NC

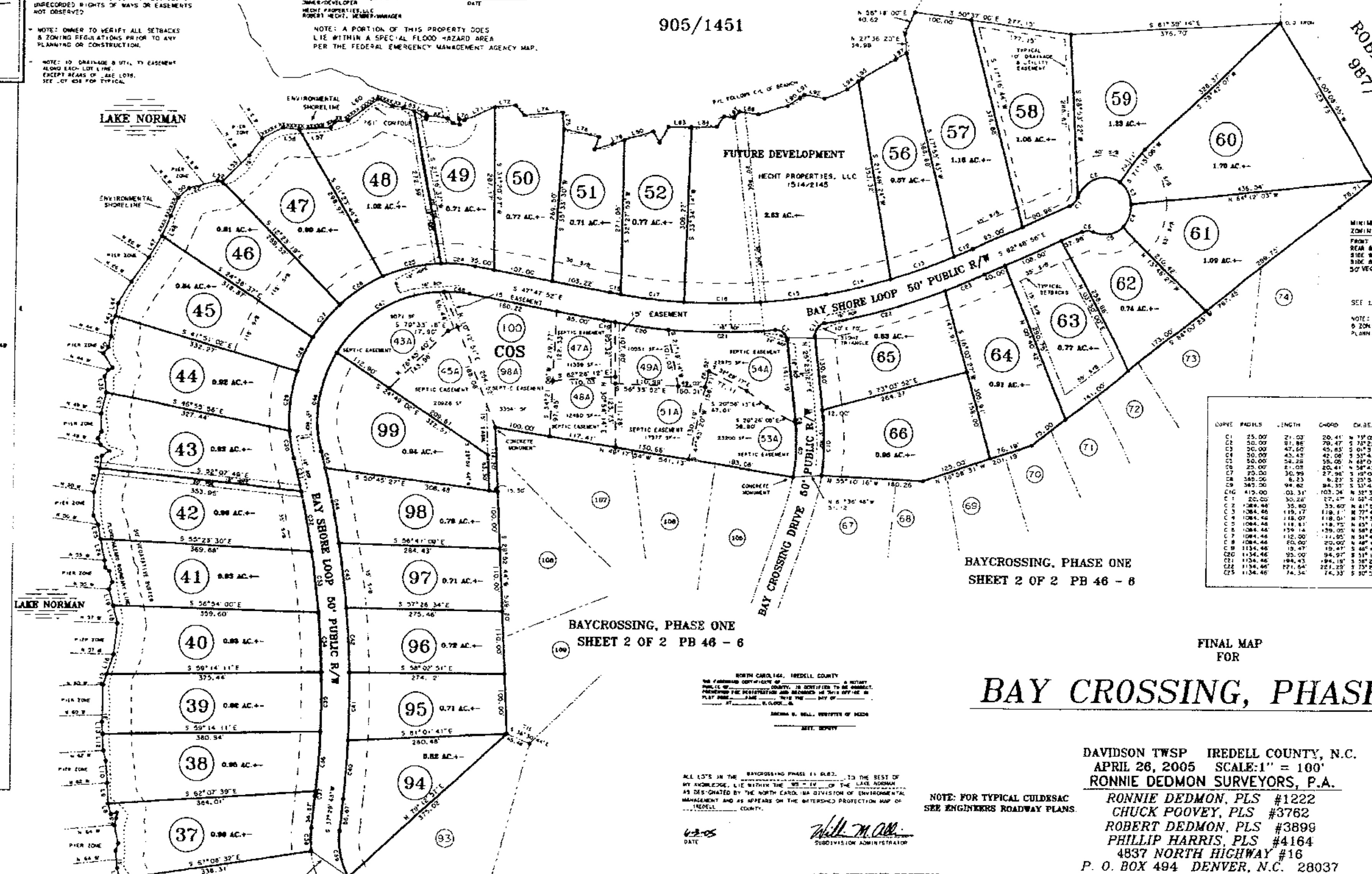
ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED PUBLIC. THE MAINTENANCE OF ALL STREETS AND ROADS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF BAY CROSSING OWNERS ASSN. AND, IT SHALL BE THEIR RESPONSIBILITY TO BRING THE ROADS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROADS COUNCIL BEFORE ANY PUBLIC STREETS OR ROADS ON THIS PLAT ARE INCLUDED, AT ANY TIME AFTER THE APPROVAL OF THIS PLAT, INTO THE NORTH CAROLINA STATE MAINTAINED ROAD SYSTEM.

Robert Hecht
SUBDIVIDER - DEVELOPER

AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPT. UNTIL INSPECTED THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.

PROXIMITY TO VOLUNTARY FARMLAND PRESERVATION DISTRICT
THIS PROPERTY, OR PORTIONS THEREOF, IS LOCATED WITHIN 1/2 MILE OF A DESIGNATED VOLUNTARY FARMLAND PRESERVATION DISTRICT. THIS PROGRAM HAS BEEN DEVELOPED TO INFORM ALL PURCHASERS OF REAL PROPERTY THAT CERTAIN AGRICULTURAL ACTIVITIES, INCLUDING BUT NOT LIMITED TO PEST CIDE OPERATIONS, SAWING AND SIMILAR ACTIVITIES MAY TAKE PLACE IN THESE DISTRICTS ANY TIME DURING THE DAY OR NIGHT.

Doc ID: 009217560001 Type: CRP
Recorded: 06/03/2005 at 10:07:17 AM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Brenda D. Bell Register of Deeds
BK 47 PG 33
by: Joyce Bess Deputy



MINIMUM BUILDING SETBACKS:
ZONING R-A
FRONT SETBACK: 35' FROM STREET R/W
REAR SETBACK: 35' FROM LOT LINE
SIDE SETBACK: 15' FROM LOT LINE
SIDE STREET SETBACK: 25' FROM STREET R/W
50' VEGETATIVE BUFFER & SETBACK ALONG LAKE

SEE LOT #63 FOR TYPICAL SETBACKS.

NOTE: OWNER TO VERIFY ALL SETBACKS & ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION

760 CALLS ALONG LOT #37

COURSE	BEARING	DISTANCE
L1	N 15°26' 57" E	20.82'
L2	N 28° 6' 36" E	30.61'
L3	N 30°57' 43" E	13.41'
L4	N 16°57' 10" E	32.66'
L5	N 47° 4' 15" E	13.12'
L6	N 37°02' 46" E	6.94'
L7	N 70°58' 26" W	10.79'
L8	N 15° 0' 55" E	19.00'

760 CALLS ALONG LOT #38

COURSE	BEARING	DISTANCE
L9	N 26°58' 45" E	35.49'
L10	N 27°28' 48" E	39.23'
L11	N 17°01' 13" E	8.10'
L12	N 28°36' 01" E	29.79'

760 CALLS ALONG LOT #39

COURSE	BEARING	DISTANCE
L13	N 28°36' 01" E	21.34'
L14	N 32°26' 17" E	84.74'
L15	N 48°58' 18" E	20.00'

760 CALLS ALONG LOT #40

COURSE	BEARING	DISTANCE
L16	N 49°38' 19" E	36.78'
L17	N 37°33' 02" E	55.02'
L18	N 17°35' 50" E	30.97'

760 CALLS ALONG LOT #41

COURSE	BEARING	DISTANCE
L19	N 17°30' 50" E	30.00'
L20	N 52°44' 23" E	13.61'
L21	N 17°18' 44" E	20.18'
L22	N 17°15' 46" W	9.15'
L23	N 24°53' 48" E	12.90'
L24	N 21°02' 30" E	38.02'

760 CALLS ALONG LOT #42

COURSE	BEARING	DISTANCE
L25	N 21°31' 03" E	25.63'
L26	N 04°03' 58" E	16.49'
L27	N 32°25' 18" E	41.10'
L28	N 45°19' 32" E	42.93'

760 CALLS ALONG LOT #43

COURSE	BEARING	DISTANCE
L29	N 39°07' 54" E	22.02'
L30	N 83°36' 43" E	15.32'
L31	N 23°04' 58" W	18.51'
L32	N 09°20' 11" E	11.82'
L33	N 57°06' 42" E	13.68'
L34	N 29°53' 20" E	31.18'
L35	N 44°20' 17" E	37.91'

760 CALLS ALONG LOT #44

COURSE	BEARING	DISTANCE
L36	N 25°36' 57" E	28.16'
L37	N 59°19' 30" E	12.99'
L38	S 89°24' 40" E	8.51'
L39	N 01°04' 45" W	29.87'
L40	N 70°35' 48" E	13.49'
L41	N 46°05' 06" E	19.92'
L42	N 33°46' 38" E	25.72'
L43	N 64°10' 26" E	11.53'

760 CALLS ALONG LOT #45

COURSE	BEARING	DISTANCE
L44	N 41°34' 00" E	22.56'
L45	N 62°53' 53" E	44.65'
L46	N 66°36' 05" E	52.79'
L47	N 62°58' 01" E	44.34'

760 CALLS ALONG LOT #46

COURSE	BEARING	DISTANCE
L48	N 50°17' 30" E	38.24'
L49	N 53°11' 41" E	33.99'
L50	N 78°21' 58" E	26.31'
L51	S 73°48' 46" E	50.64'
L52	S 49°56' 22" E	8.73'

760 CALLS ALONG LOT #47

COURSE	BEARING	DISTANCE
L53	N 76°21' 36" E	65.79'
L54	N 87°47' 16" E	36.83'
L55	S 86°19' 10" E	41.36'
L56	S 52°38' 59" E	28.89'

760 CALLS ALONG LOT #48

COURSE	BEARING	DISTANCE
L57	S 62°21' 29" E	55.38'
L58	N 70°04' 13" E	13.15'
L59	S 62°58' 19" E	22.70'
L60	N 85°55' 39" E	61.50'
L61	S 33°47' 57" E	26.28'
L62	S 50°12' 09" E	19.43'
L63	S 40°21' 41" E	20.88'

760 & CREEK CALLS ALONG LOT #49

COURSE	BEARING	DISTANCE
L64	S 27°07' 45" E	24.29'
L65	N 37°38' 10" E	5.12'
L66	S 51°11' 49" E	37.22'
L67	S 17°51' 47" E	11.77'
L68	S 43°21' 06" E	12.41'
L69	N 24°52' 51" E	9.57'
L70	S 45°40' 53" E	9.55'
L71	S 82°06' 45" E	59.25'

CREEK CALLS ALONG LOT #50

COURSE	BEARING	DISTANCE
L72	S 63°14' 20" E	57.59'
L73	S 11°08' 49" E	23.59'
L74	S 62°38' 40" E	69.72'
L75	S 27°30' 06" W	29.10'

CREEK CALLS ALONG LOT #51

COURSE	BEARING	DISTANCE
L76	S 45°37' 11" E	65.97'
L77	S 51°14' 33" W	22.96'
L78	S 76°02' 56" E	32.57'
L79	S 75°25' 44" E	22.00'

CREEK CALLS ALONG LOT #52

COURSE	BEARING	DISTANCE
L80	S 75°25' 50" E	53.38'
L81	S 01°11' 32" W	21.98'
L82	N 60°47' 27" E	31.93'
L83	S 56°00' 16" E	40.00'

CREEK CALLS ALONG LOT #53

COURSE	BEARING	DISTANCE
L84	S 56°00' 16" E	45.54'
L85	N 57°48' 04" E	22.37'
L86	S 51°39' 30" E	18.38'
L87	N 73°56' 55" E	15.26'

CREEK CALLS ALONG LOT #54

COURSE	BEARING	DISTANCE
L88	S 30°18' 26" E	34.18'
L89	S 73°55' 20" E	56.73'
L90	N 48°00' 20" E	25.06'

CREEK CALLS ALONG LOT #55

COURSE	BEARING	DISTANCE
L91	N 88°00' 20" E	10.00'
L92	S 47°48' 33" E	37.09'
L93	S 79°54' 22" E	42.58'
L94	N 85°15' 11" E	25.04'

CREEK CALLS ALONG LOT #56

COURSE	BEARING	DISTANCE
L95	N 85°15' 11" E	8.00'
L96	S 84°10' 22" E	66.70'
L97	S 84°10' 22" E	22.00'

FIRM INFORMATION:
COMM. PANEL #: 370313-1500
EFFECT. DATE: 6-22-98
FFE: N/A
ZONE: AE & X

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	25.00'	21.03'	20.41'	N 73°05' 25" E
C2	50.00'	81.86'	78.47'	S 78°22' 32" E
C3	50.00'	47.60'	45.85'	S 01°31' 46" W
C4	50.00'	43.43'	42.08'	S 53°41' 25" W
C5	50.00'	58.26'	55.05'	N 68°01' 32" W
C6	25.00'	21.03'	20.41'	N 58°43' 14" W
C7	20.00	30.99	27.98'	S 19°00' 14" E
C8	365.00	6.23	6.23'	S 25°52' 48" W
C9	365.00	94.62	94.35'	S 33°47' 45" W
C10	415.00	103.31'	103.04'	N 32°31' 21" E
C11	20.00'	30.28'	27.47'	N 46°45' 43" E
C12	1084.46'	35.80	35.60'	N 81°52' 31" W
C13	1084.46	119.17'	119.11'	N 77°47' 11" W
C14	1084.46	118.07	118.01'	N 71°31' 09" W
C15	1084.46	118.81'	118.75'	N 65°15' 42" W
C16	1084.46'	139.14	139.05'	N 58°26' 51" W
C17	1084.46	112.00'	111.85'	N 51°48' 47" W
C18	1084.46	20.00'	20.00'	N 48°19' 34" W
C19	1134.46'	19.47'	19.47'	S 48°17' 22" E
C20	1134.46'	95.00'	94.97'	S 51°10' 48" E
C21	1134.46'	194.43	194.19'	S 58°28' 20" E
C22	1134.46'	221.64'	221.29'	S 73°27' 50" E
C23	1134.46'	74.34'	74.33'	S 80°58' 18" E
C24	275.00	60.00'	59.88'	N 54°02' 53" W
C25	275.00'	105.60'	105.15'	N 71°19' 13" W
C26	275.00'	91.20'	90.78'	S 86°09' 27" W
C27	275.00'	75.00'	74.77'	S 70°50' 38" W
C28	275.00'	65.00'	64.85'	S 56°15' 34" W
C29	275.00'	106.00'	105.35'	S 38°28' 44" W
C30	275.00'	48.96'	48.90'	S 22°18' 10" W
C31	587.57'	60.00'	60.00'	S 18°13' 15" W
C32	587.57'	107.00'	106.98'	S 21°03' 21" W
C33	587.57'	108.00'	107.98'	S 24°42' 20" W
C34	587.57'	105.00'	104.98'	S 28°19' 17" W
C35	587.57'	105.00'	104.98'	S 31°53' 1" W
C36	587.57'	105.00'	104.98'	S 36°27' 05" W
C37	587.57'	7.70'	7.70	S 37°21' 53" W
C38	186.75'	41.00'	40.92'	S 31°12' 22" W
C39	136.75	83.58'	82.26'	N 19°59' 30" E
C40	737.57'	103.28'	103.27	N 35°47' 33" E
C41	737.57'	119.46'	119.43'	N 32°07' 13" E
C42	737.57'	113.00'	112.98'	N 28°17' 13" E
C43	737.57'	114.67'	114.65'	N 24°32' 02" E
C44	737.57'	135.00'	134.97'	N 20°25' 05" E
C45	737.57'	30.00'	30.00'	N 17°41' 49" E
C46	225.00'	180.25	175.47'	N 40°09' 06" E
C47	225.00'	226.50	217.05'	S 68°35' 33" E
C48	225.00'	44.86	44.78'	S 53°30' 33" E

FINAL MAP FOR

BAY CROSSING, PHASE TWO

DAVIDSON TWSP IREDELL COUNTY, N.C.
APRIL 26, 2005 SCALE: 1" = 100'
RONNIE DEDMON SURVEYORS, P.A.
RONNIE DEDMON, PLS #1222
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
PHILLIP HARRIS, PLS #4164
4837 NORTH HIGHWAY #16
P. O. BOX 494 DENVER, N.C. 28037
(704) 483-4908

DEED REFERENCE: 1514-2145
PLAT REFERENCE: BOOK 44 PAGE 44
DATE OF LATEST PLAT 5-16-05
PIN 4639-72-1567

STATE OF NORTH CAROLINA, IREDELL COUNTY
I, DAVID C. POOVEY CERTIFY THAT THIS MAP WAS (DRAWN BY ME) (DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME) (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK 1514, PAGE 2145; BOOK ___ PAGE ___; BOOK PB 44, PAGE 44); THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURE 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 THE 2nd DAY OF June, A.D. 2005.
I ALSO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF OF LAND IN AN AREA COVERED BY A SUBDIVISION ORDINANCE.

David C. Poovey
PROFESSIONAL LAND SURVEYOR
3762
LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3762 LAND SURVEYOR DAVID CHARLES POOVEY

NOTE: #4 PINS PLACED AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: C.B. Lunsford, Jr.
DISTRICT ENGINEER
DATE: 6/2/05

100 0 100 200 300
GRAPHIC SCALE - FEET

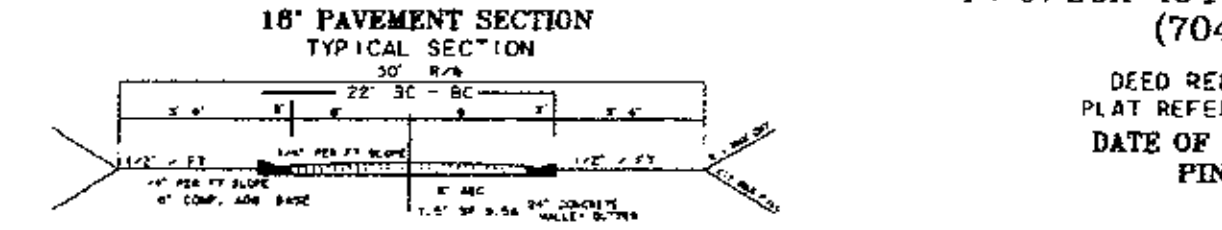
NORTH CAROLINA, IREDELL COUNTY
THE FOREGOING CERTIFICATE OF ______ A NOTARY PUBLIC OF ______ COUNTY, IS CERTIFIED TO BE CORRECT. PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PLAT BOOK ___ PAGE ___, THIS THE ___ DAY OF ______ AT ___ O'CLOCK ___M.
BRENDA D. BELL, REGISTER OF DEEDS
______ ASST. DEPUTY

ALL LOTS IN THE BAYCROSSING PHASE II SUBD. TO THE BEST OF MY KNOWLEDGE, LIE WITHIN THE WS - IV OF THE LAKE NORMAN AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

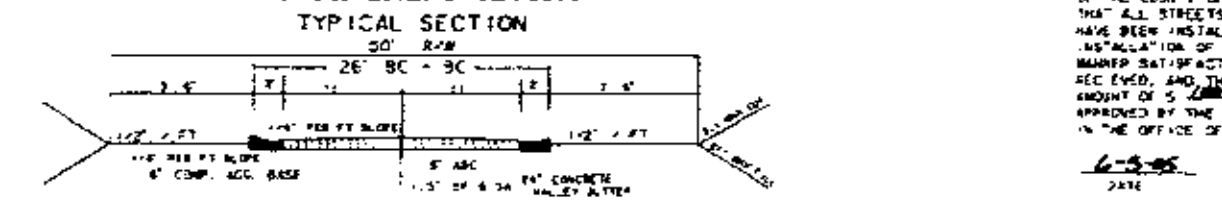
6-3-05 — Will M. Allen
DATE — SUBDIVISION ADMINISTRATOR

NOTE: FOR TYPICAL CULDESAC SEE ENGINEERS ROADWAY PLANS.

18' PAVEMENT SECTION
TYPICAL SECTION



22' PAVEMENT SECTION
TYPICAL SECTION



STATE OF NORTH CAROLINA
COUNTY OF Iredell
I, Hannah M. Allen, REVIEW OFFICER OF Iredell COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
6-3-05 — Will M. Allen
DATE — REVIEW OFFICER

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF IREDELL, NORTH CAROLINA. FURTHER CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER OR OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE COUNTY OF IREDELL HAS BEEN RECEIVED, AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF $ ___ HAS BEEN PAID. THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR THE RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF IREDELL COUNTY.
6-3-05 — Will M. Allen
DATE — SUBDIVISION ADMINISTRATOR

LEGEND

————	BOUNDARY LINE
—S—S—	SANITARY SEWER LINE
—G—G—	NATURAL GAS LINE
—U—U—	UNDERGROUND POWER
—P—P—	OVERHEAD POWER
—T—T—	TELEPHONE LINE
—W—W—	WATER LINE
—D—D—	STORM DRAIN
—C—C—	BURIED CABLE LINE

HDPE = HIGH DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY -O- UTILITY POLE
EOP = EDGE OF PAVEMENT C/L = CENTERLINE
XXXXX = ENVIRONMENTALLY PROTECTED SHORELINE

BE.LS/BAYPH2/CP

SHEET 1 OF