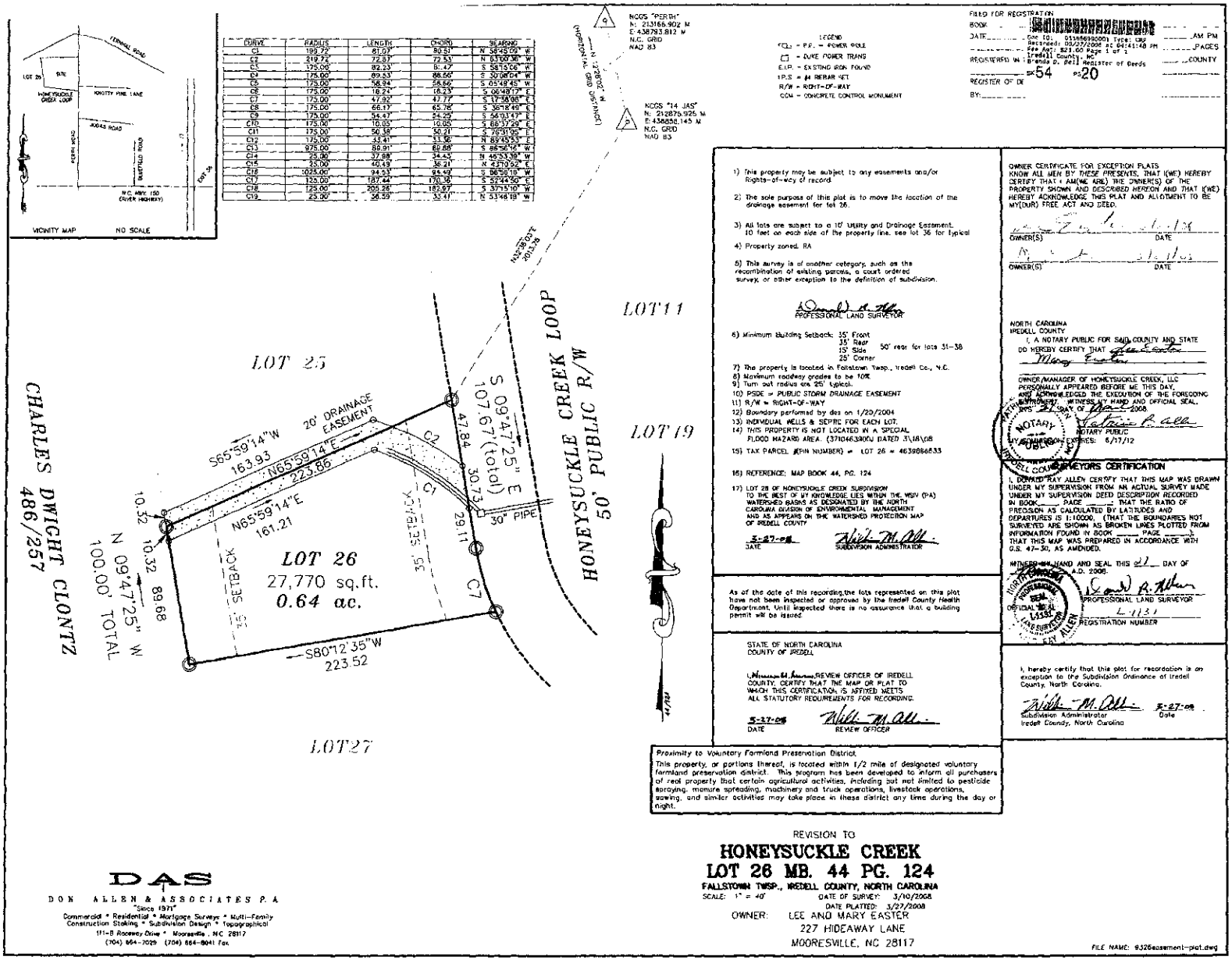

VICINITY MAP
NO SCALE
NCGS "PERTH"
N: 213166.902 M
E: 438793.812 M
N.C. GRID
NAD 83
NCGS "14 JAS"
N: 212875.925 M
E: 438886.143 M
N.C. GRID
NAD 83
LEGEND
P.P. = POWER POLE
DUKE POWER TRANS
E.I.P. = EXISTING IRON FOUND
I.P.S. = IRON REBAR SET
R/W = RIGHT-OF-WAY
CCM = CONCRETE CONTROL MONUMENT
FILED FOR REGISTRATION
REGISTER OF DE
BY:
BK 54 PG 20
LOT 25
LOT 26
LOT 27
LOT 11
LOT 19
CHARLES DWIGHT CLONTZ
486/257
HONEYSUCKLE CREEK LOOP
50' PUBLIC R/W
20' DRAINAGE EASEMENT
S65°59'14"W
163.93
N65°59'14"E
223.86
N65°59'14"E
161.21
S 09°47'25" E
107.67 (total)
47.84
30.73
29.11
30" PIPE
10.32
10.32
89.68
N 09°47'25" W
100.00' TOTAL
S80°12'35"W
223.52
35' SETBACK
C1
C2
C7
LOT 26
27,770 sq.ft.
0.64 ac.
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 move the location of the drainage easement for lot 26.
3) All lots are subject to a 10' Utility and Drainage Easement, 10 feet on each side of the property line, see lot 36 for typical
4) Property zoned: RA
5) 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
6) Minimum Building Setback: 35' Front
35' Rear
15' Side
25' Corner
50' rear for lots 31-38
7) The property is located in Fallstown Twsp., Iredell Co., N.C.
8) Maximum roadway grades to be 10%
9) Turn out radius are 25' typical.
10) PSDE = PUBLIC STORM DRAINAGE EASEMENT
11) R/W = RIGHT-OF-WAY
12) Boundary performed by des on 1/20/2004
13) INDIVIDUAL WELLS & SEPTIC FOR EACH LOT.
14) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. (3710463300J DATED 3\16\08
15) TAX PARCEL (PIN NUMBER) = LOT 26 = 4639886833
16) REFERENCE: MAP BOOK 44, PG. 124
17) LOT 28 OF HONEYSUCKLE CREEK SUBDIVISION TO THE BEST OF MY KNOWLEDGE LIES WITHIN THE WSIV (PA) WATERSHED BASINS AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY
5-27-08
DATE
SUBDIVISION ADMINISTRATOR
As of the date of this recording, the lots represented on this plat have not been inspected or approved by the Iredell County Health Department. Until inspected there is no assurance that a building permit will be issued.
STATE OF NORTH CAROLINA
COUNTY OF IREDELL
REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
5-27-08
DATE
REVIEW OFFICER
Proximity to Voluntary Farmland Preservation District
This property, or portions thereof, is located within 1/2 mile of 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 pesticide spraying, manure spreading, machinery and truck operations, livestock operations, sawing, and similar activities may take place in these district any time during the day or night.
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(OUR) FREE ACT AND DEED.
OWNER(S)
DATE
OWNER(S)
DATE
NORTH CAROLINA
IREDELL COUNTY
I, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT
OWNER/MANAGER OF HONEYSUCKLE CREEK, LLC
PERSONALLY APPEARED BEFORE ME THIS DAY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.
THIS 21 DAY OF May 2008.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/17/12
SURVEYORS CERTIFICATION
I, DONALD RAY 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 Ddepartures 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 21 DAY OF May A.D. 2008.
PROFESSIONAL LAND SURVEYOR
L-1131
REGISTRATION NUMBER
I, hereby certify that this plat for recordation is an exception to the Subdivision Ordinance of Iredell County, North Carolina.
Subdivision Administrator
Iredell County, North Carolina
5-27-08
Date
REVISION TO
HONEYSUCKLE CREEK
LOT 26 MB. 44 PG. 124
FALLSTOWN TWSP., IREDELL COUNTY, NORTH CAROLINA
SCALE: 1" = 40'
DATE OF SURVEY: 3/10/2008
DATE PLATTED: 3/27/2008
OWNER: LEE AND MARY EASTER
227 HIDEAWAY LANE
MOORESVILLE, NC 28117
FILE NAME: 9326easement-plat.dwg
DAS
DON ALLEN & ASSOCIATES P.A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
111-B Raceway Drive * Mooresville, NC 28117
(704) 664-2029 (704) 664-8041 Fax