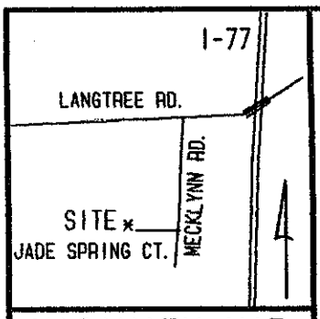


VICINITY MAP
(NOT TO SCALE)

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	40.00'	48°34'48"	33.92'	18.05'	32.91' S53-51-22.8W

60' 30' 0 60' 180'

BAR GRAPH

NORTH

REF. MB. 29 PG. 55

S00°03'35"W 52.54'

PIER PROJECTION ENVELOPE

S86°48'37"E 120.00'

N89°26'05"W 131.49'

PROPERTY LINE FOLLOWS 760' CONTOUR

LAKE NORMAN

REFERENCES:
MAP BOOK 29 PAGE 55

LINE #	BEARING	LENGTH
L1	N01°47'34.8"W	17.81'
L2	N01°29'00.9"E	17.75'
L3	N21°55'48.2"E	14.10'
L4	N01°02'00.8"E	15.47'
L5	N28°00'16.0"E	13.18'
L6	N48°18'30.8"E	18.74'
L7	N10°12'54.9"E	7.33'
L8	N42°00'43.0"W	3.30'
L9	S89°26'04.8"E	15.15'

50' LAKE SETBACK

73.15'

30' VEGATATIVE BUFFER

POOL

15' SIDE SETBACK

17.59'

PROPOSED HOUSE LOCATION

20.32'

LEGEND:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN

(4) WESTVIEW SUBDIVISION
MAP BOOK 29 PAGE 55

N86°48'37"W 317.90'

283.10' S89°26'05"E

NOW OR FORMERLY
JOE & ELIZABETH KNOX
DEED BOOK 377 PAGE 174

(3)
0.833 ACRES
(BY COORDINATES)

DRIVEWAY TO LOT #4

LAWN SPRINKLER ENCROACHES PROPERTY LINE BY 0.43'

NOTE:
THIS PROPERTY DOES BORDER IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FRONT SETBACK

N13°30'57"W 60.17'

EIP

EIP

C1

EIP

155.69' S13°01'37"E

560.04' S89°26'05"E

EIP

EIP

JADE SPRING COURT
(40' PRIVATE RIGHT OF WAY)

(2) WESTVIEW SUBDIVISION
MAP BOOK 29 PAGE 55

PRELIMINARY SITE MAP
DATE OF SURVEY 2/14/01

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES OR SALES

I, Graylon W. Pippin, certify that this is a Boundary Survey plat that was drawn under my supervision from an actual survey made under my supervision and under the Standards of Pratice for Land Surveying in North Carolina. The ratio of precision for this survey exceeds: 1:10,000.

SEAL L-3219 2.14.01 GRAYLON W. PIPPIN LAND SURVEYOR

Signed: Graylon W. Pippin, PLS L-3219

PIPPIN LAND SURVEYING
169 HOMER LANE
MOORESVILLE, N.C. 28117
PHONE: (704)664-5714 FAX 664-5710

PREPARED FOR:

SCOTT P. & MICHELLE GUICE

DAVIDSON TOWNSHIP IREDELL COUNTY, N.C.

LOT No. 3 SHEET 1
WESTVIEW SUBDIVISION
MAP BOOK 29 PAGE 55

SCALE: 1" = 60'
FLD. BK. WESTVIEW.RAW
JOB No. 000718