PHYSICAL SURVEY

LOT 85, ESTATES AT SUNDOWN COVE, PHASE 2
DAVIDSON TOWNSHIP, IREDELL COUNTY, NORTH CAROLINA
MAP BOOK 42, PAGE 15

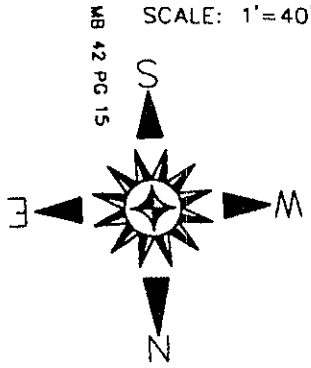
PREPARED FOR Erika ESPITIA

LEGEND

EIR EXISTING IRON ROD
SIR SET IRON ROD
ECM EXISTING CONCRETE MONUMENT
MBL MINIMUM BUILDING LINE
R/W RIGHT-OF-WAY
PDE PUBLIC DRAINAGE EASEMENT
MB/P MAP BOOK / PAGE
BOC BACK OF CURB
MH MANHOLE
NTS NOT TO SCALE
CDS CUL-DE-SAC
CL CENTERLINE
INT INTERSECTION
YI YARD INLET
CB CATCH BASIN
OH OVERHANG

THIS PLAT IS SUBJECT TO ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT VISIBLE AT THE TIME OF OUR INSPECTION
AREA DETERMINED BY COORDINATE COMPUTATION

SCALE: 1"=40'



LOT 91
MB 42 PG 15-17

LOT 90
MB 42 PG 15-17

10' DRAINAGE & UTILITY EASEMENT MB 42 PG 15-17

EIR

S87°58'58"E 100.00'

EIR

10' DRAINAGE & UTILITY EASEMENT MB 42 PG 15-17

10' DRAINAGE & UTILITY EASEMENT MB 42 PG 15-17

35' REAR YARD

LOT 85
0.588 AC±

15' SIDE YARD

15' SIDE YARD

THIS SURVEY IS NOT INTENDED TO MEET GS 47-30 REQUIREMENTS. THIS SURVEY WAS PERFORMED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ERROR OF CLOSURE THAT MEETS MINIMUM STANDARD OF 1:10,000

PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN DEED BOOK 1379 PAGE 924
DEED BOOK 1416 PAGE 132

N02°01'02"E 256.00'

N02°01'02"E 256.00'

extending deck

SEPTIC TANK COVERS

DECK

16.0
12.0
6.0
20.0
6.0
17
14.0

43.6±

46.7±

4.0

#137
LOT 84
MB 41 PG 48-49

#141
2 STORY BRICK & FRAME

HVAC
HVAC

35.4

45.4

11.9
8.8
12.6
20.56

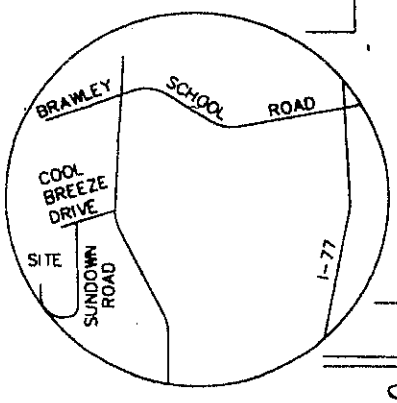
25.47
20.7
10.0

35' MBL

39.05

#145
LOT 86
MB 42 PG 15-17

10' DRAINAGE & UTILITY EASEMENT MB 42 PG 15-17



EIR

N87°58'58"W 100.00'

EIR

TIE LINE(NTS)
X IN CB GRATE
S 80°22'23" E
280.05'

CB

SUNDOWN COVE DRIVE

50' PUBLIC R/W