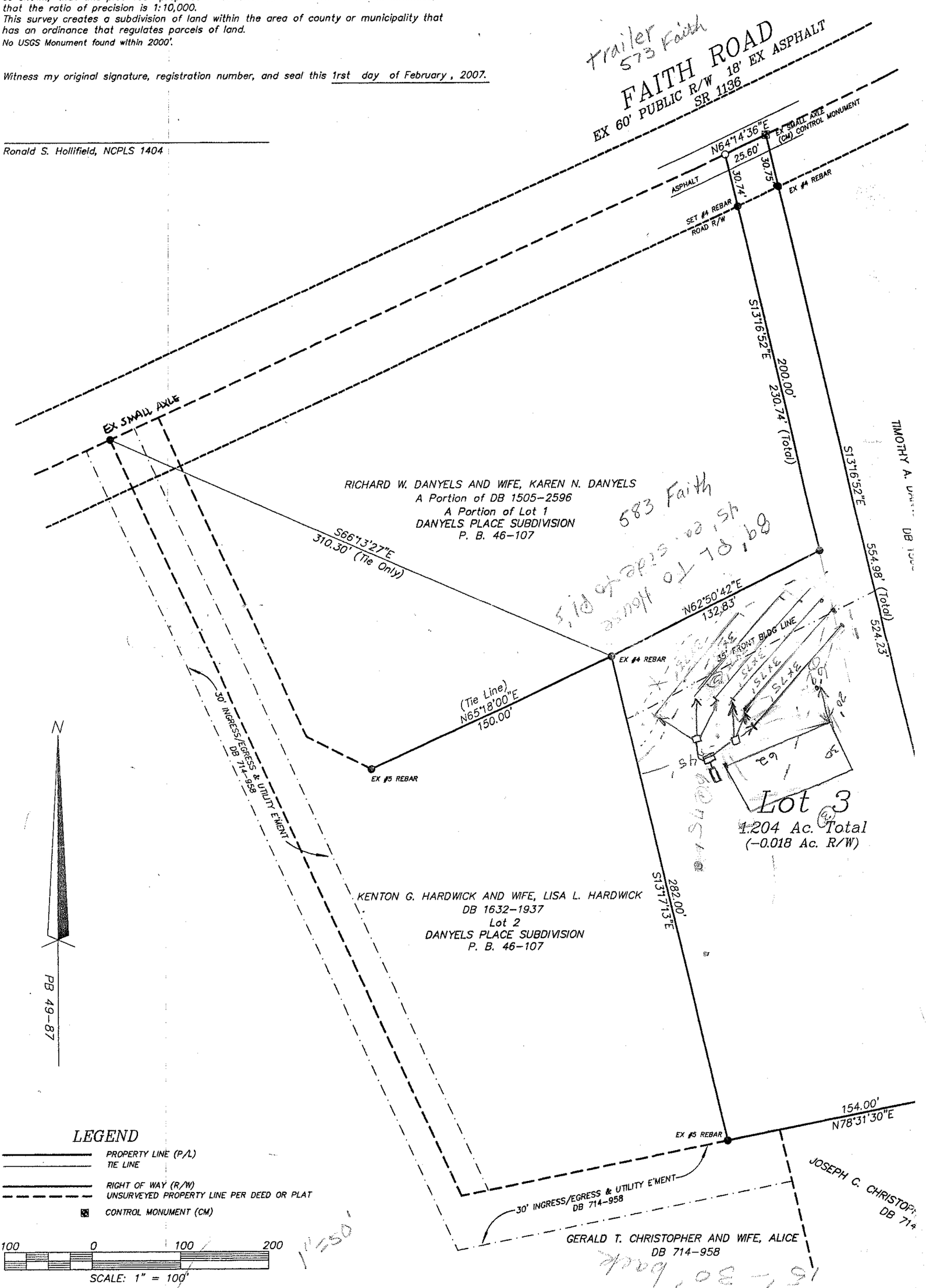
I, Ronald S. Hollifield, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in SEE TITLE BLOCK ; map recorded in SEE TITLE BLOCK); that the boundaries not surveyed are shown as broken lines platted from information as shown; that this plat was prepared in accordance with G. S. 47-30 as amended, that the ratio of precision is 1:10,000.
This survey creates a subdivision of land within the area of county or municipality that has an ordinance that regulates parcels of land.
No USGS Monument found within 2000'.

Witness my original signature, registration number, and seal this 1rst day of February, 2007.

Ronald S. Hollifield, NCPLS 1404



LEGEND

- PROPERTY LINE (P/L)
- TIE LINE
- RIGHT OF WAY (R/W)
- UNSURVEYED PROPERTY LINE PER DEED OR PLAT
- CONTROL MONUMENT (CM)

100 0 100 200

SCALE: 1" = 100'

R. S. Hollifield land surveying / subdivision planning p. o. box 1036 Troutman, NC 28166-1036
phone (704) 871-1175 ~ fax (704) 871-2777 ~ email: holiron@vvi.net

file: 07/danyels

Review Officer Certification
State of North Carolina
County of Iredell

I, _____, review officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer Date

Watershed Certification

All lots within DANYELS PLACE subdivision, to the best of my knowledge, do not lie within a Watershed Area designated by the North Carolina Division of Environmental Management and as appears on the Watershed Protection Map of Iredell County.

_____
Subdivision Administrator Date

CERTIFICATE OF APPROVAL FOR RECORDING (Minor Subdivision)

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 and that this plat has been approved by the Subdivision Administrator for recording in the Office of the Register of Deeds of Iredell County.

_____
Subdivision Administrator Date
Iredell County, North Carolina

NOTES:
1. All improvements to conform with the IREDELL COUNTY SUBDIVISION ORDINANCE.
2. Subject property is zoned RA.
3. Minimum Setbacks:
   Front 35'
   Side 15'
   Rear 35'
4. All lots subject to a 10' drainage and utility easement on each side of all lot lines.
5. Total lots = 1
6. Proposed new street = N/A
7. Total acreage = 1.204 Acres
8. CM = Control Monument
9. Iron stakes at all lot corners, unless noted otherwise.
10. This property is not located in a Special Flood Hazard Area designated by the FEMA Flood Hazard Boundary Maps. (See Panel #370313 0215 B)
    Eff. Date: 05/15/1980
11. Iredell County Health Department Disclaimer
    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.
12. Sewer service by individual septic tank and drain field. Water service by individual well.

Certificate of Ownership and Dedication (Minor Subdivision)

I (we) hereby certify that I (we are) am the owner (s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Iredell and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish minimum setback lines as noted.

I (we) 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, which will be violated by the requested subdivision; and
c. I (we) understand that enforcement of deed restrictions and any other contractual 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 contractual agreements.

_____ _____
Owner, Richard W. Danyels Date

NOTARY STATEMENT
North Carolina
_____ County

I, a Notary Public for said County and State, do hereby certify that Richard W. Danyels and Karen N. Danyels, personally appeared before me this day, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this ____ day of _____, 2007

_____
Notary Public

My Commission expires: _____

Preliminary Plat
Not For Recordation
Conveyances, or Sales

Final Plat (Minor Subdivision)

1.204 Acres

Lot 1 DANYELS PLACE

A Portion of Tax PIN 4655-94-4659 ~ A Portion of DB 1505-2596 ~ PB 46-107
Coddle Creek Township Iredell County, NC

Scale: 1" = 50'
Survey Date: January 30, 2007
Plat Date: xx, 2007

R S Hollifield
NC PLS 1404

Owner/Developer: Richard W. Danyels and wife, Karen N. Danyels
573 Faith Road
Mooresville, NC 28115

