NOTES:

1. APPARENT SOURCE OF TITLE:
LOT 1 OF LEE DICKEY PROPERTY MB 26 PG 68 (IREDELL COUNTY REGISTER OF DEEDS)
PIN 4657481476.

2. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
TOTAL LOT AREA 0.50 ACRES (MB 26 PG 68)

3. SUBJECT TO THE TOWN OF CORNELIUS ZONING REGULATIONS.

FRONT SETBACK	40'
SIDE SETBACK	15'
REAR SETBACK	40'

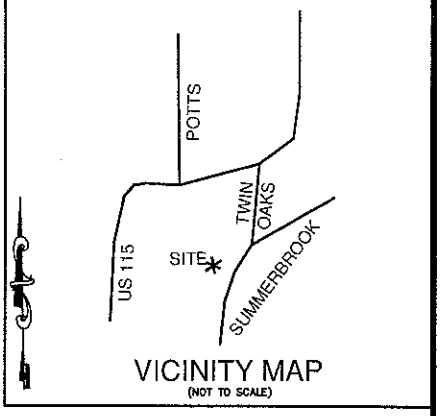
ALL LOTS SUBJECT TO 12.5' EACH SIDE OF P/L FOR DRAINAGE & UTILITY EASEMENT.

4. THIS PARCEL MAY BE SUBJECT TO EASEMENTS AND/OR R/W'S EITHER RECORDED OR IMPLIED. A FULL AND COMPLETE TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY.

5. ALL SET PROPERTY CORNERS ARE #5 REBARS UNLESS OTHERWISED NOTED.

LEGEND

- - - - - - LINES NOT SURVEYED
◉ .....FOUND PROPERTY CORNER
R/W.....RIGHT OF WAY
○.....SET IRON ROD
RBR.....REBAR
X — X — X — FENCE
HVAC.....HEATING AND AIR UNIT
P.....POWER TRANSFOMRER
T.....TELEPHONE PEDESTAL
WM.....WATER METER
PSDE.....PUBLIC STORM DRAIN EASEMENT
TV.....CABLE PEDESTAL
PM.....POWER METER
GM.....GAS METER
O .....CALCULATED POINT



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

n/f
LARRY & TRACY CARTER
DB 2012 PG 315
PIN 4657481625

n/f
JANET KIERZEK
DB 1993 PG 930
PIN 4657483637

n/f
DAVID ROSSBACH
DB 2004 PG 730
PIN 4657480456

n/f
LEE & CATHEY DICKEY
DB 1995 PG 728
PIN 46574836426

MB 26 PG 68

S 87°0'0" E
105.60'

N 3°17'33" E
207.00'

S 3°17'33" W
207.00'

N 87°0'0" W
105.60'

PATIO
5.0'
7.6'
36.4'
SHELLBURNE
54.3'
60.0'
13.5'
14.3'
PORCH
20.0'
28.3'
13.9'
22.3'
28.3'
41.0'

Neighbor's Well

20'

72'

Old Well ?

BRANTLEY ROAD