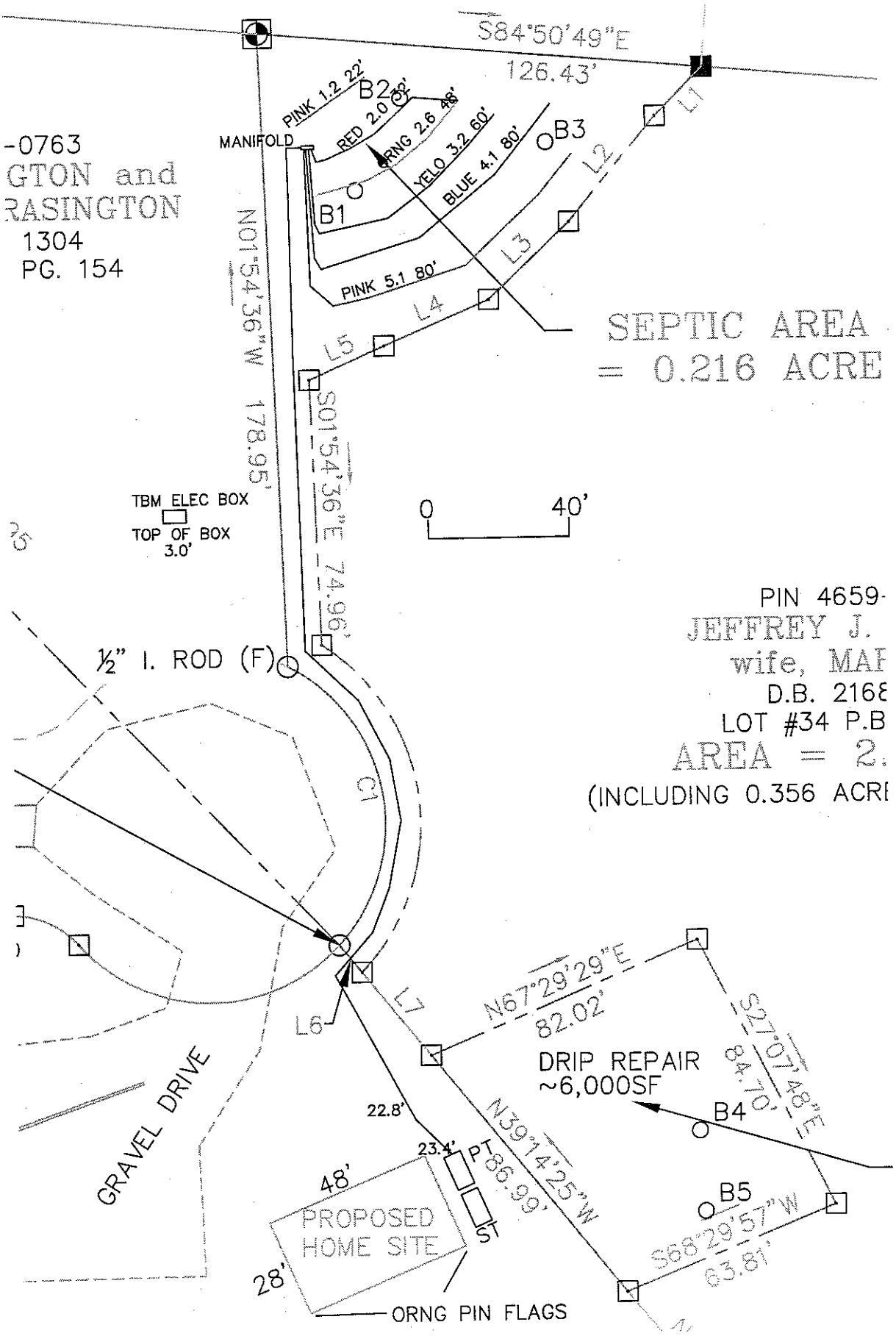

S84°50'49"E
126.43'
PINK 1.2 22'
B2
RED 2.0 48'
ORNG 2.6 48'
YELO 3.2 60'
BLUE 4.1 80'
B3
MANIFOLD
B1
PINK 5.1 80'
L1
L2
L3
L4
L5
N01°54'36"W 178.95'
S01°54'36"E 74.96'
SEPTIC AREA
= 0.216 ACRE
TBM ELEC BOX
TOP OF BOX
3.0'
0
40'
-0763
GTON and
RASINGTON
1304
PG. 154
PIN 4659-
JEFFREY J.
wife, MAI
D.B. 216E
LOT #34 P.B
AREA = 2.
(INCLUDING 0.356 ACRI
½" I. ROD (F)
C1
L6
L7
N67°29'29"E
82.02'
S27°07'48"E
84.70'
DRIP REPAIR
~6,000SF
B4
B5
N39°14'25"W
86.99'
S68°29'57"W
63.81'
22.8'
23.4'
PT
ST
48'
28'
PROPOSED
HOME SITE
GRAVEL DRIVE
ORNG PIN FLAGS

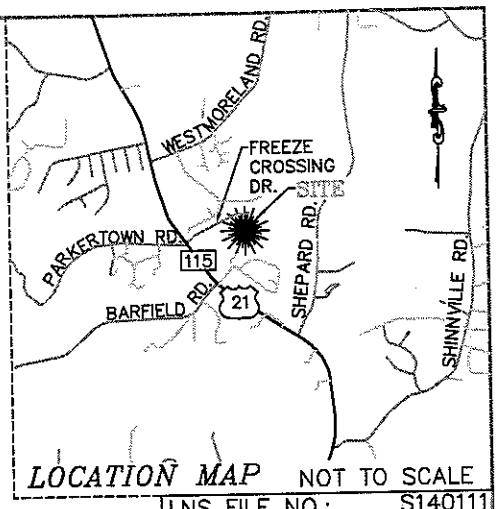
STATE OF NORTH CAROLINA
IREDELL COUNTY

I certify that this map was drawn from an actual survey made under my supervision The unadjusted ratio of precision as calculated is 1': 10,000±. Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book, as Page shown .Witness my hand and seal this 3rd day of MARCH, 2014.

"PRELIMINARY PLAT"

NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor
L-3703



LOCATION MAP NOT TO SCALE

NOTES:
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- AREA BY COORDINATE COMPUTATION.
- PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.
- SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENT FOUND DURING THE SURVEY.
- PROPERTY CORNER PIPE SIZES AS SHOWN ARE NOMINAL INSIDE DIAMETER.

LNS FILE NO.:	S140111
DWG NO.:	S140111REV2
SURVEYED BY:	J.G. JAYNES
DRAWN BY:	N.D. WHITLEY
CHECKED BY:	J.R. HOBBS

NC GRID
NAD 83(2011)
GPS OBSERVATION (VRS)
JANUARY 27, 2014

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	92.85'	50.00'	106°23'40"	N09°50'15"W	80.07'
C2	106.63'	60.00'	101°49'18"	S06°18'45"E	93.14'
C3	154.76'	240.00'	36°56'46"	S70°55'16"E	152.09'
C4	21.03'	25.00'	48°11'50"	S65°17'44"E	20.42'
C5	83.29'	50.00'	95°26'36"	S88°55'07"E	73.99'

PIN 4659-54-1918
LOUIS N. TOMMASELLI
D.B. 836 PG. 24
LOT #18-20 P.B. 22 PG. 166

PIN 4659-54-4911
SC HONDROS & ASSOCIATES INC.
D.B. 2205 PG. 2273
LOT #17 P.B. 22 PG. 166

S84°53'33"E
312.45'-(NTS)

MAG NAIL (F) IN ℄ INTERSECTION FREEZE CROSSING DR. AND BRASINGTON LN.
N 695054.51 FT
E 1454744.28 FT
NAD 83(2011)

S84°50'49"E
126.43'

S84°50'49"E
200.01'

PIN 4659-54-0763
MILLARD BRASINGTON and wife, NINA E. BRASINGTON
D.B. 1069 PG. 1304
LOT #33 P.B. 32 PG. 154

MANIFOLD
PINK 1.2 20'
B2 GAS 2.0 CS
GRAY 2.8 30'
YELLO 3.2 60'
BLUE 4.1 80'
PINK 5.1 80'
B1
B3
L1
L2
L3
L4
L5

SEPTIC AREA
= 0.216 ACRE

N01°54'36"W
173.95'

CCF = 0.999860695
S43°41'01"E
654.81'-(NTS)

TBM ELEC BOX
TOP OF BOX
3.0'

S01°54'36"E
74.85'

PIN 4659-54-9704
BUDDY G. SCOTT
W.B. 09E PG. 1093
D.B. 1150 PG. 758

BRASINGTON LN.
(50' R/W)

NAIL (S) AT BENT
½" I. ROD (F)
N 694573.81 FT
E 1455203.38 FT
NAD 83(2011)

½" I. ROD (F)

PIN 4659-54-3652
JEFFREY J. MATTIS and wife, MARY MATTIS
D.B. 2168 PG. 663
LOT #34 P.B. 32 PG. 154
AREA = 2.398 ACRES
(INCLUDING 0.356 ACRE IN SEPTIC EASEMENT)

S04°03'28"W
324.84'

C1

L8

PROPOSED WELL

L6

L7

N67°29'29"E
82.02'

S27°07'48"E
64.70'

DRIP REPAIR
~6,000SF

B4

AREA IN SEPTIC REPAIR AREA = 0.140 ACRE

METAL BUILDING

GRAVEL DRIVE

22.8'
23.1'
48'
28'
PROPOSED HOME SITE
5'
5'
ORNG PIN FLAGS

N39°14'25"W
266.99'

B5

S68°29'37"W
63.81'

N39°14'25"W
75.82'

S68°01'21"W
165.79'

N23°55'04"W
301.37'

PIN 4659-44-8448
DALTON SMALLWOOD and wife, DONNA L. SMALLWOOD
D.B. 1780 PG. 457
REMAINDER OF LOT #22 P.B. 22 PG. 166

PIN 4659-54-1456
JEFFREY J. MATTIS and wife, MARY MATTIS
D.B. 2168 PG. 663
LOT #35 P.B. 32 PG. 154
AREA = 1.111 ACRES

S77°40'38"W
251.46'

PIN 4659-43-9951
ROBERT F. BUSBY
D.B. 1036 PG. 1773

LINE TABLE

LINE	BEARING	DIST.
L1	S44°31'43"W	19.18

LEGEND

- LINES SURVEYED
- LINES NOT SURVEYED
- TIE LINES
- R/W LIMITS
- ■ #4 REBAR (F)
- ⊡ #4 REBAR (S)
- ▲ #5 REBAR (F)
- ⊛ CONCRETE MONUMENT (F)
- ○ NO MONUMENTATION