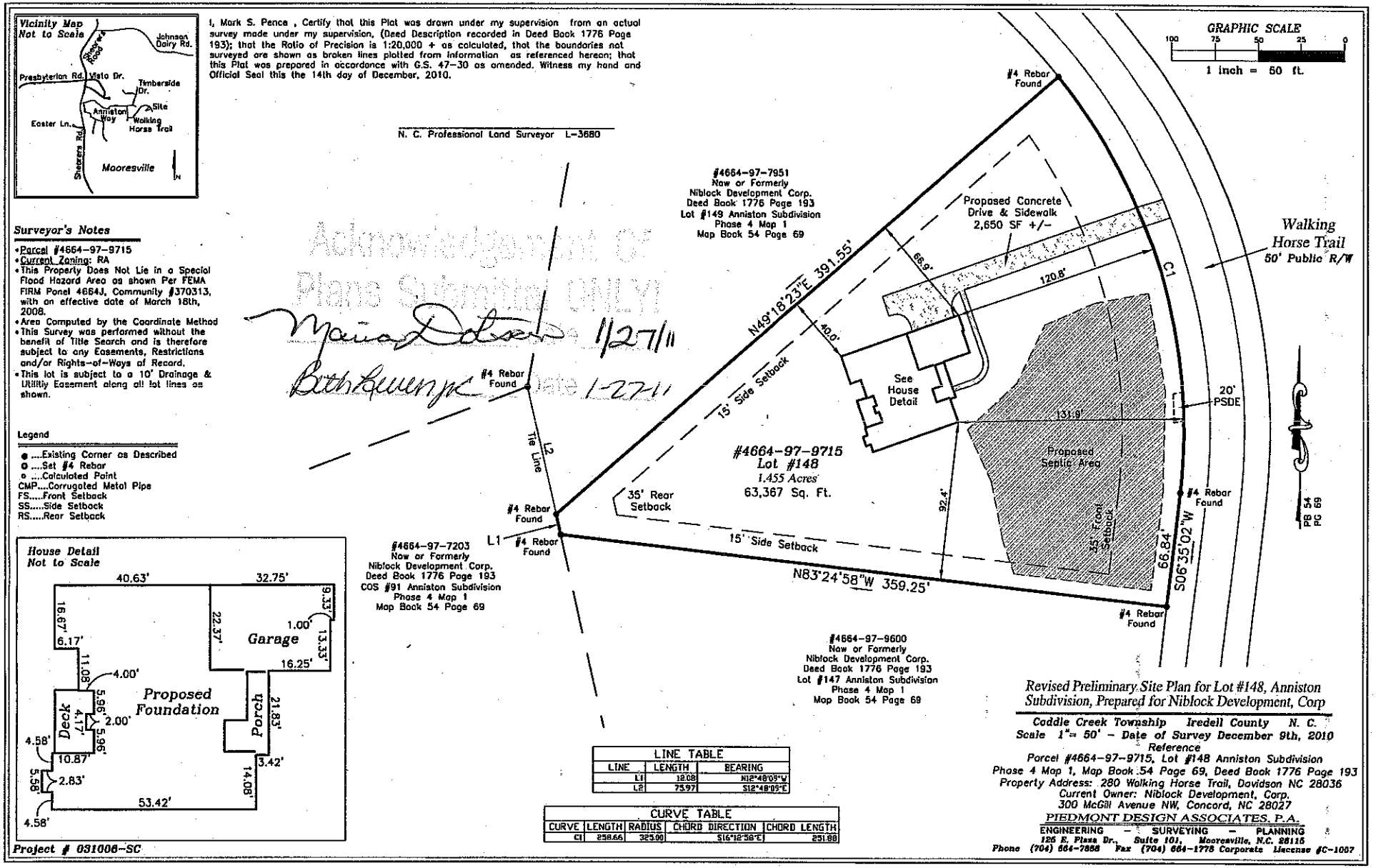

Vicinity Map
Not to Scale
Johnson Dairy Rd.
Shoreline Rd.
Presbyterian Rd.
Vista Dr.
Timberside Dr.
Site
Anniston Way
Walking Horse Trail
Easter Ln.
Shearers Rd.
Mooresville
N
I, Mark S. Pence , Certify that this Plat was drawn under my supervision from an actual survey made under my supervision, (Deed Description recorded in Deed Book 1776 Page 193); that the Ratio of Precision is 1:20,000 + as calculated, that the boundaries not surveyed are shown as broken lines plotted from information as referenced hereon; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and Official Seal this the 14th day of December, 2010.
N. C. Professional Land Surveyor L-3680
GRAPHIC SCALE
100 75 50 25 0
1 inch = 50 ft.
Surveyor's Notes
•Parcel #4664-97-9715
•Current Zoning: RA
•This Property Does Not Lie in a Special Flood Hazard Area as shown Per FEMA FIRM Panel 4664J, Community #370313, with an effective date of March 18th, 2008.
•Area Computed by the Coordinate Method
•This Survey was performed without the benefit of Title Search and is therefore subject to any Easements, Restrictions and/or Rights-of-Ways of Record.
•This lot is subject to a 10' Drainage & Utility Easement along all lot lines as shown.
Legend
● ....Existing Corner as Described
O ....Set #4 Rebar
o ....Calculated Point
CMP....Corrugated Metal Pipe
FS.....Front Setback
SS.....Side Setback
RS.....Rear Setback
Acknowledgement of Plans Submittal ONLY
1/27/11
1-27-11
#4664-97-7951
Now or Formerly
Niblock Development Corp.
Deed Book 1776 Page 193
Lot #149 Anniston Subdivision
Phase 4 Map 1
Map Book 54 Page 69
#4 Rebar Found
N49°18'23"E 391.55'
Proposed Concrete Drive & Sidewalk 2,650 SF +/-
66.9'
120.6'
C1
Walking Horse Trail
50' Public R/W
40.0'
15' Side Setback
See House Detail
20' PSDE
131.9'
#4664-97-9715
Lot #148
1.455 Acres
63,367 Sq. Ft.
Proposed Septic Area
35' Rear Setback
92.4'
35' Front Setback
66.84'
S06°35'02"W
#4 Rebar Found
Tie Line
L2
L1
15' Side Setback
N83°24'58"W 359.25'
PB 54 PG 69
#4664-97-7203
Now or Formerly
Niblock Development Corp.
Deed Book 1776 Page 193
COS #91 Anniston Subdivision
Phase 4 Map 1
Map Book 54 Page 69
#4664-97-9600
Now or Formerly
Niblock Development Corp.
Deed Book 1776 Page 193
Lot #147 Anniston Subdivision
Phase 4 Map 1
Map Book 54 Page 69
House Detail
Not to Scale
40.63'
32.75'
9.33'
16.67'
6.17'
22.37'
1.00'
13.33'
Garage
16.25'
11.08'
4.00'
Proposed Foundation
5.96'
Deck
4.17'
2.00'
5.96'
Porch
21.83'
4.58'
10.87'
3.42'
5.58'
2.83'
14.08'
53.42'
4.58'
LINE TABLE
LINE | LENGTH | BEARING
L1 | 12.08 | N12°48'09"W
L2 | 75.97 | S12°48'09"E
CURVE TABLE
CURVE | LENGTH | RADIUS | CHORD DIRECTION | CHORD LENGTH
C1 | 258.66 | 325.00 | S16°12'56"E | 251.88
Revised Preliminary Site Plan for Lot #148, Anniston Subdivision, Prepared for Niblock Development, Corp
Caddle Creek Township Iredell County N. C.
Scale 1"= 50' - Date of Survey December 9th, 2010
Reference
Parcel #4664-97-9715, Lot #148 Anniston Subdivision
Phase 4 Map 1, Map Book 54 Page 69, Deed Book 1776 Page 193
Property Address: 280 Walking Horse Trail, Davidson NC 28036
Current Owner: Niblock Development, Corp.
300 McGill Avenue NW, Concord, NC 28027
PIEDMONT DESIGN ASSOCIATES, P.A.
ENGINEERING - SURVEYING - PLANNING
125 E. Plaza Dr., Suite 101, Mooresville, N.C. 28115
Phone (704) 664-7868 Fax (704) 664-1778 Corporate License #C-1007
Project # 031006-SC