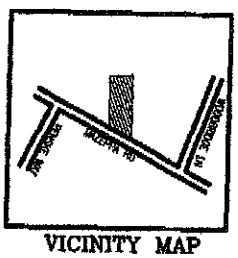
THIS IS TO CERTIFY THAT ON THE 9TH DAY OF MAY, 20 05 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED James H Mauney Jr

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
18627-A NORTHLINE DRIVE
CORNELIUS, NC 28031
TEL: 704-987-3862
FAX: 704-987-3863

REVISIONS:
05-11-05 TO MOVE HOUSE

VICINITY MAP



DB 1262-1611

EIR

PROPERTY TIE
N48°49'51"W 222.89

PROPERTY TIE
S84°38'22"E
13.68

UNPAVED

NIR

S01°25'11"W 126.67

PP

TP

35' REAR SETBACK

NORTH CAROLINA PROFESSIONAL SEAL L-3885 LAND SURVEYOR JAMES H. MAUNEY, JR.

JOHN MEADOWS
SAMUEL LAWS
DB 1158-1259

UNPAVED

S84°42'11"E 289.15

15' SIDE SETBACK

15' SIDE SETBACK

N84°19'10"W 364.55

BRIAN GRAHAM
DB 1193-1193

PROPOSED HOUSE

R/W

EOP

TP

NIR

35' MINIMUM SETBACK

N33°37'45"E 140.81

NIR

R/W

EOP

PP

EOP

R/W

60' PUBLIC R/W DB-1193-1193

MAZEPPA ROAD

R/W

LEGEND

SQ.FT. - SQUARE FEET
R/W - RIGHT-OF-WAY
EOP - EDGE OF PAVEMENT
TP - TELEPHONE PEDIATEL
PP - POWER POLE
NIR - NEW IRON ROD
EIR - EXISTING IRON ROD

NOTES

1. SUBJECT PROPERTY IS ZONED RA
SETBACKS PER IREDELL COUNTY ZONING
FRONT - 35'
REAR - 35'
SIDE - 15'

AREA
40,943 SQ.FT
0.9399 ACRES

SURVEY OF

0.9399 ACRE PARCEL OF LAND

NUMBER 16 TOWNSHIP, IREDELL COUNTY, NORTH CAROLINA

PREPARED FOR Z.L. METZ

SCALE 1"=50'

MAP BOOK _____ PAGE _____

DEED BOOK 1262 PAGE 1611

CREW _____ DRAWN DS REVISED _____

TAX PARCEL 4688577718

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MAY 15, 1980
FEMA PANEL # 37031301756

890