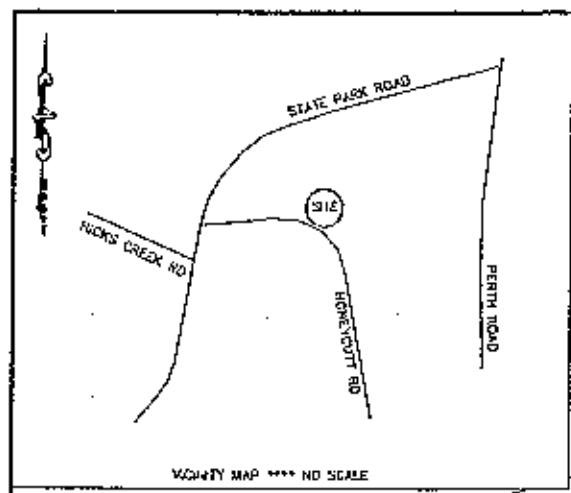
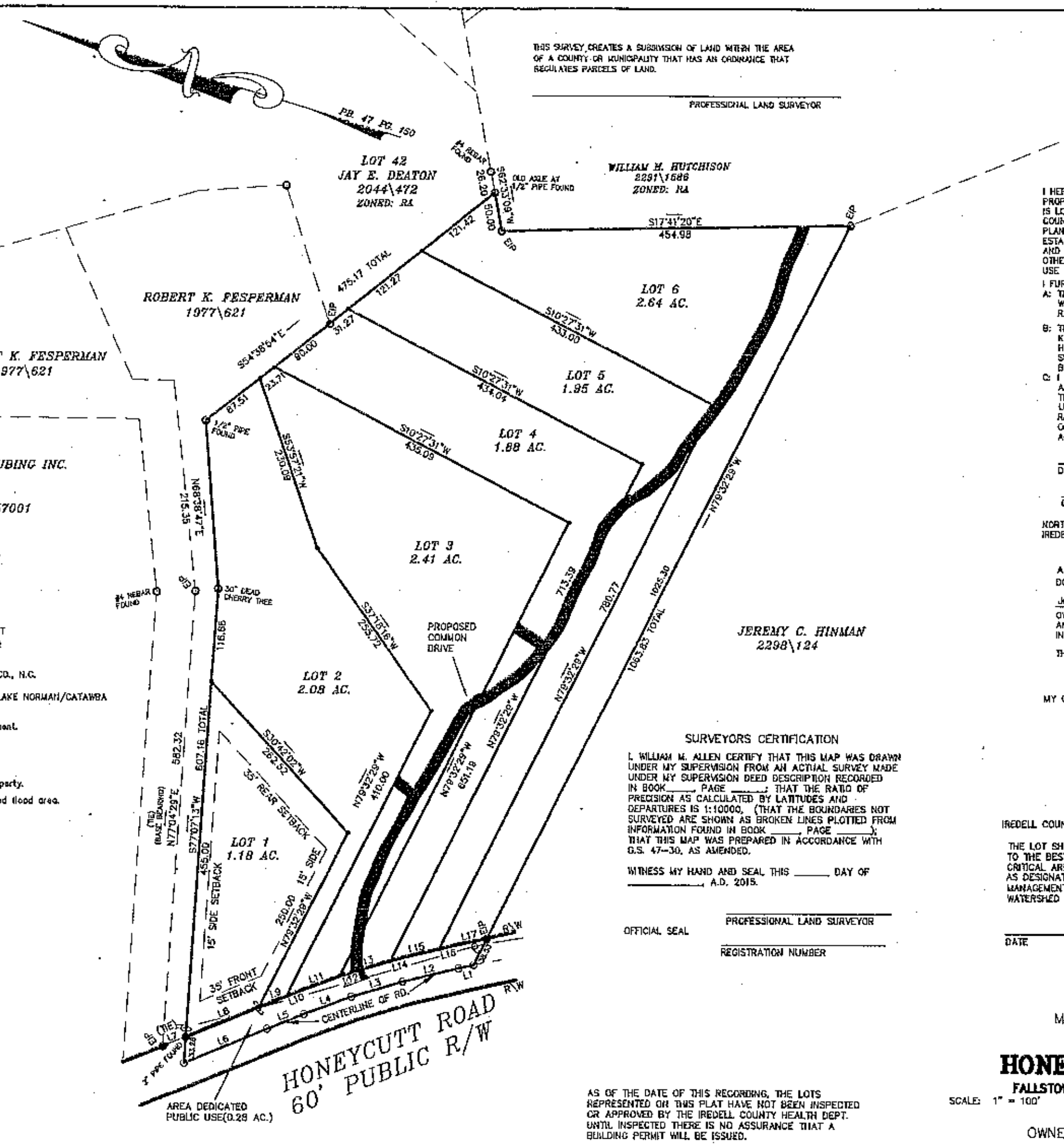




AMERICAN STAINLESS TUBING INC.
1456/1822
ZONED: M2
TAX PARCEL – 4730357001

NOTES:

1) This property may be subject to any easements and/or Rights-of-way of record.
2) Tax Parcel No. 4730443209
3) Deed Ref. 228\11
4) Property zoned: RA
5) Minimum Building Setback Per County Zoning: 35' FRONT
   35' REAR
   15' SIDE
6) The property is located in FALLSTOWN TWSP., IREDELL CO., N.C.
7) This property is located in WS-IV Critical Area of the LAKE NORMAN/CATAWBA WATERSHED BASIN.
8) All lots are subject to a 10' Utility and Drainage Easement. 10 feet on each side of the property line.
9) TOATL AREA SUBDIVIDED 12.42 AC.
10) TOTAL LOTS CREATED 6
11) No geodetic monument found within 2000' of said property.
12) The lots shown on this plat does not lie in a desinated flood area.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 28°24'35" E	20.25'
L2	S 29°31'02" E	75.33'
L3	S 32°55'47" E	70.05'
L4	S 36°30'25" E	65.05'
L5	S 38°16'30" E	51.33'
L6	S 38°51'17" E	115.38'
L7	N 38°22'55" W	31.76'
L8	S 36°53'56" E	101.41'
L9	S 38°16'30" E	37.90'
L10	S 38°16'30" E	13.59'
L11	S 36°30'25" E	60.13'
L12	S 36°30'25" E	6.31'
L13	S 32°55'47" E	62.88'
L14	S 32°56'47" E	9.01'
L15	S 29°31'02" E	56.71'
L16	S 29°31'02" E	19.52'
L17	S 28°24'35" E	44.43'

LEGEND
P.P. = POWER POLE
= DUKE POWER TRANS.
E.I.P. = EXISTING IRON FOUND
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY

DAS
DON ALLEN & ASSOCIATES P.A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
131 Crosslake Park Drive (suite 102) * Mooresville, N.C. 28117
(704) 664-7029 (704) 664-8041 Fax
DASSURVEY@WINDSTREAM.NET

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

____
PROFESSIONAL LAND SURVEYOR

OWNERS CERTIFICATE AND NOTARIZATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF IREDELL AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACKS AS NOTED. AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

I 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 IREDELL COUNTY SUBDIVISION ORDINANCE REGULATIONS, WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION; AND
C: I 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.

DATE ______ OWNER ______

DATE ______ OWNER ______

NORTH CAROLINA
IREDELL COUNTY

I, ______________________

A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT ______________

JOHN N. AULTMAN & JANET B. AULTMAN

OWNER(S) PERSONALLY APPEARED BEFORE ME THIS DAY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL,

THIS ______DAY OF__________ 2015.

____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/17/17

SURVEYORS CERTIFICATION

I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK_____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000, (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____, PAGE _____); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

WITNESS MY HAND AND SEAL THIS ______ DAY OF __________, A.D. 2015.

OFFICIAL SEAL

____
PROFESSIONAL LAND SURVEYOR

____
REGISTRATION NUMBER

IREDELL COUNTY, NORTH CAROLINA

THE LOT SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE LIES WITHIN THE WS-IV CRITICAL AREA OF THE LAKE NORMAN/CATAWBA RIVER WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

DATE ______ SUBDIVISION ADMINISTRATOR ______

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 SUVDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF REGISTER OF DEEDS OF IREDELL COUNTY.

______________________ ______________
SUBDIVISION ADMINISTRATOR DATE
IREDELL CO., NORTH CAROLINA

AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPT. UNTIL INSPECTED THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.

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.

DATE ______ REVIEW OFFICER ______

MINOR SUBDIVISION
OF

HONEYCUTT ACRES

FALLSTOWN TWSP., IREDELL CO., N.C.

SCALE: 1" = 100' DATE SURVEYED: JULY 13, 2015

OWNER : JOHN AULTMAN
and
JANET B. AULTMAN
P.O. BOX 1001
TROUTMAN, NC 28166

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.