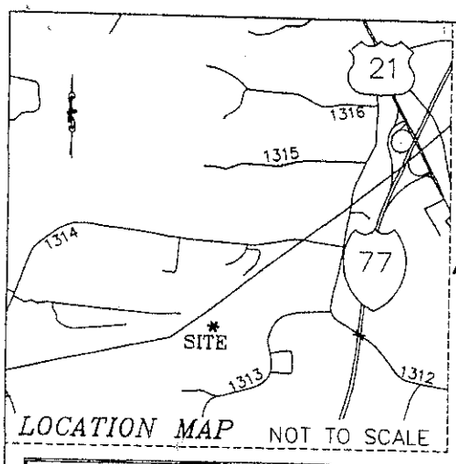


LOCATION MAP NOT TO SCALE

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, Page shown .Witness my hand and seal this 15th day of NOVEMBER, 2007.

Professional Land Surveyor
L-3703

NOTES:

- SURVEYED & MAPPED FOR: DUKE ENERGY CAROLINAS, LLC.
- 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 MONUMENTATION FOUND DURING THE SURVEY.
- PROPERTY CORNER PIPE SIZES AS SHOWN ARE NOMINAL INSIDE DIAMETER.
- ALL ENCROACHMENTS TO BE REMOVED INSIDE R/W LIMITS.

NORTH CAROLINA PROFESSIONAL SEAL L-3703 LAND SURVEYOR JAMES R. HOBBS 11-15-07

LNS

SURVEY AND MAP PREPARED BY:
LAKE NORMAN SURVEYING
137 Jennings Road, Suite C
Statesville, North Carolina 28625
(704) 876-4450 Fax (704) 876-4451

AREA IN L.U. 1173243 = 0.448 ACRE SITE #000869

AREA IN L.U. 1173176 = 0.171 ACRE SITE #101305

TOTAL AREA IN RIGHT OF WAY TO BE RETAINED = 0.619 ACRE

EXISTING R/W LIMITS

NCGS "PERTH"
N 213166.903 M
E 438793.812 M
NAD 83

N12°28'02"W (BASE BEARING)

NCGS "14 JAS"
N 212875.925 M
E 438858.145 M
NAD 83

N70°13'34"E 4506.83' (NTS) CGF = 0.99989737

N52°20'22"E 256.10'

L3

N 213631.585 M
E 440086.365 M
NAD 83

L1

N52°14'21"E 103.85'

PIN 4740-31-5361
ANGELA L. GARRETT
D.B. 1148, PG. 889
LOT #188
ROCKY CREEK COVE SUBDIVISION
P.B. 29, PG. 82
MAP: 101305-203258
LNS: S061016

S52°15'30"W 139.36'

N83°16'44"W 71.66'

195'

270'

75'

49'

℄ SURVEY LINE
LINE INDEX: 2M37

TOTAL AREA = 1.565 ACRES (INCLUDING 0.619 ACRE IN RIGHT OF WAY)

N41°29'44"W 150.05'

S53°22'40"E 155.16'

T-41 REF. DWG. NO. 506-19
REF. DWG. NO. 103-64

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, Matthew D Todd Review officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date 11/15/07

ALL ENCROACHMENTS TO BE REMOVED

N52°07'15"E 146.51'

EXISTING R/W LIMITS SITE #000869

OR 1 LINE

L5

L4

AREA FREE OF R/W = 0.946 ACRES

N52°07'15"E 157.00'

NEW R/W LIMITS

SEPTIC TANK

1 STORY SFD

PIN 4740-31-9268
TERESA S. DELLINGER
D.B. 1347, PG. 1745
LOT #24
WILTSHIRE CREEK SUBDIVISION
P.B. 36, PG. 108

PIN 4740-41-1311
KARLA D. OWENS
D.B. 1274, PG. 1133
LOT #25
WILTSHIRE CREEK SUBDIVISION
P.B. 36, PG. 108

PIN 4740-31-7018
DUKE ENERGY CAROLINAS
D.B. 1870, PG. 2038
LOT #21
WILTSHIRE CREEK SUBDIVISION
P.B. 40, PG. 111
MAP: 101305-203253
LNS: S070204

PIN 4740-31-8186
DUKE ENERGY CAROLINAS
D.B. 1882, PG. 193
LOT #23
WILTSHIRE CREEK SUBDIVISION
P.B. 40, PG. 111
MAP: 101305-204449

S53°22'40"E

N41°29'44"W 261.28'

CONCRETE DRIVE

209.61'

12" CMP

S22°37'06"W 85.56'

PIN 4740-30-6934
ROCKY RIVER, LLC
D.B. 1007, PG. 1699
LOT #20
WILTSHIRE CREEK SUBDIVISION
P.B. 53, PG. 45
MAP: 101305-203245
LNS: S070824

C1 C2 C3

PANTHER CREEK RD.

WILTSHIRE CREEK SUBDIVISION
P.B. 36 PG. 108

GRID NORTH NAD 83

LEGEND

- LINES SURVEYED
- LINES NOT SURVEYED
- TIE LINES
- OVHD DISTRIBUTION LINE (OVERHEAD)
- INTERIOR P/L
- R/W LIMITS
- ■ #4 REBAR (F)
- ⊡ #4 REBAR (S)
- ▲ #5 REBAR (F)
- TEL BOX
- T.V. BOX
- ℄ CENTERLINE
- ℙ PROPERTY LINE
- TRANSMISSION TOWER
- (F) DENOTES "FOUND"
- (S) DENOTES "SET"
- NTS DENOTES "NOT TO SCALE"
- ⊠ CONCRETE MONUMENT (F)
- ○ NO MONUMENTATION UNLESS OTHERWISE NOTED
- Ⓦ WELL

LNS FILE NO.:	S060902
LNS DWG NO.:	S071104
SURVEYED BY:	J.G. JAYNES
DRAWN BY:	N.D. WHITLEY
CHECKED BY:	J.R. HOBBS
LNS xREF:	S060902, S061001 S071009

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	42.65'	779.78'	3°08'01"	S37°49'11"W	42.64'
C2	105.47'	779.78'	7°45'00"	S32°22'41"W	105.39'
C3	81.36'	1159.69'	4°01'11"	N25°22'58"E	81.34'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N52°14'21"E	10.67
L2	S39°24'32"W	57.42
L3	N51°30'44"E	29.09
L4	S53°22'40"E	50.85
L5	N41°29'44"W	49.10

SITE: 101305 & 000869

SURVEYED & MAPPED FOR:

DUKE ENERGY CAROLINAS, LLC
PERTH ROAD RETAIL TAP

PROPERTY OF DUKE ENERGY CAROLINAS
TO BE ACQUIRED BY
ROCKY RIVER LLC.

SOURCE OF TITLE: D.B. 1882 PG. 193
BARRINGER TOWNSHIP IREDELL COUNTY

50 0 50 100 150
SCALE IN FEET

BOOK: #83 SCALE: 1"=100'
DATE OF SURVEY: 05/24/07 DATE OF MAPPING: 10/18/07

LAND UNIT: 1005706 MAP: 101305-204449BR2

Duke Energy®

400 S. TRYON STREET
PO BOX 1007
CHARLOTTE N.C. 28201-1007
TELEPHONE NO. (704)382-6658

Exhibit A-2

NOTES:

1. APPARENT SOURCE OF TITLE:
PROPERTY DESCRIBED IN DB 1007 PG 1699 AND DB 1904 PG 92.
NORTH ORIENTATION BASED ON PLAT BOOK 36 PAGE 108.

2. SURVEYS/PLATS USED AS REFERENCE:
PB 40 PG 111
PB 35 PG 93

SURVEYS FROM DUKE ENERGY:
PERTH ROAD RETAIL TAP MAP 101305-204449BR2
PERTH ROAD RETAIL TAP MAP 101305-203253BR2
SIGNED AND SEALED BY JAMES R. HOBBS(NCPLS L-3703) ON NOVEMBER 15, 2007

3. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.

4. SUBJECT TO IREDELL COUNTY ZONING REGULATIONS.

4. TAX PARCEL PIN#'S: 4740317018
4740318166
4740305924

6. SUBJECT TO RIGHTS OF WAY OF RECORD NOT SHOWN HEREON, IF ANY)

7. NO NGS AND/OR USGS MONUMENTATION FOUND WITH IN 2000' OF THE PARCEL.

8. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR

9. ALL NEW PROPERTY CORNERS ARE SET #5 REBARS UNLESS OTHERWISE NOTED.

10. THIS PROPERTY IS NOT LOCATED INA SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP #370313 0150 C DATED JUNE 22, 1998.

11. LOT 21 ONE REPRESENTS TYPICAL SETBACKS AND PUBLIC UTILITY EASEMENT REQUIRED ON ALL NEW LOTS ON THIS MAP.

MINIMUM BUILDING SETBACKS: 35' FRONT
15' SIDE
35' REAR

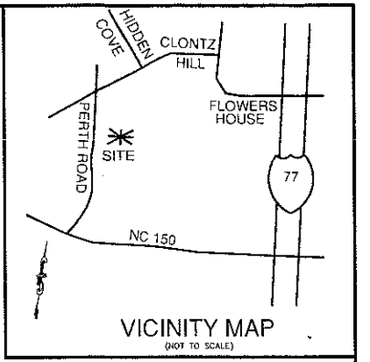
12. TOTAL ACREAGE TO BE SUBDIVIDED ON THIS PLAT:
5.30 AC

13. TOTAL LOTS CREATED ON THIS PLAT: 0

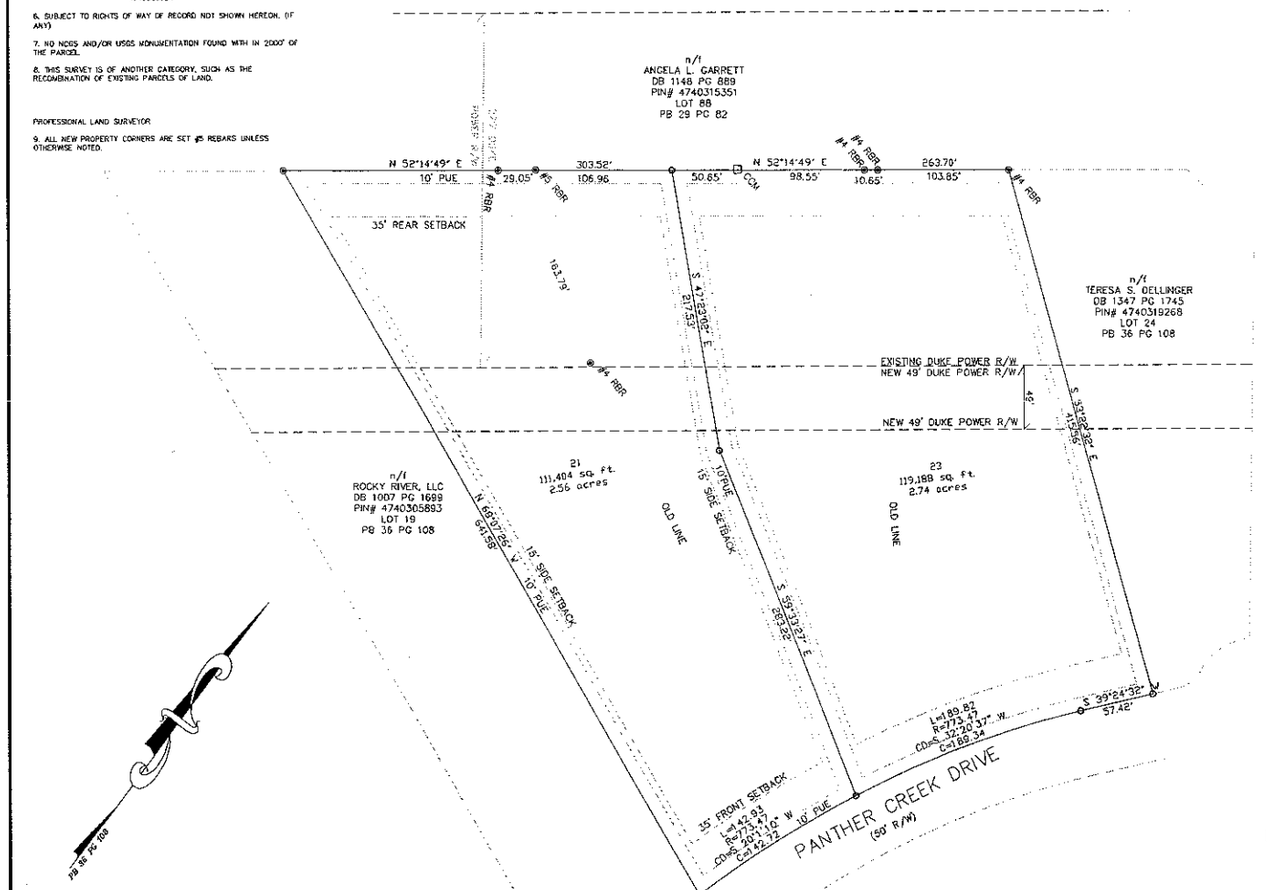
Recorded Revised Property Lines for lots 23 & 21

LEGEND

- - - - - - LINES NOT SURVEYED
©.....COMPUTED POINT
R/W.....RIGHT OF WAY
○.....SET IRON ROD
◉.....EXISTING PROPERTY CORNER
RBR.....REBAR
CCM.....CONCRETE CONTROL MONUMENT
PUE.....PUBLIC UTILITY EASEMENT



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

I HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 89550; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN PB 36 PG 108. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF FEBRUARY 27, 2008.

REGISTERED LAND SURVEYOR REGISTRATION # L-4398

I, HEREBY CERTIFY THAT THIS PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF IREDELL COUNTY, NORTH CAROLINA.

SUBDIVISION ADMINISTRATOR DATE

IREDELL COUNTY, NORTH CAROLINA

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

OWNER CERTIFICATE FOR EXCEPTION PLATS

KNOW ALL MEN BY THESE PRESENTS, THAT I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY FREE ACT AND DEED.

OWNER DATE

ALL LOTS WITH IN WILTSHIRE CREEK SUBDIVISION TO THE BEST OF MY KNOWLEDGE LIE WITHIN THE WS-IV, CRITICAL AREA OF THE LAKE NORMAN/CATAWBA WATERSHED BASIN AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

DATE SUBDIVISION ADMINISTARTOR

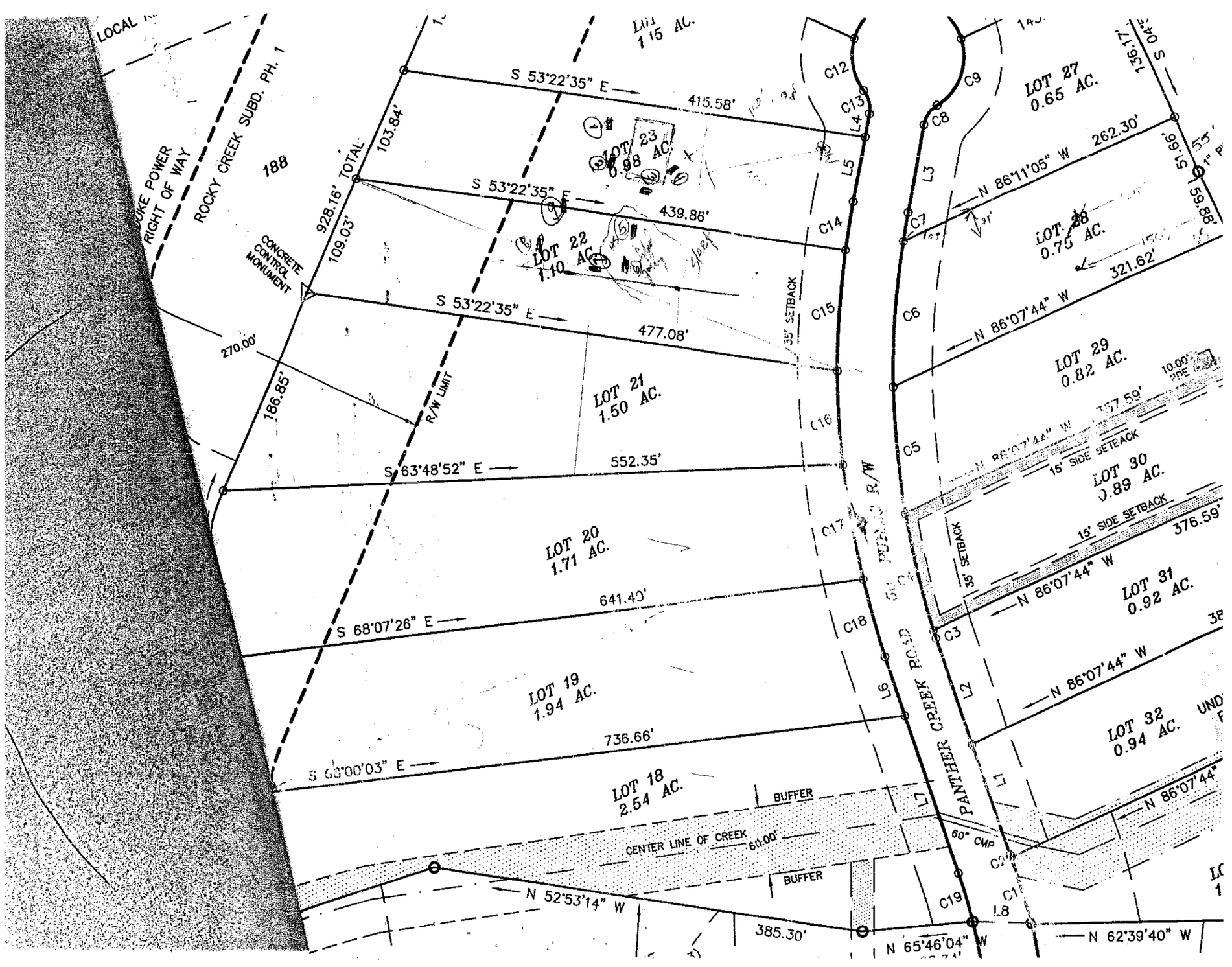
RECOMBINATION PLAT
OF LOTS 20, 21 & 23
IN WILTSHIRE CREEK
FOR
ROCKY RIVER, LLC.

DATE: 27 FEBRUARY 2008 SCALE: 1"=60'
FALLSTOWN TOWNSHIP
IREDELL COUNTY, NORTH CAROLINA

PROPERTY OWNER: PER IREDELL COUNTY REGISTER OF DEEDS
ROCKY RIVER LLC
450 AUCTION DRIVE
SALISBURY, NC 28147
704-855-2300

SURVEY BY :
SUMMIT LAND SERVICES, PC
9735 CALDWELL COMMONS CIRCLE, SUITE 201
CORNELIUS, NORTH CAROLINA 28031
(704) 506-0554

C:\LAND PROJECTS 2008\PANTHER CREEK RECOMBINATION PLAT\DWG\RECOMBINATION PLAT.DWG


LOCAL
DUKE POWER
RIGHT OF WAY
ROCKY CREEK SUBD. PH. 1
188
928.16' TOTAL
103.84'
109.03'
CONCRETE
CONTROL
MONUMENT
270.00'
186.85'
R/W LIMIT
S 53°22'35" E
415.58'
439.86'
477.08'
S 63°48'52" E
552.35'
S 68°07'26" E
641.40'
S 68°00'03" E
736.66'
N 52°53'14" W
385.30'
N 65°46'04" W
N 62°39'40" W
LOT 23
0.98 AC.
LOT 22
1.10 AC.
LOT 21
1.50 AC.
LOT 20
1.71 AC.
LOT 19
1.94 AC.
LOT 18
2.54 AC.
35' SETBACK
PANTHER CREEK ROAD
BUFFER
CENTER LINE OF CREEK
60' CMP
LOT 27
0.65 AC.
LOT 28
0.75 AC.
LOT 29
0.82 AC.
LOT 30
0.89 AC.
LOT 31
0.92 AC.
LOT 32
0.94 AC.
N 86°11'05" W
262.30'
321.62'
N 86°07'44" W
376.59'
15' SIDE SETBACK
10.00' PRE
C1
C2
C3
C4
C5
C6
C7
C8
C9
C12
C13
C14
C15
C16
C17
C18
C19
L1
L2
L3
L4
L5
L6
L7
L8