STATE OF NORTH CAROLINA
IREDELL COUNTY

I, JAMES R. HOBBS, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book AS, page SHOWN, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10,000+; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 15th day of MAY, A.D., 2014.

Professional Land Surveyor
L-3703

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

NOTE:
- ____ 1. THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
- ____ 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
- ____ 3. THAT THE SURVEY IS A CONTROL SURVEY.
- X 4. THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ____ 5. THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ____ 6. THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Professional Land Surveyor
L-3703

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEENFOUND TO COMPLY WITH THE SUBDIVISION REGUALTIONS OF THE COUNTY OF IREDELL, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OF IREDELL COUNTY.

5/19/14 DATE — Will M. Allison SUBDIVISION ADMINISTRATOR

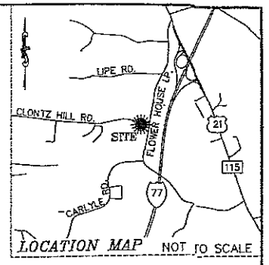
THE LOTS WITHIN THIS PLAT, TO THE BEST OF MY KNOWLEDGE, DOES LIE WITHIN THE WS-IV PROTECTED AREA CATAWBA RIVER/LAKE NORMAN WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

5/19/14 DATE — Will M. Allison SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, WILLIAM M. ALLISON 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 5/19/14



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.
- A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG ALL LOT LINES.
- PROPERTY ZONED RA.

Doc ID: 014735120001 Type: CRP
Recorded: 05/19/2014 at 11:49:17 AM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 61 PG 135

PIN 4740-63-5444
WENDY POWELL
D.B. 1173 PG. 533
P.B. 28 PG. 46

PIN 4740-63-9213
TROY ROGERS and
wife, DONNA S. ROGERS
D.B. 854 PG. 969

RETAIL LINE
R/W LIMIT
EDGE OF PAVEMENT
CLONTZ HILL RD.
SR 1314 (60' R/W)

1"=30'

Approx. Hand Augl Borings

NAIL (F)
S81°51'21"E 25.01'
(24.42')
(30.00')
S81°51'21"E 233.00'
EDGE OF PAVEMENT
15" RCP
DRIVE
50'
R/W LIMIT
148.00' TOTAL
25'
(110.00')
35' FRONT SETBACK
15' SIDE SETBACK
30'x65' Home
~25'
N09°29'59"E
427.85' TOTAL-(NTS)
(403.38')-(NTS)
RETAIL LINE
NEW LOT #1
PORTION OF PIN 4740-62-7891
TOTAL AREA = 0.749 ACRE
(INCLUDING 0.159 ACRE IN ROAD R/W)
AREA FREE OF R/W = 0.590 ACRE
S.T.
35' REAR SETBACK
N81°51'21"W 233.00'
N 702843.43 FT
E 1446866.26 FT
NAD 83/98
WELL SITE PROPOSED BY CLIENT
DISTRIBUTION BOX
CONCRETE MONUMENT FOUND
N 702843.43 FT
E 1446866.26 FT
NAD 83/98
CSF = 0.99985991
N09°29'59"E 208.40' (NTS)
RNGGS KERR
N 701048.59 FT
E 1447363.33 FT
PIN 4740-62-7891
HENRY GRAY LIPE and
wife, JOYCE T. LIPE
D.B. 786 PG. 33
FARM TERRACE
95' REPAIR
120'
R
B
75' REPAIR
(TIE LINE ONLY)
N81°43'02"W
183.94'-(NTS)
PK NAIL (F) IN ℄ INTERSECTION OF CLONTZ HILL RD. (SR 1314) & FLOWER HOUSE LP. (SR 1312)
140.00' TOTAL
(110.00')
15' SIDE SETBACK
S09°29'59"W

LEGEND
- LINES SURVEYED
- LINES NOT SURVEYED
- TIE LINES
- OVHD DISTRIBUTION LINE (OVERHEAD)
- R/W LIMITS
- ▣ #4 REBAR (S)
- ● PK (F)
- ○ 1" I. PIPE (F)
- ⊠ CONCRETE MONUMENT (F)
- ⊚ 1½" I. PIPE (F)
- ○ NO MONUMENTATION UNLESS OTHERWISE NOTED
- RETAIL POWER POLE
- ℄ CENTERLINE
- ℗ PROPERTY LINE
- (F) DENOTES "FOUND"
- (S) DENOTES "SET"
- NTS DENOTES "NOT TO SCALE"

NC GRID NAD 83/98 SOLAR OBSERVATION

PIN 4740-62-4858
LARRY W. MEADOWS and
wife, VICKIE MEADOWS
D.B. 635 PG. 869

OWNERSHIP CERTIFICATE

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

FURTHER CERTIFY THAT:
A. THERE ARE NO DEED RESTRICTIONS WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION;
B. THERE ARE NO GOVERNMENT REGULATIONS OF ANY KIND, OTHER THAN THOSE FOR WHICH A VARIANCE HAS BEEN APPLIED FOR UNDER THE IREDELL COUNTY SUBDIVISION ORDINANCE REGULATIONS, WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION; AND
C. I (WE) 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.

Henry Gray Lipe — 5-16-2014 DATE
OWNER

Joyce T. Lipe — 5-16-2014 DATE
OWNER

NORTH CAROLINA
IREDELL COUNTY

I, JACK FARRELL A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT HENRY GRAY LIPE, JOYCE T LIPE PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 16TH DAY OF MAY, 2014.

Jack Farrell
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/5/16

JACK FARRELL NOTARY PUBLIC IREDELL COUNTY, NC

* APPROVED JUN 10 2014
AZP

SHEET 1 OF 1
TAX ID: 4740-62-7891
FOR SOURCE OF TITLE REFER TO D.BK. 786 PG. 33

MINOR SUBDIVISION OF
PROPERTY OWNED BY

OWNER:

LNS

Freedom Homes — 115 Clontz Hill Rd.
SR-14-004
Sims Project No. 47
+ Site Plan must accompany
Written Report. 6-3-14