NOTES:

1. APPARENT SOURCE OF TITLE:
LOT 55 OF GEORGIA MILLS PLANTATION, RECORDED IN MAP BOOK 54 PAGE 82 (IREDELL COUNTY REGISTER OF DEEDS).
PIN# 4750712221 (104 MILLS PLANTATION CIRCLE)

2. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
TOTAL LOT AREA 31,060 sqft/0.713 acres.

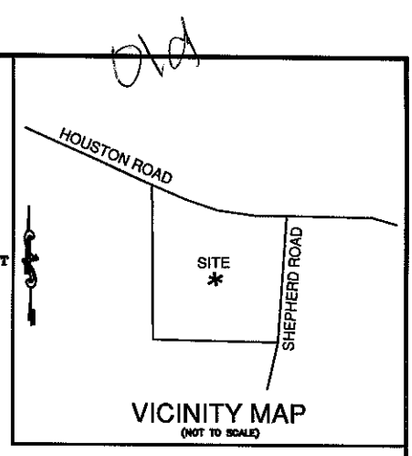
3. SUBJECT TO (RA) ZONING REGULATIONS.

4. MINIMUM FRONT SETBACK 35' (OR AS NOTED)
MINIMUM SIDE SETBACK 15' (25' AT STREET)
MINIMUM REAR SETBACK 35'

5. THIS PARCEL MAY BE SUBJECT TO EASEMENTS AND/OR R/W'S EITHER RECORDED OR IMPLIED. A COMPLETE AND FULL TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY.

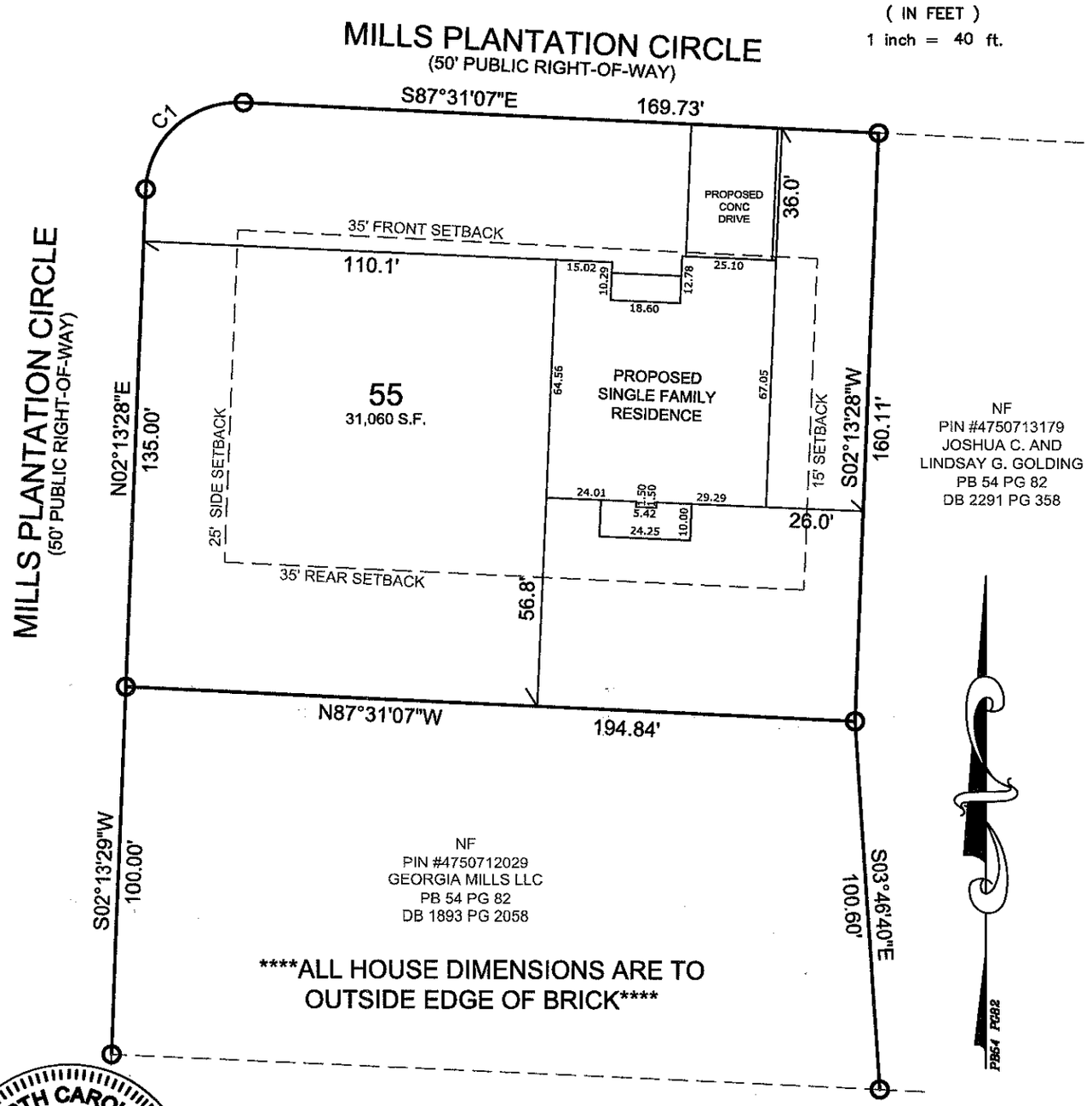
LEGEND

- LINES NOT SURVEYED
- HVAC ..... HEATING AND AIR UNIT
- R/W ..... RIGHT OF WAY
- ..... SET IRON ROD
- ..... CURB INLET
- CO ..... SANITARY SEWER CLEAN OUT
- CF ..... COMBINED SCALE FACTOR
- PSDE ..... PUBLIC STORM DRAINAGE EASEMENT
- TV ..... TELEVESION PEDESTAL
- ..... POWER TRANSFOMRER
- ..... TELEPHONE PEDESTAL
- WM ..... WATER METER
- ..... FOUND REBAR



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	39.38	25.00	35.43	N 47°21'11" E

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



****ALL HOUSE DIMENSIONS ARE TO OUTSIDE EDGE OF BRICK****

NORTH CAROLINA PROFESSIONAL SEAL L-5187 LAND SURVEYOR KENT C. HUDSON

C-3162

THIS IS AN EXISTING PARCEL OF LAND WITHIN A MUNICIPALITY THAT REGULATES PARCELS OF LAND.

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: +10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN MAP BOOK 54 PAGE 82. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF APRIL 28, 2015.

REGISTERED LAND SURVEYOR REGISTRATION # L-5187

PLOT PLAN
OF
104 MILLS PLANTATION CIRCLE

DATE: 28 APR 2015 SCALE: 1"= 40'
TROUTMAN, NORTH CAROLINA

PROPERTY OWNER: GEORGIA MILLS LLC
P.O. BOX 3965
MOORESVILLE, NC 28117

REVISION #2: SWITCH HOUSE PLAN

****SUPERINTENDANT TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION****

NOT FOR SALE OR RECORDATION

SURVEY BY:
3575 CENTRE CIRCLE
FORT MILL, SC 29715
(704) 506-0554

SUMMIT
LAND SERVICES, PC