SHINNVILLE

AS

BARRINGER TOWNSHIP

PIN NO: 4760-96-3019
4760-96-1287

DEED REF: 1850-1245,
1850-1243

30 0 60

PIN: 4760-96-5512
ZACHARY R. REFF &
JOSEPH D. REFF
D.B. 1551, PG. 1199
LOT 23
P.B. 43, PG. 100
ZONED: R-A

PIN: 4760-96-5256
ALBERT R. KENNEDY &
LORAINE R. KENNEDY
D.B. 2054, PG. 799
LOT 24
P.B. 43, PG. 100
ZONED: R-A

PIN: 4760-96-5031
TOMMY E. WHITE, III &
BETTY WHITE
D.B. 2136, PG. 1911
LOT 26
P.B. 59, PG. 12
ZONED: R-A

TIE N49°58'15"E 308.62' *NTS*

S40°34'10"E 158.03'

S01°54'32"W 122.77'

S01°54'32"W 387.80'

EIR

OTL

55'

35' REAR MBSL

PROPOSED ACCESSORY BUILDING
1,500 SQUARE FEET

30'

50'

PIN: 4760-96-1287
PIN: 4760-96-3019

55.77'

IRS

15' SIDE MBSL

278.52'

S40°02'02"E

248.16'

N49°57'58"E

217.20'

N49°57'58"E

N18°01'43"W 317.01'

10' DRAINAGE & UTILITY EASEMENT TYPICAL EACH LOT

PIN: 4760-97-3343
GREGORY L. MURDOCK &
BARBARA MURDOCK
D.B. 1105, PG. 1792
ZONED: R-A

PIN: 4760-86-9120
RAYMOND A. ERWIN
D.B. 1850, PG. 1241
- LOT 32
P.B. 51, PG. 57
ZONED: R-A

PIN: 4760-85-5649
OVERCASH LAND &
DEVELOPMENT, LLC
D.B. 1631, PG. 542
LOT 31
P.B. 51, PG. 57
ZONED: R-A

PIN: 4760-96-1287
RAYMOND A. ERWIN
D.B. 1850, PG. 1243
LOT 33
P.B. 51, PG. 57
ZONED: R-A
85,085.37 sq. ft.
1.953 acres

35' REAR MBSL

SHED

56.1'
27.9'
132 NUTHATCH
1.5 STORY
DWELLING

50.96'

15' SIDE MBSL

310.06'

N40°05'29"E

PIN: 4760-96-3019
RAYMOND A. ERWIN
D.B. 1850, PG. 1245
LOT 34
P.B. 51, PG. 57
ZONED: R-A
123,349.61 sq. ft.
2.832 acres

DRIVEWAY

S86°51'46"W 278.99'

15' SIDE MBSL

PIN: 4760-95-2951
RAYMOND A. ERWIN
D.B. 1850, PG. 1247
LOT 35
P.B. 51, PG. 57
ZONED: R-A

72.5' FRONT MBSL

49' FRONT MBSL

C1

C2

EIR

IRS

S.R. 2640

R/W

NUTHATCH DRIVE

50' R/W

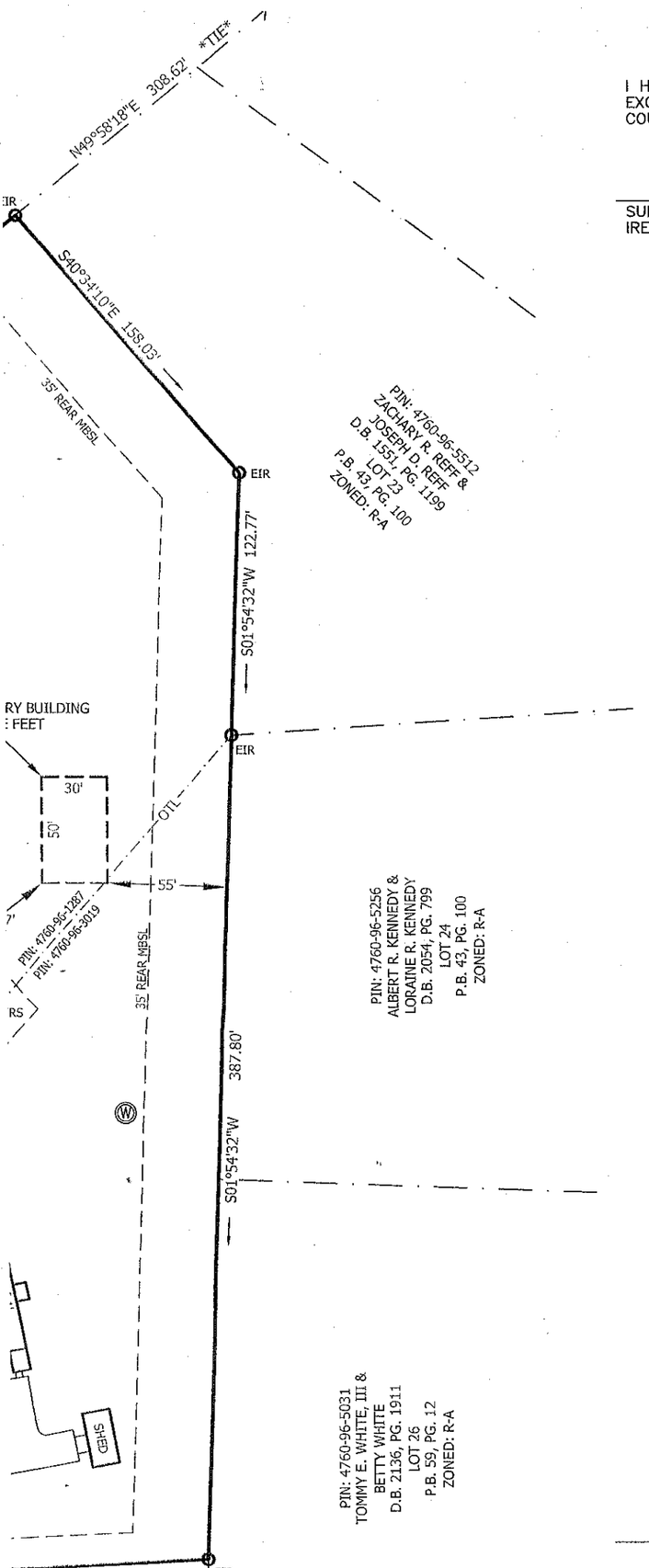
P.B. 51, PG. 57

NAD 83 - 2011

ERMINED BY FLOOD

ERIOR'S

IA



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

SUBDIVISION ADMINISTRATOR — DATE
IREDELL COUNTY, NORTH CAROLINA

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.

REVIEW OFFICER

DATE: _____

I, GERALD V. GRANT, HEREBY CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION

GERALD V. GRANT
PROFESSIONAL LAND SURVEYOR NO. 1593

SEPTEMBER 18, 2014
DATE

OWNER/DEVELOPER:

RAYMOND ERWIN
132 NUTHATCH DRIVE
CLEVELAND, N.C. 27013
PHONE (215) 356-3205

RECOMBINATION PLAT FOR
LOTS 33 & 34 OF

SHINNVILLE ESTATES – PHASE 3

AS RECORDED IN P.B. 51, PG. 57

BARRINGER TOWNSHIP — IREDELL COUNTY — NORTH CAROLINA

PIN NO: 4760-96-3019
4760-96-1287

DEED REF: 1850-1245,
1850-1243

SCALE: 1"=60'

DATE OF SURVEY: 09-16-14

DRAWING NO: 00599-32-33-REC

DRAWN BY: SMS

DATE OF PLAT: 09-17-14

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

RAYMOND A. ERWIN

09-23-14
DATE

NORTH CAROLINA
IREDELL COUNTY

I, S. M. SHARPE, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT RAYMOND A. ERWIN PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 23rd DAY OF SEPTEMBER, 2014.

NOTARY PUBLIC

Stephen M. Sharpe
NOTARY PUBLIC
Iredell County, NC
My Commission Expires 01-25-15

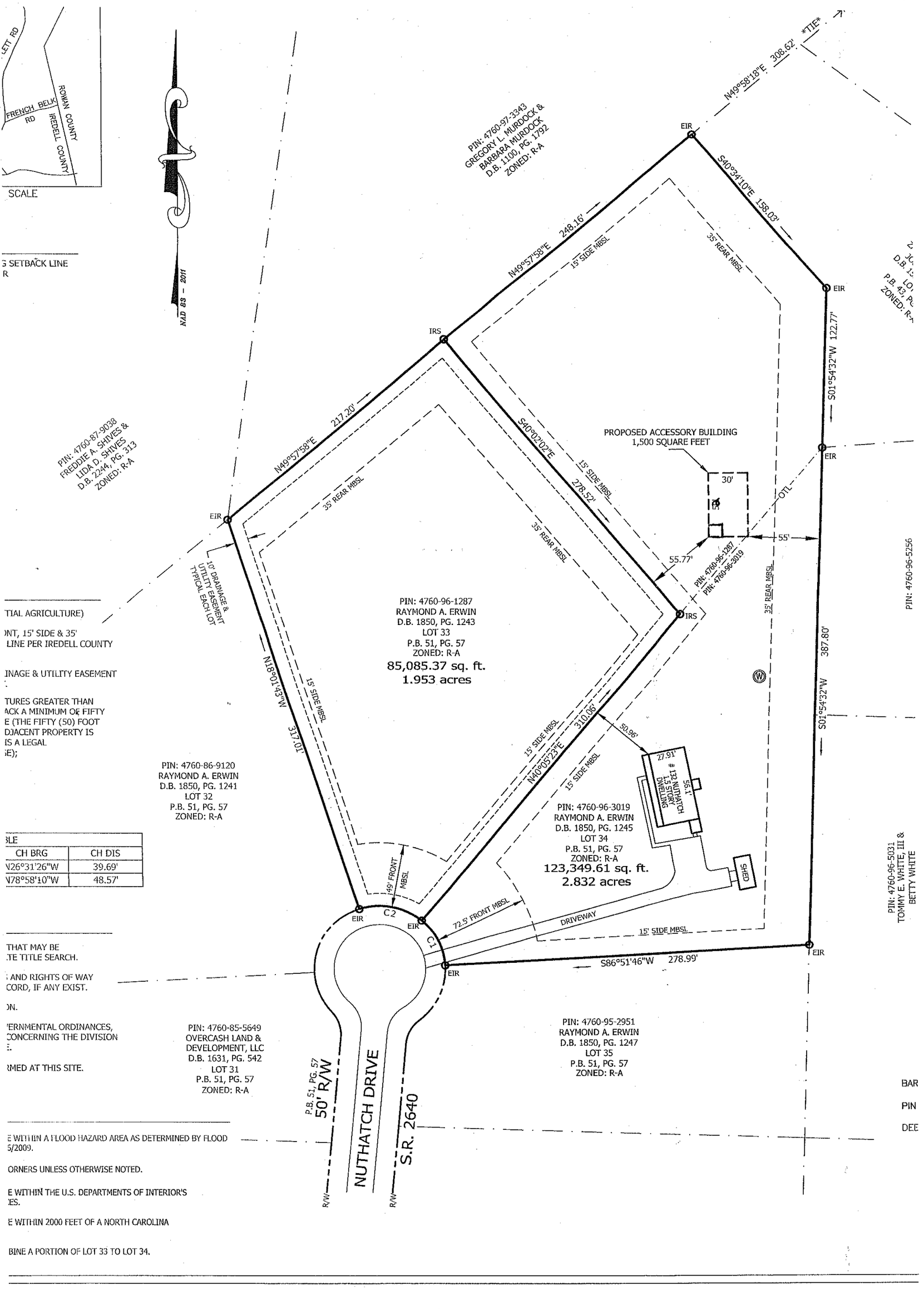
STATE OF NORTH CAROLINA, IREDELL COUNTY, I, GERALD V. GRANT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 51, PAGE 57; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS. 47-30 AS AMENDED.
WITNESS MY SIGNATURE, REGISTRATION NUMBER, AND SEAL

THIS 18th DAY OF SEPTEMBER, 2014.

SURVEYOR — REG. NO.: L-1593

NORTH CAROLINA PROFESSIONAL SEAL L-1593 LAND SURVEYOR GERALD V. GRANT

KESTLER SURVEYING, INC.
2351 SIMONTON ROAD
STATESVILLE, NC 28625
PHONE: (704) 872-0212



TIAL AGRICULTURE)

ONT, 15' SIDE & 35'
LINE PER IREDELL COUNTY

INAGE & UTILITY EASEMENT

TURES GREATER THAN
ACK A MINIMUM OF FIFTY
E (THE FIFTY (50) FOOT
DJACENT PROPERTY IS
IS A LEGAL
E);

BLE	
CH BRG	CH DIS
N26°31'26"W	39.69'
N78°58'10"W	48.57'

THAT MAY BE
TE TITLE SEARCH.

AND RIGHTS OF WAY
CORD, IF ANY EXIST.

ON.

ERNMENTAL ORDINANCES,
CONCERNING THE DIVISION
E.

RMED AT THIS SITE.

E WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FLOOD
5/2009.

ORNERS UNLESS OTHERWISE NOTED.

E WITHIN THE U.S. DEPARTMENTS OF INTERIOR'S
ES.

E WITHIN 2000 FEET OF A NORTH CAROLINA

BINE A PORTION OF LOT 33 TO LOT 34.

BAR

PIN

DEE