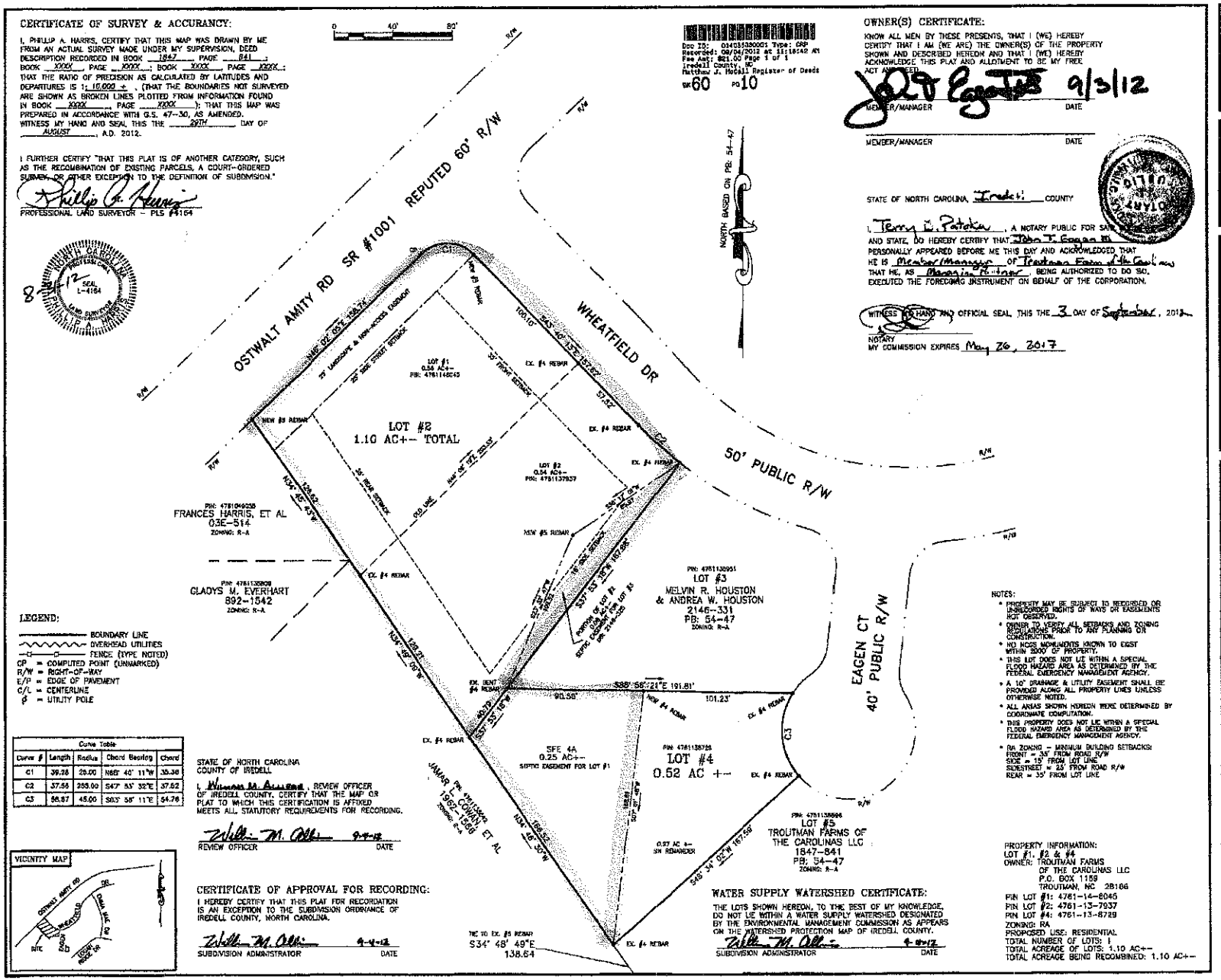

CERTIFICATE OF SURVEY & ACCURANCY:
I, PHILLIP A. HARRIS, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 1847 PAGE 841 ; BOOK XXXX PAGE XXXX ; BOOK XXXX PAGE XXXX ; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000 + , (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK XXXX PAGE XXXX); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY HAND AND SEAL THIS THE 29TH DAY OF AUGUST , A.D. 2012.
I FURTHER CERTIFY THAT THIS PLAT IS 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 - PLS #4164
NORTH CAROLINA PROFESSIONAL SEAL L-4164 LAND SURVEYOR
8-31-12
0 40' 80'
Doc ID: 034035380001 Type: ORP
Recorded: 09/04/2012 At 11:16:40 AM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Matthew J. Mccall Register of Deeds
BK 60 PG 10
OWNER(S) CERTIFICATE:
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.
MEMBER/MANAGER
9/3/12
DATE
MEMBER/MANAGER
DATE
STATE OF NORTH CAROLINA, Iredell COUNTY
I, Terry L. Patsker , A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT John T. Eagan III PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS Member/Manager OF Troutman Farms of the Carolinas THAT HE, AS Manager BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 3 DAY OF September , 2012.
NOTARY
MY COMMISSION EXPIRES May 26, 2017
NORTH BASED ON PB: 54-47
OSTWALT AMITY RD SR #1001 REPUTED 60' R/W
WHEATFIELD DR
50' PUBLIC R/W
EAGEN CT
40' PUBLIC R/W
LOT #2
1.10 AC+- TOTAL
LOT #1
0.54 AC+-
PIN: 4761148045
LOT #2
0.54 AC+-
PIN: 4761137827
LOT #3
MELVIN R. HOUSTON
& ANDREA W. HOUSTON
2146-331
PB: 54-47
LOT #4
0.52 AC +-
LOT #5
TROUTMAN FARMS OF
THE CAROLINAS LLC
1847-841
PB: 54-47
SEE 4A
0.25 AC+-
SEPTIC EASEMENT FOR LOT #1
FRANCES HARRIS, ET AL
03E-514
GLADYS M. EVERHART
892-1542
JAMAR PIN: 4761134420
LEGEND:
BOUNDARY LINE
OVERHEAD UTILITIES
FENCE (TYPE NOTED)
CP = COMPUTED POINT (UNMARKED)
R/W = RIGHT-OF-WAY
E/P = EDGE OF PAVEMENT
C/L = CENTERLINE
= UTILITY POLE
Curve Table
Curve # | Length | Radius | Chord Bearing | Chord
C1 | 39.26 | 25.00 | N65° 40' 11"W | 35.36
C2 | 57.56 | 255.00 | S47° 53' 32"E | 57.52
C3 | 56.87 | 45.00 | S03° 58' 11"E | 54.76
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
9-4-12
DATE
CERTIFICATE OF APPROVAL FOR RECORDING:
I HEREBY CERTIFY THAT THIS PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF IREDELL COUNTY, NORTH CAROLINA.
SUBDIVISION ADMINISTRATOR
9-4-12
DATE
VICINITY MAP
WATER SUPPLY WATERSHED CERTIFICATE:
THE LOTS SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE, DO NOT LIE WITHIN A WATER SUPPLY WATERSHED DESIGNATED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.
SUBDIVISION ADMINISTRATOR
9-4-12
DATE
NOTES:
PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED.
OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
NO ACCESS MONUMENTS KNOWN TO EXIST WITHIN 300' OF PROPERTY.
THIS LOT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
A 10' DRAINAGE & UTILITY EASEMENT SHALL BE PROVIDED ALONG ALL PROPERTY LINES UNLESS OTHERWISE NOTED.
ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.
THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
RA ZONING - MINIMUM BUILDING SETBACKS: FRONT = 35' FROM ROAD R/W SIDE = 15' FROM LOT LINE SIDESTREET = 25' FROM ROAD R/W REAR = 35' FROM LOT LINE
PROPERTY INFORMATION:
LOT #1, #2 & #4
OWNER: TROUTMAN FARMS OF THE CAROLINAS LLC P.O. BOX 1159 TROUTMAN, NC 28166
PIN LOT #1: 4761-14-8045
PIN LOT #2: 4761-13-7937
PIN LOT #4: 4761-13-8729
ZONING: RA
PROPOSED USE: RESIDENTIAL
TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE OF LOTS: 1.10 AC+-
TOTAL ACREAGE BEING RECOMBINED: 1.10 AC+-
TIE TO EX. #5 REBAR S34° 48' 49"E 138.64
Copyright 2012 CES Engineers Group LLP
SEAL
NORTH CAROLINA PROFESSIONAL SEAL L-4164 LAND SURVEYOR
REVISIONS
DATE | COMMENTS | BY
8/31 | CHANGES PER PLANNING DEPT. | PAH
CES GROUP ENGINEERS, LLP
FIRM LICENSE #: P1342
274 N. MAIN ST., SUITE 200
DAVIDSON, NC 28037
EXEMPT RECOMBINATION OF
WHEATFIELD, PHASE ONE
LOTS #1 & #2
PLAT BOOK: 54-47, DEED BOOK: 1847-841
DRAWN BY: PAH
DRAWING FILE NAME: 8144.1#124.DWG
PROJECT NO: 8144.111152
PROPERTY ADDRESS: WHEATFIELD DR STATESVILLE, NC 28677
DATE: AUGUST 29, 2011
SCALE: 1"=40'
TOWNSHIP & COUNTY: CHAMBERSBURG TWSP IREDELL COUNTY, NC
SHEET NUMBER: 1 of 1