Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/25/2016 12:42:54 PM
Fee Amt: $76.00 Page 1 of 2
Revenue Tax: $50.00
Iredell County, NC
Ronald N. Wyatt Register of Deeds

BK 2440 PG 2121 - 2122

Excise Tax $50.00 Recording Time, Book and Page

Parcel Identifier No. 4840 90 5275
Verified by _____County on the _____ day of _____, 20__
By:

Mail after recording to GRANTEE

This instrument was prepared by : **THE LAW OFFICE OF ANTHONY S. PRIVETTE, PLLC**
307 Davie Avenue, Statesville, NC 28677
www.attorneyprivette.com

Brief description for the Index: Lot 11 Olin Ridge, Plat Book 65, Page 54

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25 day of August, 2016, by and between

GRANTOR	GRANTEE
CECIL ENTERPRISES LIMITED PARTNERSHIP a North Carolina limited liability company	**SANDY LEWIS and a ½ undivided interest DAVID CHRISTIE, JR a ½ undivided interest as Joint Tenants with the right of survivorship**
Mailing Address: 133 Redemption Road Statesville, NC 28625	Mailing Address: 188 Olin Loop Olin, NC 28660

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in Olin Township, Iredell County, North Carolina and more particularly described as follows:

BEING ALL of Lot ELEVEN (11) Exemption Plat Revision of Olin Ridge COMBINATION OF LOTS 11 & 12 as the same is platted, planned and recorded in Plat Book 65, Page 54 being a revision of Plat Book 51, Page 40, Iredell County Registry.

All or a portion of the above-described property does not include the principal residence of the Grantor.

R.O.T.C. Page Count 2
☐NS ☐PQ ☐SI

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2321, Page 2023 of the Iredell County Public Registry.

A map showing the above-described property is recorded in Book 65, Page 54 a revision of Book 51, Page 40.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: **All such valid and enforceable easements, conditions and restrictions as may appear of record, if any and ad valorem taxes for the calendar year 2016.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

CECIL ENTERPRISES LIMITED PARTNERSHIP

BY: _____ **(SEAL)**
HAROLD D. CECIL, General Partner

STATE OF NORTH CAROLINA

COUNTY OF IREDELL

I, Kimberly Cassarino, a Notary Public of the County and State aforesaid, certify that HAROLD D. CECIL, personally came before me this day and acknowledged that he is General Partner of CECIL ENTERPRISES LIMITED PARTNERSHIP, Grantor, and acknowledged on behalf of CECIL ENTERPRISES LIMITED PARTNERSHIP, the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the day of August, 2016.

My commission expires: My Commission Expires May 18, 2019

Kimberly Cassarino
Notary Public

KIMBERLY CASSARINO NOTARY PUBLIC MECKLENBURG COUNTY, NC

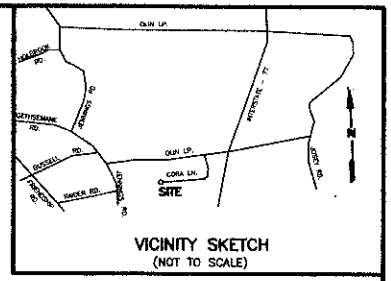
FILED FOR REGISTRATION
BOOK _____ PAGE _____
DATE _____ TIME _____ AM PM
_____ OF _____ PAGES
REGISTERED IN RECORD OF _____ COUNTY

_____
REGISTER OF DEEDS

BY : _____

Doc ID: 015516360001 Type: CRP
Recorded: 07/27/2016 at 03:14:28 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 65 PG 54

LEGEND :
● : EXISTING CORNER; TYPE NOTED
● : IPF : IRON PIPE FD.
● : IRF : IRON ROD FD.
⊕ : CORNER SET; TYPE NOTED
℄ : ——— ——— ; CENTER LINE
— R/W — : RIGHT OF WAY
℄ : PROPERTY LINE
PP : POWER POLE
——— P ——— : POWER LINE
— S — : SETBACK LINE
— E — : EASEMENT
C.M.P. : CORRUGATED METAL PIPE
R.C.P. : REINFORCED CONCRETE PIPE



VICINITY SKETCH
(NOT TO SCALE)

N.C. GRID NORTH

⑨ CECIL ENTERPRISES, LP 2321-2023
⑧ CECIL ENTERPRISES, LP 2321-2023
⑦ CECIL ENTERPRISES, LP 2321-2023
⑥ CECIL ENTERPRISES, LP 2321-2023
⑩ CECIL ENTERPRISES, LP 2321-2023
⑪ 1.8028 ACRES TOTAL
⑬ CECIL ENTERPRISES, LP 2321-2023
⑭

CORA LANE 45' R/W (PUBLIC)

8' DIA.
REBAR SET JAN. 2007
N 55°36'30"E 50.00'
C-1
C-2
S 87°07'43"E 106.87'
278.87' TOTAL
56.50'
111.50'
ELEC. TRANSFORMER
TELEPHONE PEDESTAL
POWER STUB
35' SETBACK
15' SETBACK
TO BE COMBINED
S 02°52'17"W 180.00'
10' SCHOOL
N 55°36'30"E 228.52'
N 87°08'04"W 88.40'
N 87°08'04"W 90.10'
IPF
335.18'
N 87°07'44"W 505.18' TOTAL
S 87°07'44"E 187.73' TOTAL
17.73'
REBAR FD. AT METAL "T" POST
N 43°01'37"E 1206.07' (NOT TO SCALE)
S 22°42'57"W 1222.63' (NOT TO SCALE)
GRID BEARING

N.C.G.S. STATION "PATTERSON" N.C. GRID COORDS. N = 244,221.430 METERS E = 442,250.018 METERS
COMBINED GRID FACTOR = 0.999899
N.C.G.S. STATION "TOMLIN" N.C. GRID COORDS. N = 242,015.980 METERS E = 442,154.895 METERS

ROBERT W. ROBERTSON WILL 146-350 535-420
ROBERT W. ROBERTSON WILL 146-350 548-367
KEVIN N. ROBERTSON NICOLE C. ROBERTSON 2242-867

NOTES :
PROPOSED USE OF LOT = SINGLE FAMILY RESIDENTIAL
ZONING : R-A
MINIMUM SETBACK LINES :
FRONT = 35'
SIDE = 15'
REAR = 35'
DRAINAGE & UTILITY EASEMENTS : FRONT, SIDE, & REAR = 10'
ACREAGE COMPUTED BY COORDINATE METHOD.
PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.
ADJOINING PROPERTY IS ZONED R-A.
LOTS SHALL BE SERVED BY PUBLIC WATER & INDIVIDUAL SEPTIC SYSTEMS.
WATER CO. = IREDELL WATER CORPORATION
AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPARTMENT. UNTIL INSPECTED, THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.
THERE ARE NO BUILDINGS WITHIN THE SUBDIVISION OR WITHIN ANY CONTIGUOUS PROPERTY THAT IS LOCATED ON THE NATIONAL HISTORIC REGISTER.
THIS IS A COMBINATION OF EXISTING PARCELS OF LAND.

CERTIFIED BY : _____
W. BRADLEY FREEMAN
P.L.S. L-3119

50 0 50 100 150
GRAPHIC SCALE - FEET

FLOOD CERTIFICATE :
BASED UPON REVIEW OF FLOOD INSURANCE RATE MAP, PANEL 4840, MAP NUMBER 3710484000J, MAP REVISED: 3/16/2006, THE PROPERTY DEPICTED ON THIS SURVEY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

WATER SUPPLY WATERSHED CERTIFICATE :
THE LOTS WITHIN THE OLIN RIDGE SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, DO NOT LIE WITHIN A WATER SUPPLY WATERSHED DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT OR APPEARING ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.
_____ 7-27-16
SUBDIVISION ADMINISTRATOR DATE
IREDELL COUNTY, NC

CERTIFICATE OF APPROVAL FOR RECORDING:
THIS PLAT IS EXEMPT FROM SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 8.5 OF THE SUBDIVISION ORDINANCE AND MCGS 153A-335.
_____ 7-27-16
SUBDIVISION ADMINISTRATOR DATE
IREDELL COUNTY, NC

PROXIMITY TO VOLUNTARY FARMLAND PRESERVATION DISTRICT :
THIS PROPERTY, OR PORTIONS THEREOF, IS LOCATED WITHIN 1/2 MILE OF A DESIGNATED VOLUNTARY FARMLAND PRESERVATION DISTRICT. THIS PROGRAM HAS BEEN DEVELOPED TO INFORM ALL PURCHASERS OF REAL PROPERTY THAT CERTAIN AGRICULTURAL ACTIVITIES, INCLUDING BUT NOT LIMITED TO PESTICIDE SPRAYING, MANURE SPREADING, MACHINERY AND TRUCK OPERATIONS, LIVESTOCK OPERATIONS, SAWING, AND SIMILAR ACTIVITIES MAY TAKE PLACE IN THESE DISTRICTS ANY TIME DURING THE DAY OR NIGHT.

OWNER CERTIFICATE OF EXEMPTION PLAT :
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.
Regina C. Domdle 7/27/16
REGINA C. DOMDLE (OFFICIAL PARTNER) DATE
Harold D. Cecil 7/27/16
HAROLD D. CECIL (OFFICIAL PARTNER) DATE
I, Jennifer Jolly
A NOTARY PUBLIC OF Iredell COUNTY, NC, DO HEREBY CERTIFY THAT
REGINA C. DOMDLE & HAROLD D. CECIL
PERSONALLY CAME BEFORE ME, THIS DAY AND ACKNOWLEDGED THAT THEY ARE GENERAL PARTNERS OF CECIL ENTERPRISES, A NORTH CAROLINA LIMITED PARTNERSHIP AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF SUCH ENTITY, THEY/HE SIGNED THE FOREGOING INSTRUMENT IN ITS NAME ON ITS BEHALF AND AS ITS ACT AND DEED. WITNESS MY HAND AND NOTARIAL STAMP OR SEAL, THIS 27th DAY OF July, 2016.
_____
NOTARY PUBLIC
MY COMMISSION EXPIRES : April 30 2018

JENNIFER JOLLY
NOTARY PUBLIC
IREDELL COUNTY, NC

CURVE	CH. BEARING	CHORD	ARC DIST.	RADIUS
C-1	N 80°56'22"E	88.81'	109.32'	50.00
C-2	N 85°36'15"E	30.28'	32.52'	25.00

REVIEW OFFICER CERTIFICATE :
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.
_____ 7-27-16
REVIEW OFFICER DATE

CERTIFICATE OF SURVEY AND ACCURACY :
I, W. BRADLEY FREEMAN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION; THAT THE RATIO OF PRECISION IS 1 : 10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 6th DAY OF JUNE, 2016.
_____
PROFESSIONAL LAND SURVEYOR
L-3119
LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3119 LAND SURVEYOR W. BRADLEY FREEMAN

EXEMPTION PLAT
REVISION OF
Olin Ridge
COMBINATION OF LOTS 11 & 12
OLIN TOWNSHIP
IREDELL COUNTY, N.C.

REF. DEED BK. 2321 PG. 2023
REF. DEED BK. PG.
REF. PLAT BK. 51 PG. 40
PARCEL # 4840-90-4285, 4840-90-8294

SURVEY FOR : CECIL ENTERPRISES, LIMITED PARTNERSHIP
OWNER : 823 JOHNSON ROAD STATESVILLE, NC 28625

FREEMAN SURVEYING
LICENSE NO. F-0290
W. BRADLEY FREEMAN, P.L.S. L-3119
1416 PLEASANT GROVE CHURCH ROAD
CROUSE, N.C. 28033
PHONE (704) 732-0404

SCALE : 1" = 50'
CHECKED BY : WBF
DRAWN BY : WBF, DWF
FD. BK. TDS
SURVEY BY : WBF
DATE OF PLAT PREPARATION : JUNE 8, 2016
DATE OF SURVEY : JAN. 2007 JUNE 2016
JOB NO. 0222 DRAW F&E : 0222bdd116.dwg