

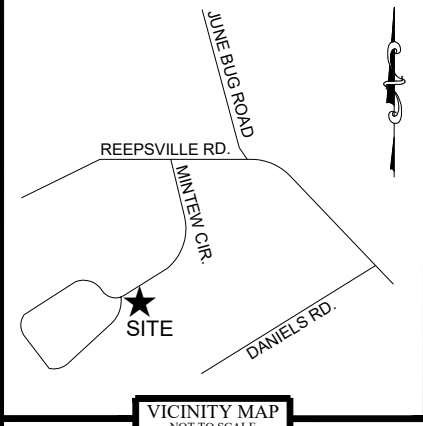
****SUPERINTENDANT TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION****

****THIS PLOT PLAN DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION, AND IS NOT SUITABLE FOR CONVEYANCE OF PROPERTY.****

MINIMUM YARD AND BUILDING SETBACK CURRENT REQUIREMENTS PER PLAT BOOK 9 PAGE 272	
FRONT SETBACK	40'
SIDE YARD SETBACK	10'
REAR SETBACK	30'
MINIMUM YARD WIDTH	60'

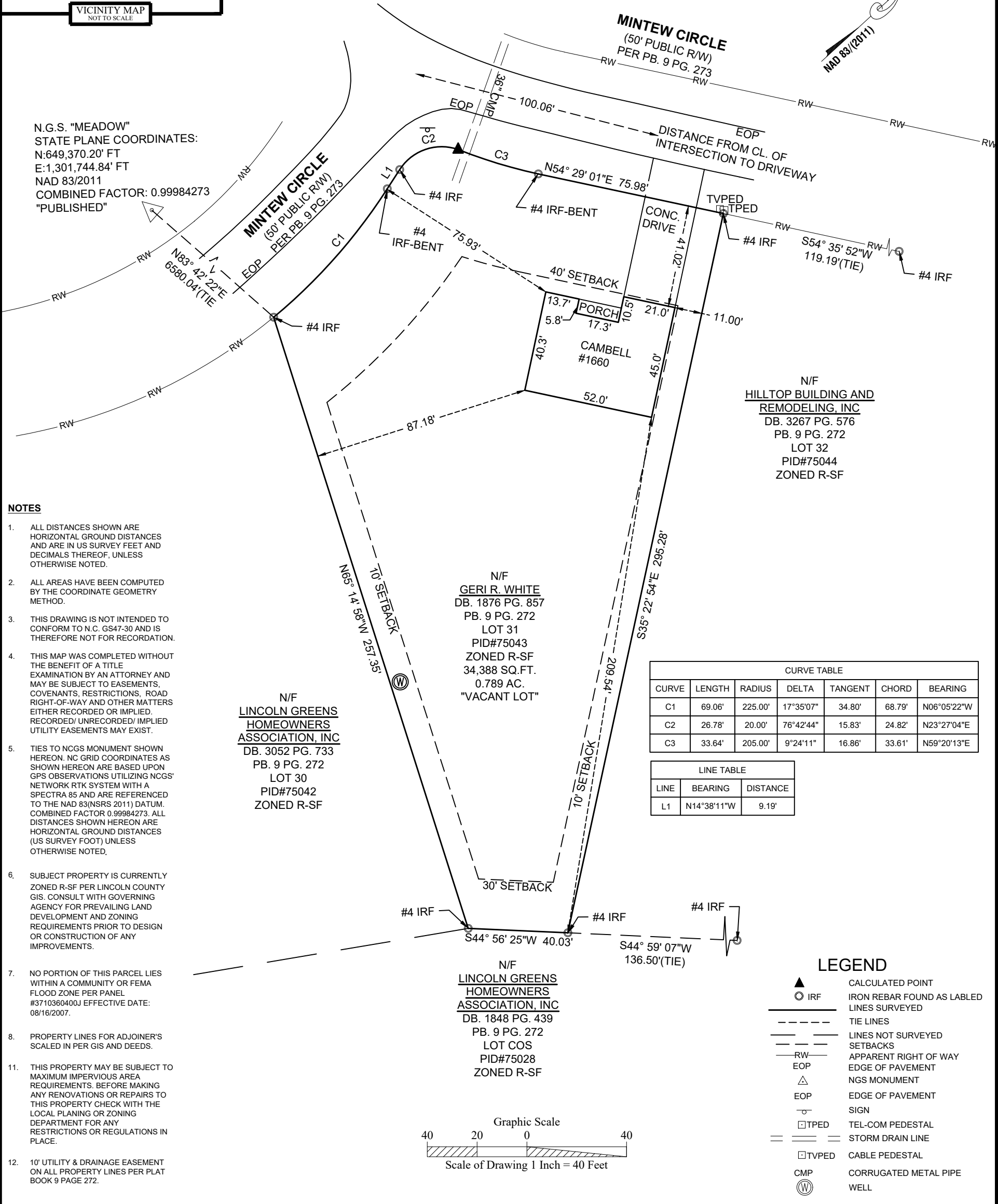
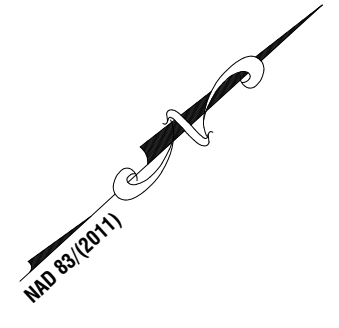
PRELIMINARY

J. ERIC CLEMMER, P.L.S.
3556 CENTRE CIRCLE DRIVE, SUITE A
FORT MILL, SC 29715
PHONE 844-865-5263



VICINITY MAP
NOT TO SCALE

N.G.S. "MEADOW"
STATE PLANE COORDINATES:
N:649,370.20' FT
E:1,301,744.84' FT
NAD 83/2011
COMBINED FACTOR: 0.99984273
"PUBLISHED"



N/F
HILLTOP BUILDING AND REMODELING, INC
DB. 3267 PG. 576
PB. 9 PG. 272
LOT 32
PID#75044
ZONED R-SF

N/F
GERI R. WHITE
DB. 1876 PG. 857
PB. 9 PG. 272
LOT 31
PID#75043
ZONED R-SF
34,388 SQ.FT.
0.789 AC.
"VACANT LOT"

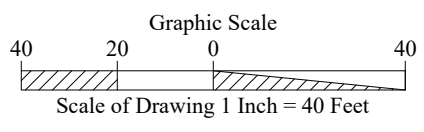
N/F
LINCOLN GREENS HOMEOWNERS ASSOCIATION, INC
DB. 3052 PG. 733
PB. 9 PG. 272
LOT 30
PID#75042
ZONED R-SF

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	69.06'	225.00'	17°35'07"	34.80'	68.79'	N06°05'22"W
C2	26.78'	20.00'	76°42'44"	15.83'	24.82'	N23°27'04"E
C3	33.64'	205.00'	9°24'11"	16.86'	33.61'	N59°20'13"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°38'11"W	9.19'

- NOTES**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND ARE IN US SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 - ALL AREAS HAVE BEEN COMPUTED BY THE COORDINATE GEOMETRY METHOD.
 - THIS DRAWING IS NOT INTENDED TO CONFORM TO N.C. GS47-30 AND IS THEREFORE NOT FOR RECORDATION.
 - THIS MAP WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY AND MAY BE SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, ROAD RIGHT-OF-WAY AND OTHER MATTERS EITHER RECORDED OR IMPLIED. RECORDED/ UNRECORDED/ IMPLIED UTILITY EASEMENTS MAY EXIST.
 - TIES TO NCGS MONUMENT SHOWN HEREON. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS' NETWORK RTK SYSTEM WITH A SPECTRA 85 AND ARE REFERENCED TO THE NAD 83(NSRS 2011) DATUM. COMBINED FACTOR 0.99984273. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED.
 - SUBJECT PROPERTY IS CURRENTLY ZONED R-SF PER LINCOLN COUNTY GIS. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
 - NO PORTION OF THIS PARCEL LIES WITHIN A COMMUNITY OR FEMA FLOOD ZONE PER PANEL #3710360400J EFFECTIVE DATE: 08/16/2007.
 - PROPERTY LINES FOR ADJOINER'S SCALED IN PER GIS AND DEEDS.
 - THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.
 - 10' UTILITY & DRAINAGE EASEMENT ON ALL PROPERTY LINES PER PLAT BOOK 9 PAGE 272.

- LEGEND**
- CALCULATED POINT
 - IRF IRON REBAR FOUND AS LABELED LINES SURVEYED
 - TIE LINES
 - LINES NOT SURVEYED
 - SETBACKS
 - RW APPARENT RIGHT OF WAY
 - EOP EDGE OF PAVEMENT
 - NGS MONUMENT
 - EOP EDGE OF PAVEMENT
 - SIGN
 - TPCD TEL-COM PEDESTAL
 - SDL STORM DRAIN LINE
 - CPED CABLE PEDESTAL
 - CMP CORRUGATED METAL PIPE WELL



PLOT PLAN OF LOT 31 OF LINCOLN GREENS

 3556 CENTRE CIRCLE DRIVE, SUITE A FORT MILL, SC 29715 OFFICE: 844.865.5263 WWW.TIDEMARKLAND.COM NC FIRM C-4291 / SC COA 5654	PLOT PLAN MADE AT REQUEST: FOUR CORNERS OF CHARLOTTE	AS RECORDED IN: DEED BOOK: 1876 PAGE: 859 PLAT BOOK: 9 PAGE: 272	SITE ADDRESS: MINTEW CIRCLE TOWN OF IRON STATION NORTH CAROLINA, 28080 LINCOLN COUNTY				
				1091-0126 Job No.	KRS Drawn By	≥ 1:10,000+ Error of Closure	1"=40' Drawing Scale