

NOTES

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- ALL AREAS HAVE BEEN COMPUTED BY THE COORDINATE GEOMETRY METHOD.
- THIS MAP WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY AND MAY BE SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, AND OTHER MATTERS EITHER RECORDED OR IMPLIED. RECORDED/UNRECORDED/IMPLIED UTILITY EASEMENTS MAY EXIST.
- TIES TO NGS 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(NAD 2011) DATUM. COMBINED FACTOR 0.9998330. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-A IREDELL 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 #310476600J EFFECTIVE DATE: 3/18/2008.
- MINOR SUBDIVISION PLAT MADE AT THE REQUEST OF OWNER.
- IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.
- THE NEW LOTS TO BE SERVED BY INDIVIDUAL WELLS & INDIVIDUAL SEPTIC SYSTEMS.
- THE SMALLEST LOT PROPOSED IS LOT 1 WITH AN AREA OF 1.601 ACRES.

LEGEND

- ▲ CALCULATED POINT
- #4 REBAR SET
- IPF IRON PIPE FOUND AS LABELED
- IRF IRON REBAR FOUND AS LABELED
- LINES SURVEYED
- - - TIE LINES
- - - LINES NOT SURVEYED
- - - SETBACKS
- - - APPARENT RIGHT OF WAY
- - - EOP EDGE OF PAVEMENT
- - - OHW OVERHEAD WIRES
- UTILITY POLE
- △ NGS MONUMENT
- SEWER MANHOLE
- - - EOP EDGE OF PAVEMENT
- - - TOP OF BANK
- - - BG BELOW GROUND
- - - AG ABOVE GROUND
- - - CONC. CONCRETE
- - - DB DEED BOOK
- - - PB PLAT BOOK
- - - CPP CORRUGATED PLASTIC PIPE
- - - OLD LOT LINES
- - - CABLE PEDESTAL
- WELL
- SATELLITE DISH
- POWER METER

Scale of Drawing 1 inch = 60 Feet

CERTIFIED TRUE COPY
RENEE L. HOLLAND
 REGISTER OF DEEDS
 IREDELL COUNTY, NC
 DATE: 8-15-2024
 BY: *Katie Williams*
 ASST. DEPUTY

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
 SEAL
 8/13/24
 L-5315
 J. ERIC CLEMMER

J. ERIC CLEMMER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2610, PAGE 857 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM MAP BOOK NA, PAGE NA INFORMATION AS SHOWN, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13TH DAY OF AUGUST, A.D., 2024.

I CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

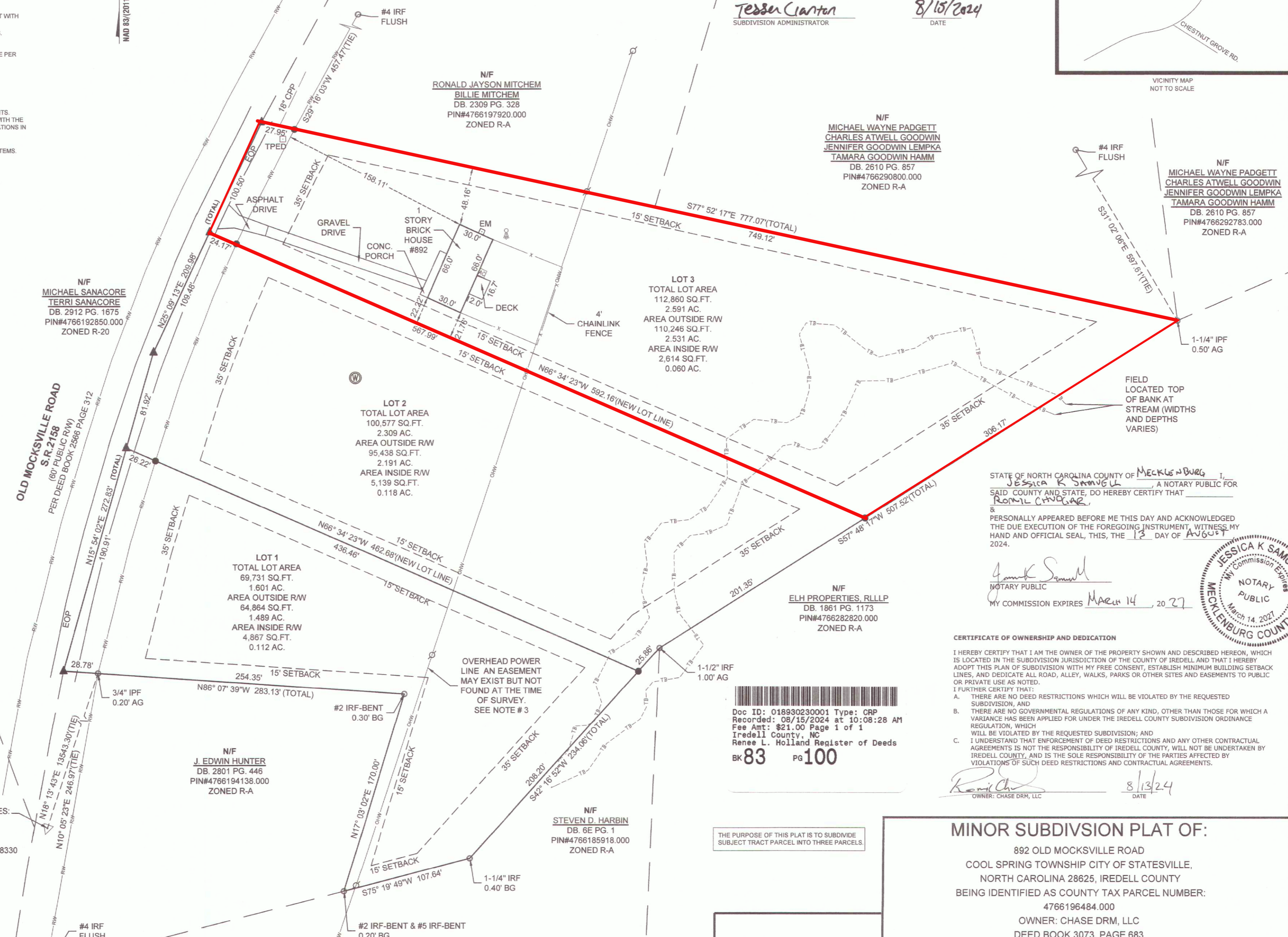
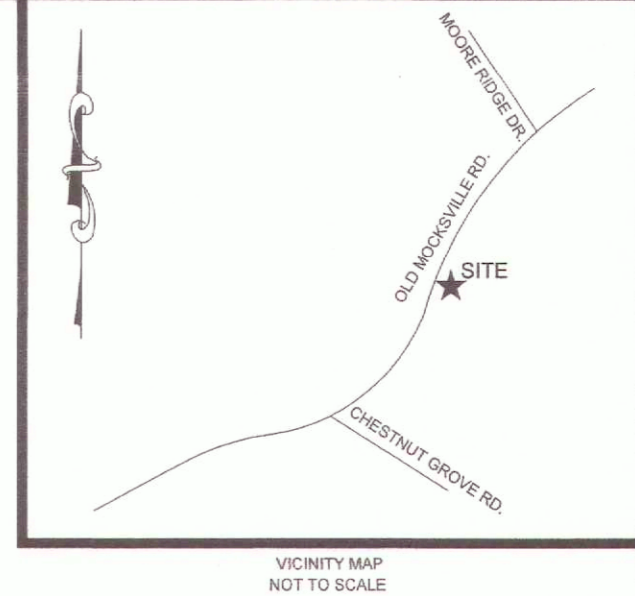
N.G.S. "WINGWALL" STATE PLANE COORDINATES:
 N:756,432.18' FT
 E:1,457,090.15' FT
 NAD 83/2011
 COMBINED FACTOR: 0.9998330
 "PUBLISHED"

MINIMUM YARD AND BUILDING SETBACK REQUIREMENTS PER CURRENT R-A ZONING

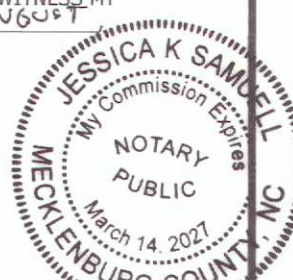
FRONT SETBACK	35'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	35'
MINIMUM AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH	100'

CERTIFICATE OF APPROVAL
 I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF IREDELL, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF IREDELL COUNTY.
Tessa Clanton
 SUBDIVISION ADMINISTRATOR
 IREDELL COUNTY, NORTH CAROLINA
 DATE: 8/15/2024

HEALTH DISCLAIMER
 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.
WATERSHED CERTIFICATE
 ALL LOTS WITHIN 892 OLD MOCKSVILLE RD, TO THE BEST OF MY KNOWLEDGE, DOES NOT LIE WITHIN THE CRITICAL WATERSHED, AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT, AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.
Tessa Clanton
 SUBDIVISION ADMINISTRATOR
 DATE: 8/15/2024



STATE OF NORTH CAROLINA COUNTY OF MECKLENBURG, I, *Jessica K. Sandell*, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *Renee L. Holland* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS, THE 13 DAY OF AUGUST, 2024.
Jessica K. Sandell
 NOTARY PUBLIC
 MY COMMISSION EXPIRES March 14, 2027



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF IREDELL AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL ROAD, ALLEY, WALKS, PARKS OR OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.
 I FURTHER CERTIFY THAT:
 A. THERE ARE NO DEED RESTRICTIONS WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION, AND
 B. THERE ARE NO GOVERNMENTAL REGULATIONS OF ANY KIND, OTHER THAN THOSE FOR WHICH A VARIANCE HAS BEEN APPLIED FOR UNDER THE IREDELL COUNTY SUBDIVISION ORDINANCE REGULATION, WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION; AND
 C. I UNDERSTAND THAT ENFORCEMENT OF DEED RESTRICTIONS AND ANY OTHER CONTRACTUAL AGREEMENTS IS NOT THE RESPONSIBILITY OF IREDELL COUNTY, WILL NOT BE UNDERTAKEN BY IREDELL COUNTY, AND IS THE SOLE RESPONSIBILITY OF THE PARTIES AFFECTED BY VIOLATIONS OF SUCH DEED RESTRICTIONS AND CONTRACTUAL AGREEMENTS.
Renee L. Holland
 OWNER: CHASE DRM, LLC
 DATE: 8/13/24

Doc ID: 018930230001 Type: CRP
 Recorded: 08/15/2024 at 10:08:28 AM
 Fee Amt: \$21.00 Page 1 of 1
 Iredell County, NC
 Renee L. Holland Register of Deeds
 BK 83 PG 100

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT TRACT PARCEL INTO THREE PARCELS.

OWNER INFORMATION
 CHASE DRM, LLC
 DB. 3073 PG. 683
 PIN#4766196484.000
 ZONED R-A
 TOTAL AREA
 283,168 SQ. FT.
 6.501 AC.

MINOR SUBDIVISION PLAT OF:

892 OLD MOCKSVILLE ROAD
 COOL SPRING TOWNSHIP CITY OF STATESVILLE,
 NORTH CAROLINA 28625, IREDELL COUNTY
 BEING IDENTIFIED AS COUNTY TAX PARCEL NUMBER:
 4766196484.000
 OWNER: CHASE DRM, LLC
 DEED BOOK 3073, PAGE 683

DATE:	8/13/2024
PROJECT NO.:	1091-0147
DRAWN BY:	KRS
PROJECT SURVEYOR:	JEC
CLIENT:	CHASE DRM, LLC
SHEET 1 OF 1	
SCALE:	1" = 60'



3556 CENTRE CIRCLE, SUITE A
 FORT MILL, SC 29715
 OFFICE: 844.865.5283
 WWW.TIDEMARKLAND.COM
 NC FIRM C-4291/SC COA 5654