THE SUBJECT PROPERTY, TO THE BEST OF MY KNOWLEDGE LIES WITHIN THE WS-IV PA OF THE LAKE NORMAN-CATAWBA RIVER BASIN, AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

9/4/02
DATE

SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

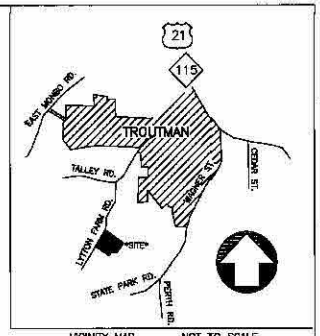
I, Bob Jackson, REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
9/4/02
DATE

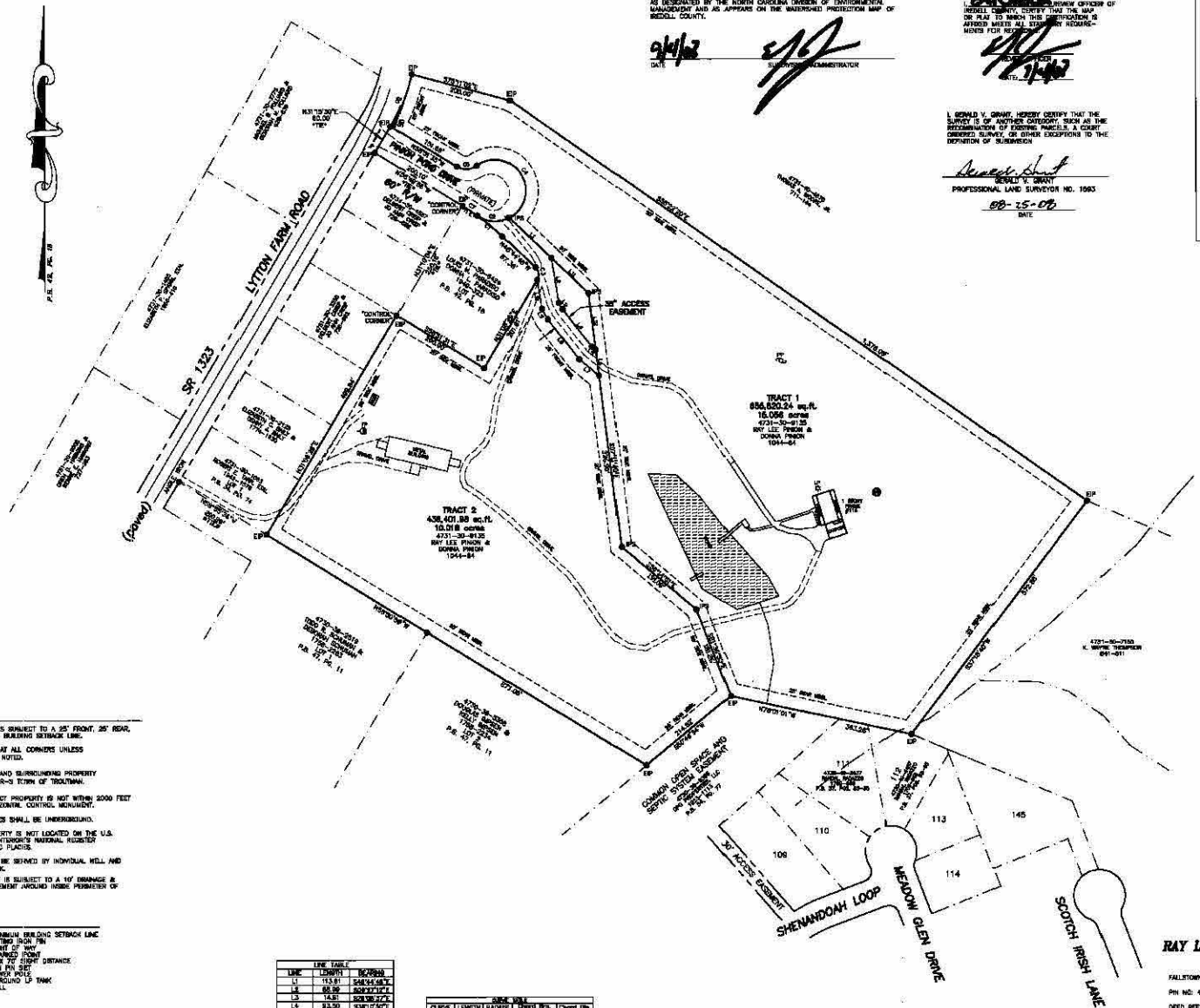
I, GERALD V. GRANT, HEREBY CERTIFY THAT THE SURVEY IS OF ANOTHER OWNERSHIP, SIGN AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION

GERALD V. GRANT
PROFESSIONAL LAND SURVEYOR NO. 1693

08-25-08
DATE



VICINITY MAP NOT TO SCALE



NOTES:

PROPERTY IS SUBJECT TO A 25' FRONT, 25' REAR, & 20' SIDE BUILDING SETBACK LINE.

IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.

PROPERTY AND SURROUNDING PROPERTY IS ZONED R-3 TOWN OF TROUTMAN.

THE SUBJECT PROPERTY IS NOT WITHIN 2000 FEET OF A HORIZONTAL CONTROL MONUMENT.

ALL UTILITIES SHALL BE UNDERGROUND.

THIS PROPERTY IS NOT LOCATED ON THE U.S. DEPT. OF INTERIOR'S NATIONAL REGISTER OF HISTORIC PLACES.

LOT SHALL BE SERVED BY INDIVIDUAL WELL AND SEPTIC TANK.

EACH TRACT IS SUBJECT TO A 10' DRAINAGE & UTILITY EASEMENT AROUND INSIDE PERIMETER OF PARCEL.

LEGEND:

MBSL - MINIMUM BUILDING SETBACK LINE
EIP - EXISTING IRON PIN
R/W - RIGHT OF WAY
⊕ - UNMARKED POINT
SD - 10' X 70' SIGHT DISTANCE
IPS - IRON PIN SET
PP - POWER POLE
LP - INGROUND LP TANK
W - WELL

REFERENCES:

A DIVISION OF A PORTION OF THE THOMAS A. MOORE PROPERTY BY KESTLER SURVEYING, INC. DATED 08-08-83 (DRAWING NUMBER: 05793).

PLAT FOR RAY LEE PINION AND WIFE, DONNA C. PINION BY PYRAMID LAND SURVEYING DATED 08-26-99 AND RECORDED IN PLAT BOOK 34, PAGE 74.

LINE TABLE		
LINE	LENGTH	BEARING
L1	113.81	S46°44'48"E
L2	66.99	S09°37'17"E
L3	14.81	S09°38'27"E
L4	93.50	S36°12'54"E
L5	6.77	S61°06'57"E
L6	69.46	S07°11'40"E
L7	60.08	N01°06'37"W
L8	100.23	N38°10'50"W
L9	23.40	N68°08'37"W
L10	57.77	N09°37'12"W
L11	106.91	S46°44'48"E
L12	112.31	S62°11'50"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	Chord Brg.	Chord Dis.
C1	64.31	470.00	N39°25'35"W	64.26'
C2	66.63	80.00	S69°46'33"E	62.37'
C3	27.19	20.00	N07°48'08"W	25.14'
C4	127.67	80.00	N31°55'44"W	115.07'
C5	41.19	35.00	N67°20'36"W	38.88'
C6	110.05	340.18	N31°49'56"E	109.57'
C7	35.01	470.00	N69°43'41"W	35.00'

SITE DATA:
ACREAGE IN TOTAL TRACT TO BE SUBDIVIDED: ------25.074 ACRES
ACREAGE IN PARKS AND
OTHER NONRESIDENTIAL USES: ----------NONE
TOTAL NUMBER OF PARCELS CREATED: ----------2
ACREAGE IN SMALLEST LOT: ----------TRACT 2 - 10.018 ACRES

OWNER/DEVELOPER:
RAY LEE PINION and wife, DONNA C. PINION
116 PINION POND DRIVE
TROUTMAN, NC 28166
PHONE: (704) 481-8265

LAND DIVISION SURVEY FOR

RAY LEE PINION and wife, DONNA C. PINION

FALLSTOWN TOWNSHIP | IREDELL COUNTY | NORTH CAROLINA
PIN NO: 4731-30-9135 | DRAWN BY: SMS | SCALE: 1" = 100'
DEED REF: 1044-64 | DATE SURVEYED: 08-18-08 | DRAWING NO: 01702-3
DATE PLOTTED: 08-20-08

GRAPHIC SCALE
0 50 100 200 300 400
(IN FEET)
1 inch = 100 ft.

Doc ID: 018096000003 Type: CRP
Recorded: 09/22/2008 at 04:00:11 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Sandra G. Hall Register of Deeds
BK 55 PG 40

I HEREBY CERTIFY THAT THE PLAT FOR RECORDATION IS AN EXCEPTION TO THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF TROUTMAN, NORTH CAROLINA.

SUBDIVISION ADMINISTRATOR
TOWN OF TROUTMAN, NC
9/4/02
DATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF TROUTMAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM LOT SIZE AND BUILDING SETBACK LINES AS NOTED.

Ray Lee Pinion
RAY LEE PINION

Donna C. Pinion
DONNA C. PINION

8-8 August 08
DATE

NORTH CAROLINA, IREDELL COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT RAY LEE PINION DONNA C. PINION PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL,
THIS 22nd DAY OF August 2008.

Gail C. Grant
NOTARY PUBLIC

OFFICIAL SEAL
Notary Public - North Carolina
County of Iredell
GAIL C. GRANT
My Commission Expires 02-12-2012

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 42, PAGE 18; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY SIGNATURE, REGISTRATION NUMBER, AND SEAL.
THIS 22nd DAY OF AUGUST
A.D. 2008.

SURVEYOR REG. NO.: L-1693

NORTH CAROLINA PROFESSIONAL SEAL L-1693 GERALD V. GRANT

KSI
KESTLER SURVEYING, INC.
P.O. BOX 1793
STATESVILLE, NC 28687
PHONE: (704) 872-0212

(Page 1 of 1)