



Filed for Registration
 Date: _____ Page: _____ of _____
 Registered in favor of _____
 Registrar of Deeds

I, Joel H. Patterson III, certify that this plat was drawn under my supervision from an actual survey made under my supervision and/or Map Book 381, Page 202. That the boundaries not surveyed are clearly indicated as drawn from information found in Book 224, Page 202. That the ratio of precision as calculated is 1:10,000. That this plat does create a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land and was prepared in accordance with G.S. 47-30 as amended. Witness my hand and official seal, this 20th day of September, A.D. 2005.

JOEL H. PATTERSON III
 REALTOR
 REGISTRATION NUMBER: L-3717

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 Proposed Subdivision Road
 Construction Standards Certification
 Approved: *[Signature]*
 District Engineer
 Date: 12-8-05

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the County of Iredell and that I hereby adopt this plan of subdivision with my true consent and without any conditions, restrictions or easements.

I further certify that:
 a. there are no deed restrictions which will be violated by the requested subdivision; and
 b. there are no governmental restrictions of any kind, other than those for which a variance has been applied for under the Iredell County Subdivision Ordinance, which will be violated by the requested subdivision; and
 c. I understand that enforcement of deed restrictions and any other conditions or covenants to real property is the responsibility of the parties to the deed and not the responsibility of the State or County.

12-8-05
 Date
[Signature]
 By: Thornton Brooks, Manager

State of North Carolina
 County of IREDELL

I, *[Signature]*, Notary Public for said County and State do hereby certify that *[Signature]* is a United States Citizen, a United States Resident, and a resident of the County of Iredell, North Carolina, and is qualified to execute the foregoing instrument on behalf of the company.

12-9-05
 Date
[Signature]
 Notary Public

Where my hand and official seal is shown, this is the 12th day of December, 2005.
 My Commission Expires: 11-27-2007

Criteria of Approval for Recording
 I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations of the County of Iredell, North Carolina. I further certify that all streets, utilities and other required improvements have been indicated on the subdivision map or the boundaries of the proposed improvements in all load amount and manner satisfactory to the County of Iredell. I have been satisfied, and that the filing fee for this plat in the amount of \$ 1,000.00 has been received. This plat has been reviewed by the subdivision administrator for recording in the Office of the Registrar of Deeds of Iredell County.

12-9-05
 Date
[Signature]
 Subdivision Administrator

All lots within Walden Ridge Subdivision, to the best of my knowledge does lie within the W-100V Water Supply Watershed as depicted on the Environmental Management Commission as appears on the Watershed Protection Map of Iredell County.

12-9-05
 Date
[Signature]
 Subdivision Administrator

State of North Carolina
 County of IREDELL

I, *[Signature]*, Notary Public for said County and State do hereby certify that *[Signature]* is a United States Citizen, a United States Resident, and a resident of the County of Iredell, North Carolina, and is qualified to execute the foregoing instrument on behalf of the company.

12-9-05
 Date
[Signature]
 Review Officer

All roads in this subdivision are hereby declared public. The maintenance of all streets and roads in this subdivision shall be the responsibility of lot owners and it shall be their responsibility to bring such streets up to the standards of the North Carolina Department of Transportation before any streets on this plat are added into the North Carolina State Highway System.

12-8-05
 Date
[Signature]
 Owner/Developer

JOB NAME:
**Final Plat of
 Walden Ridge Subdivision (Sheet Two of Two)**

LOCATION: COBBLE CREEK TOWNSHIP, IREDELL CO, NC
 TAX PARCEL NUMBER: 4576-72-4599
 DRAWN BY: PAF
 CHECKED BY: JHP

OWNERS/ DEVELOPERS:
 IREDELL GROUP, LLC
 109-C Williamson Road
 MOORESVILLE, NC 28117
 Deed Bk 1671 Pgs 402
 SCALE: 1" = 100'
 DATE OF FIELD SURVEY: DECEMBER 2004
 DATE OF MAP: SEPTEMBER 4, 2005
 JOB NUMBER: _____
 SHEET NUMBER: 2 of 2

Land Surveying by:
 Joel H. Patterson III, P.L.S. 3717
 P.O. Box 5010, Mooresville, NC 28117
 704/361-0415 * Fax 704/528-4038

- This property may be subject to any Easements of record, Rights-of-Way and/or Restrictive Covenants.
- Boundary information based on Deed Book: 182 at Page: 283 and Deed Book: 302 at Page 115 in the Iredell County Register of Deeds.
- This property and the buildings are zoned R1.
- Area by coordinate method.
- As of the date of this recording, the lots represented on this plat have not been inspected or approved by the Health Department. Until inspected there is no assurance that a building permit will be issued.
- Total Number of lots created: 38
- Minimum Building Setbacks are as follows: 50' Front, 10' Side, 20' Corner, 30' Rear except this adjacent to streets as shown. See Lot 42 for Detail.
- All lot lines are subject to a 10' utility and drainage easement on each side of all property lines. See Lot 21 for Detail.
- Total acreage to be subdivided: 112.78 +/- Acres
- 41' Right-of-Way at all corners unless otherwise noted.
- Total Area of new road this plat: 4700 +/-
- 32' Right-of-Way at all corners. See Lot 42, 44, 46, 48, 50, 52, 54 @ 1.00 Acres
- A portion of this property is located within Flood Zone "A" & "C" according to Flood Insurance Rate Map Community Panel Number: 370313-0210-B. Effective Date: May 15, 1980
- The Flood area as shown was added from the above mentioned map only.