

NAD 83/2011

Edith M. LeVan Heirs
D.B. 732, Pg. 253

OWNER CERTIFICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Iredell and that I (we) hereby adopt this plan of subdivision with my free consent and establish minimum building setbacks as noted.

- 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 regulations, 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.

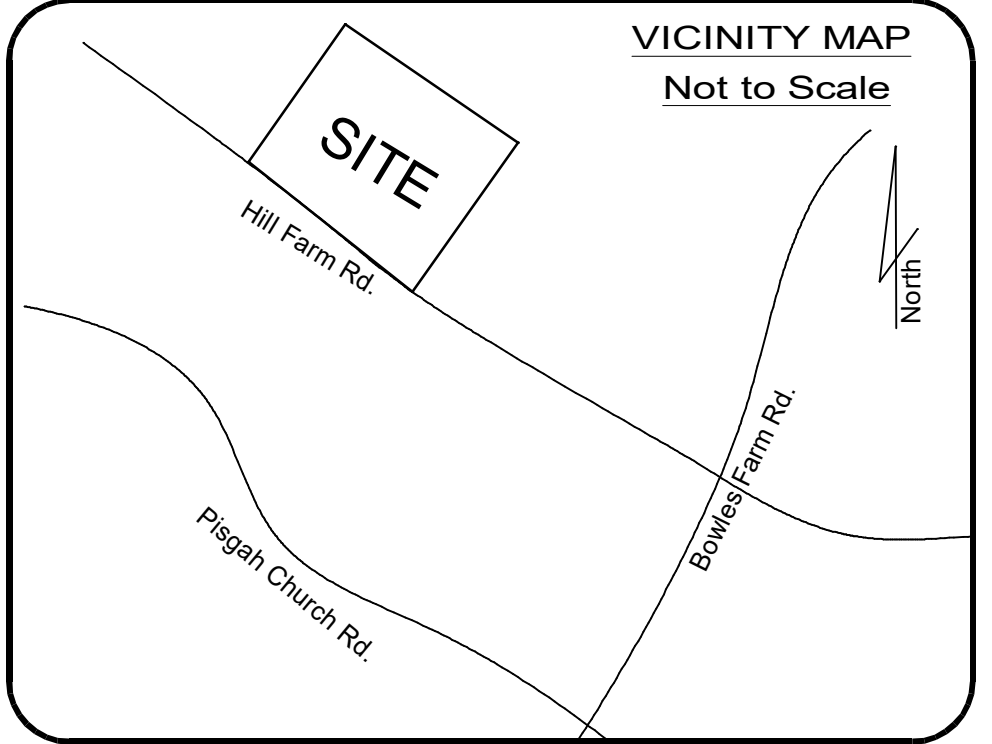
Owner _____ Date _____

I, _____ a Notary Public of the County and State aforesaid, certify that personally appeared before me this day and acknowledged the execution and foregoing instrument. Witness my hand and seal this _____ day of _____, 2025.

My commission expires _____ Notary Public

VICINITY MAP

Not to Scale



LINE TABLE

Course	Bearing	Distance
L1	N 47°55'13" W	7.92'
L2	N 49°56'07" E	30.09'
L3	N 49°56'07" E	113.81'
L4	N 81°10'56" E	42.49'
L5	N 80°50'39" E	58.46'

Edith M. LeVan Heirs
D.B. 732, Pg. 253

Lot 1
1.298 Acres

Jonathan P. Harris
D.B. 3074, Pg. 18
Lot 3, P.B. 83, Pg. 44

SUBDIVISION ADMINISTRATOR

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 this plat has been approved by the Subdivision Administrator for recording in the Register Deeds of Iredell County.

Subdivision Administrator
Iredell County, North Carolina

The Subdivision shown hereon to the best of my knowledge does lie within the WSIV (PA) South Yadkin as designated by the North Carolina Division of Environmental Management and as appears on the Watershed Protection Map of Iredell County.

Date: _____ Subdivision Administrator

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, _____ Review Officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date: _____ Review Officer

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.

SCALE



SURVEYOR CERTIFICATION

I, David B. Jordan, hereby certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, David B. Jordan certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 732, page 253; that the boundaries not surveyed are clearly indicated as drawn from information found in Book NA, page NA; that the ratio of precision as calculated is 1:10,000 ±; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS (GNSS if dual constellations are used) survey:
Class of survey AA
Positional accuracy 95%+
Type of GPS field procedure: RTK networks
Dates of survey: 10/24/2025
Datum/Epoch: NAD 83(2011) epoch 2010
Published/Fixed-control use: NCGS CORS Network
Geoid model: geoid18
Combined grid factor(s): 0.99993697623317
Units: US Survey feet
That this plat was prepared in accordance with G.S. 47-10 as amended.

Witness my original signature and seal this the _____ day of _____, 2025.



SURVEY NOTES

- 1) Subject Property and adjoining property is Zoned R-A.
- 2) Subject property is on FIRM Panel # 3710470800J Zone X having an effective date of 12/18/2007.
- 3) All areas shown are by Coordinate Computation Method.
- 4) Linear feet in proposed street N/A.
- 5) Subject property is not located within the Farmland Preservation Area of Iredell County.
- 6) No N.C.G.S. Horizontal Control found within 2000' of subject property.
- 7) Setback Information: 35' Front, 35' Rear & 15' Side (per Iredell County Zoning Ordinance).
- 8) It is the purpose of this plat to subdivide the property as shown.
- 9) This survey was prepared without the benefit of a title abstract and is made subject to any discrepancies which may be disclosed by a thorough and accurate title search.
- 10) All lots shown are to be served by Individual Septic Systems.
- 11) All lots shown are to be served by individual wells.
- 12) There shall exist along all property lines a 10' Drainage & Utility Easement. If restrictions permit the recombination or re-division of lots then the Drainage & Utility Easements along all interior line shall be relinquished. This does not apply to any easement or right-of-way of record prior to the recording of this plat.