

WATERSHED CERTIFICATION

ALL LOTS WITHIN THIS SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, DO NOT LIE WITHIN A WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT.

Maureen Gable
SUBDIVISION ADMINISTRATOR

4-24-2015
DATE

CERTIFICATION OF REVIEW OFFICER

STATE OF NORTH CAROLINA, COUNTY OF IREDELL

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

Maureen Gable
REVIEW OFFICER

4-24-2015
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

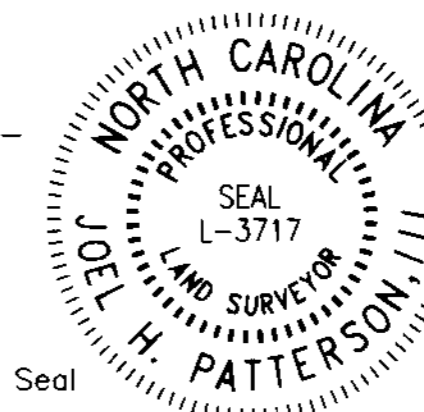
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE ON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF MOORESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF IREDELL COUNTY.

Maureen Gable
SUBDIVISION ADMINISTRATOR
TOWN OF MOORESVILLE, NORTH CAROLINA

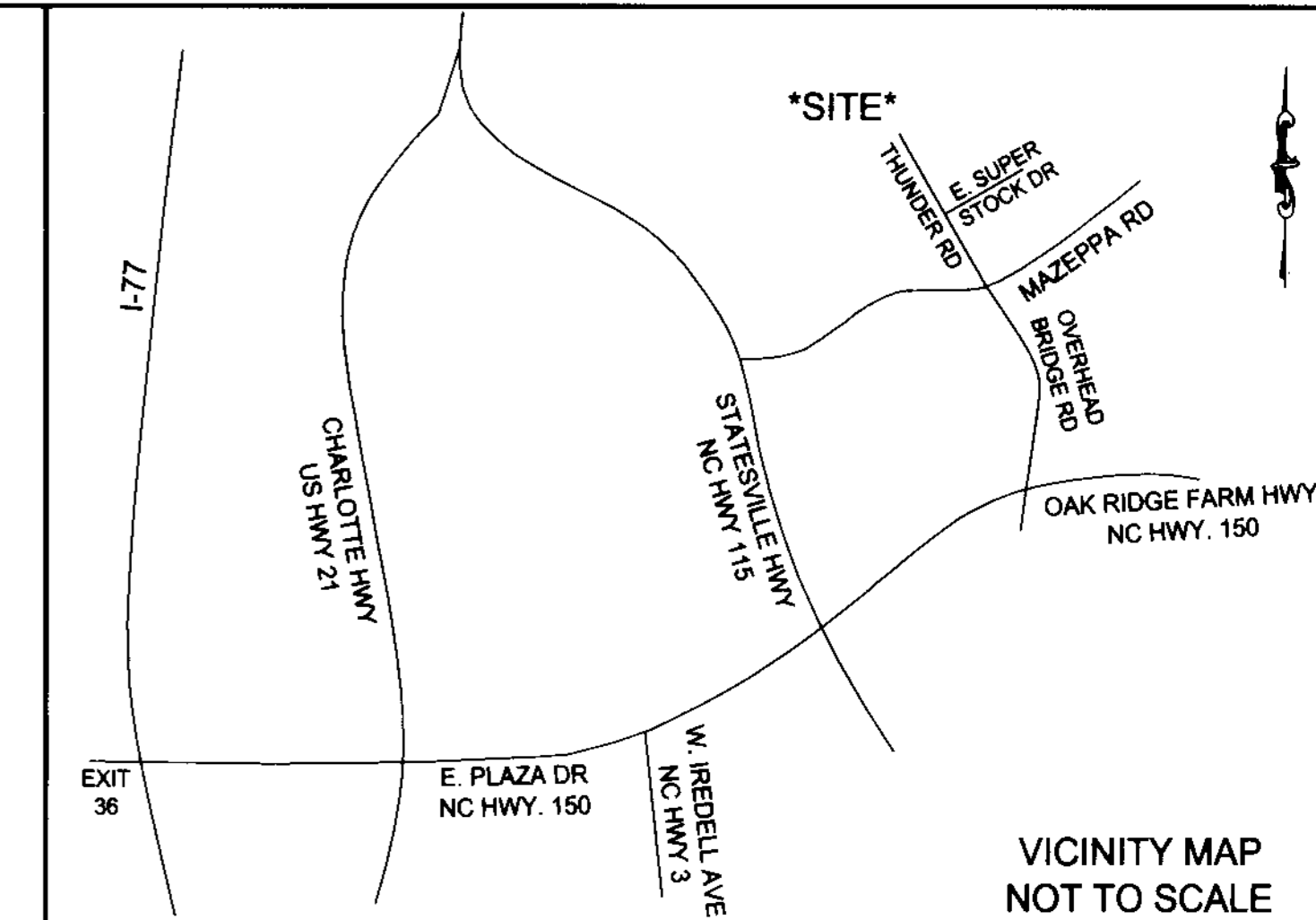
4-24-2015
DATE

I, JOEL H. PATTERSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK "SEE" PAGE "NOTE #2", THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK "N/A", PAGE "N/A", THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL; THIS 23 DAY OF APRIL 2015.

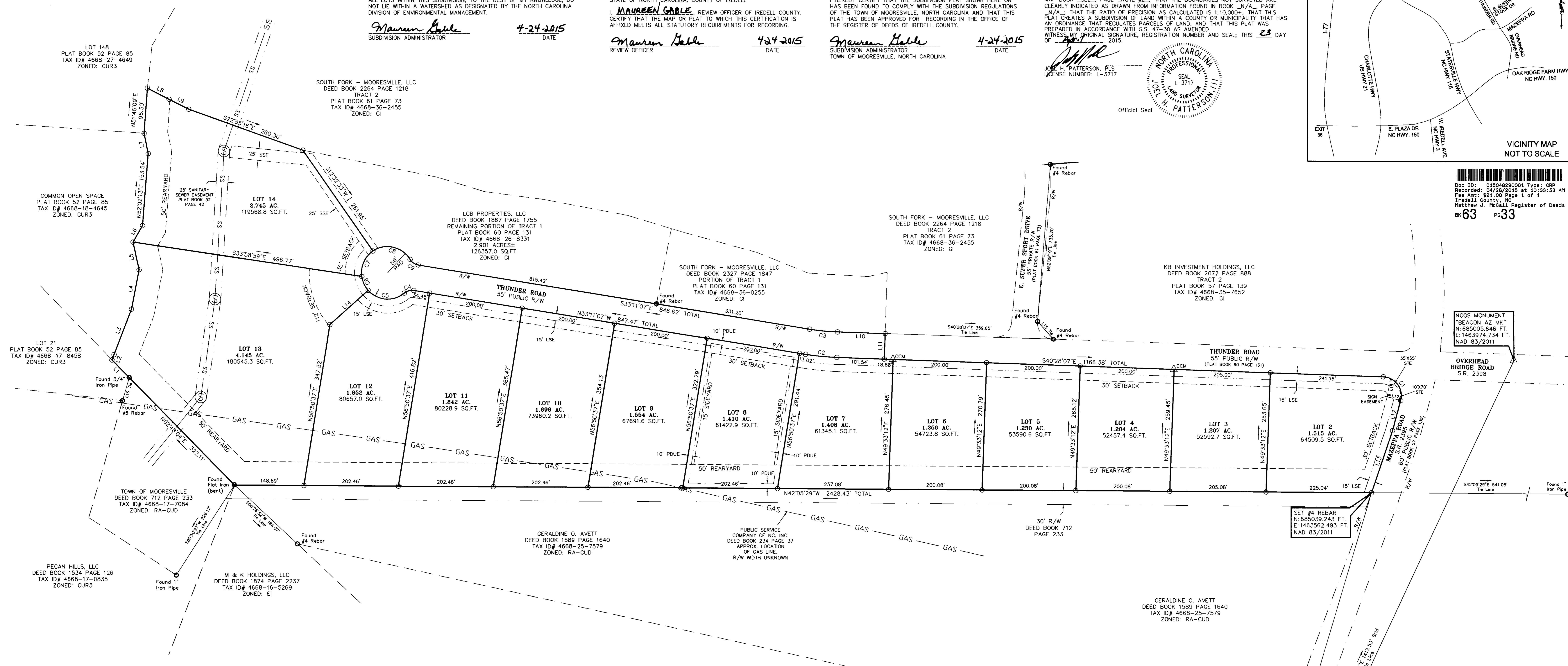
Joel H. Patterson
JOEL H. PATTERSON, P.L.S.
LICENSE NUMBER: L-3717



Official Seal



Doc ID: 015048280001 Type: CRP
Recorded: 04/28/2015 at 10:38:53 AM
Fee Amt: \$21.00 Page 1 of 1
IreDELL County, NC
Matthew J. McCall Register of Deeds
BK 63 Pg 33



- GENERAL NOTES:
- 1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT(S)-OF-WAY OF RECORD.
 - 2) BOUNDARY INFORMATION IS PER DEED BOOK 1867 PAGE 1755, PLAT BOOK 60 PAGE 131, PLAT BOOK 61 PAGE 73 AND DEED BOOK 2327 PAGE 1847 AS RECORDED IN THE IREDELL COUNTY REGISTER OF DEEDS.
 - 3) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. AREA BY COORDINATE METHOD.
 - 4) IRON PINS ARE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - 5) THE SURVEYED PROPERTY DOES NOT LIE WITHIN THE U.S. DEPARTMENTS OF INTERIOR'S NATIONAL REGISTER OF HISTORIC PLACES.
 - 6) THIS PROPERTY IS NOT LOCATED WITHIN 1/2 MILE OF A DESIGNATED FARMLAND PRESERVATION DISTRICT.
 - 7) THIS PROPERTY IS ZONED: GI
MINIMUM BUILDING SETBACKS: (SEE LOT 8 FOR TYPICAL)
FRONT SETBACK: 30' (UNLESS OTHERWISE NOTED)
REAR YARD: 50'
SIDE YARD: 15' (50' ABUTTING RESIDENTIAL)
SIDE ABUTTING STREET: 30'
 - 8) ALL LOTS SHOWN HEREON ARE SUBJECT TO A 10' DRAINAGE & UTILITY EASEMENT AROUND THE INSIDE PERIMETER OF EACH PROPERTY LINE. (SEE LOT 8 FOR EXAMPLE.)
 - 9) THE SURVEYED PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FLOOD MAP 3710468001, EFFECTIVE DATE MARCH 18, 2008.
 - 10) COORDINATE VALUES AS SHOWN HEREON ARE GRID (US SURVEY FOOT) AND BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83/2011 UNLESS OTHERWISE NOTED. THE AVERAGE COMBINED FACTOR USED FOR THE PROJECT IS 0.99983485. THE COORDINATES FOR NCGS MONUMENTS "BEACON" AND "BEACON AZ MK" ARE OBSERVED VALUES.
 - 11) DOWELL AND COMPANY DESIGNED THE STORMWATER STRUCTURES TO HANDLE THE STORMWATER FOR ALL LOTS WITHIN THE SOUTH FORK BUSINESS PARK AS APPROVED BY THE TOWN OF MOORESVILLE ENGINEERING DEPARTMENT. STORMWATER FROM THE LOTS ON THIS PLAT DRAINS TO THE BMP LOCATED ON THE REAR OF LOT 13.
 - 12) OPERATION AND MAINTENANCE OF THE STORMWATER STRUCTURES IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
 - 13) THE STREETS WITHIN THIS SUBDIVISION WILL BE BUILT TO TOWN OF MOORESVILLE LAND DEVELOPMENT STANDARDS.
 - 14) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF TRACT 1 AS SHOWN ON PLAT BOOK 60 PAGE 131 INTO 13 LOTS AS SHOWN HEREON.

SITE DATA:
TOTAL ACREAGE TO BE SUBDIVIDED ON THIS PLAT: 24.548 ACRES
ACREAGE IN LOTS: 23.032 ACRES
ACREAGE IN ROAD R/W: 1.516 ACRES
TOTAL NUMBER OF PARCELS CREATED: 13
ACREAGE IN SMALLEST LOT: 1.204 ACRES (LOT 4)
LINEAR FEET IN NEW STREETS (PUBLIC): 1074'

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 TOWN OF MOORESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL PUBLIC STREETS, PUBLIC WALKS, AND ALL PUBLIC SANITARY SEWER, STORM SEWER CARRYING PUBLIC ROAD RUN OFF AND PUBLIC WATER LINES AS REQUIRED TO THE TOWN OF MOORESVILLE.

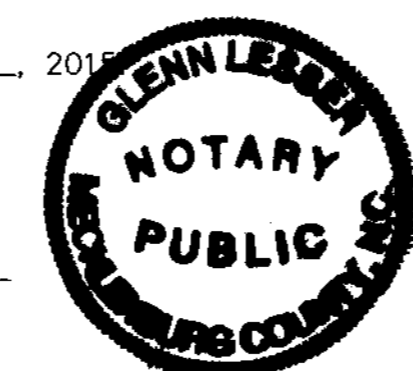
Leon Earl Bowens Jr.
SIGNATURE OF OWNER/MEMBER(S)
4/23/15
DATE

STATE OF North Carolina IreDELL COUNTY

I, *Glenn Lesser* CERTIFY THAT *Leon Earl Bowens Jr.* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL.

THIS 23rd DAY OF April 2015

Glenn Lesser
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/4/2017



LINE	BEARING	DISTANCE
L1	N02°51'39"E	52.68'
L2	N68°42'53"E	12.12'
L3	N68°42'53"E	104.51'
L4	N58°38'48"E	85.16'
L5	N35°08'01"E	60.45'
L6	N77°49'16"E	40.69'
L7	N36°02'18"E	44.02'
L8	S15°21'24"E	52.28'
L9	S16°01'15"E	47.33'
L10	S40°28'07"E	101.55'
L11	S49°32'31"W	55.00'
L12	S62°42'55"W	66.68'
L13	S66°15'52"W	139.12'
L14	S84°08'14"E	109.64'
L15 Tie	N06°24'34"E	51.04'
L16 Tie	S63°49'31"W	51.28'
L17	S27°17'25"E	30.00'
L18	S58°02'37"W	39.55'

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	40.00'	72.03'	S11°07'14"W	62.68'
C2	527.50'	67.05'	N36°49'37"W	67.01'
C3	472.50'	60.06'	S36°49'37"E	60.02'
C4	25.00'	21.44'	N57°45'05"W	20.79'
C5	56.00'	86.19'	N38°13'38"W	77.93'
C6	56.00'	32.97'	N22°43'42"E	32.49'
C7	56.00'	62.33'	N71°28'50"E	59.16'
C8	56.00'	91.39'	S29°52'44"E	81.58'
C9	25.00'	21.84'	S08°33'16"E	21.15'

NCGS MONUMENT "BEACON" N: 684583.018 FT. E: 1463562.493 FT. NAD 83/2011

- LEGEND:
- PDUE - PUBLIC DRAINAGE & UTILITY EASEMENT
 - R/W - RIGHT OF WAY
 - STE - SIGHT TRIANGLE EASEMENT
 - LSE - LANDSCAPE EASEMENT
 - CCM - CONCRETE CONTROL MEASUREMENT
 - SSE - SANITARY SEWER EASEMENT
 - NOT TO SCALE

JOB NAME: FINAL PLAT
SOUTH FORK BUSINESS PARK

LOCATION: TOWN OF MOORESVILLE
CODDLE CREEK TOWNSHIP, IREDELL COUNTY, NC

OWNER: LCB PROPERTIES, LLC
765 MCKENDREE ROAD
MOORESVILLE, NC 28117
DEED BOOK 1867 PAGE 1755

DRAWN BY: GHL CHECKED BY: JHP
SCALE: 1" = 100'

DATE OF FIELD SURVEY: FEBRUARY/MARCH 2015
DATE OF MAP: APRIL 22, 2015

JOB NUMBER: 14093 SHEET 1 of 1

GRAPHIC SCALE
1 inch = 100 feet

Land Surveying by:
PATTERSON LAND SURVEYING, PA
C-3390
P.O. Box 5010, Mooresville, NC 28117
Phone: 704.361.0415 * Fax: 704.799.8565