WATERSHED CERTIFICATION CERTIFICATION OF REVIEW OFFICER CERTIFICATE OF APPROVAL FOR RECORDING 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 ALL LOTS WITHIN THIS SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, DO STATE OF NORTH CAROLINA, COUNTY OF IREDELL I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE ON CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _N/A_, PAGE NOT LIE WITHIN A WATERSHED AS DESIGNATED BY THE NORTH CAROLINA HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS MAUREEN GABLE, REVIEW OFFICER OF IREDELL COUNTY _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 _________ DAY OF _________, 2015. DIVISION OF ENVIRONMENTAL MANAGEMENT. OF THE TOWN OF MOORESVILLE, NORTH CAROLINA AND THAT THIS CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF Maureen Salele AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. THE REGISTER OF DEEDS OF IREDELL COUNTY. 4-24-2015 SUBDIVISION ADMINISTRATOR 4-24-2015 424-2015 LOT 148 JBDÍMSION ADMINISTRATOR PLAT BOOK 52 PAGE 85 TOWN OF MOORESVILLE, NORTH CAROLINA TAX ID# 4668-27-4649 ZONED: CUR3 PATTERSON, PL OAK RIDGE FARM HWY CENSE NUMBER: L NC HWY, 150 SOUTH FORK - MOORESVILLE, LLC DEED BOOK 2264 PAGE 1218 PLAT BOOK 61 PAGE 73 TAX ID# 4668-36-2455 ZONED: GI E. PLAZA DR NC HWY. 150 **VICINITY MAP** NOT TO SCALE 25' SSE Doc ID: 015048290001 Type: CRP Recorded: 04/28/2015 at 10:33:53 AM Fee Amt: \$21.00 Page 1 of 1 Iredell County, NC Matthew J. McCall Register of Deeds SEWER EASEMENT COMMON OPEN SPACE PLAT BOOK 32 PLAT BOOK 52 PAGE 85 2.745 AC. TAX ID# 4668-18-4645 вк 63 PG33 119568.8 SQ.FT. LCB PROPERTIES, LLC ZÖNED: CUR3 SOUTH FORK - MOORESVILLE, LLC DEED BOOK 1867 PAGE 1755 DEED BOOK 2264 PAGE 1218 REMAINING PORTION OF TRACT 1 TRACT 2 PLAT BOOK 60 PAGE 131 PLAT BOOK 61 PAGE 73 TAX ID# 4668-26-8331 TAX ID# 4668-36-2455 2.901 ACRES± ZONED: GI 126357.0 SQ.FT. ZONED: GI SOUTH FORK - MOORESVILLE, LLC DEED BOOK 2327 PAGE 1847 KB INVESTMENT HOLDINGS, LLC DEED BOOK 2072 PAGE 888 PORTION OF TRACT 1 TRACT 2 THUNDER ROAD PLAT BOOK 60 PAGE 131 PLAT BOOK 57 PAGE 139 TAX ID# 4668-36-0255 TAX ID# 4668-35-7652 55' PUBLIC R/W ZONED: GI ZONED: GI NCGS MONUMENT "BEACON AZ MK" S40"28'07"E 359.65' N: 685005.646 FT E: 1463974.734 F NAD 83/2011 LOT 21 PLAT BOOK 52 PAGE 85 THUNDER ROAD ---- . _-4.145 AC. TAX ID# 4668-17-8458 S40°28'07"E 1166.38' TOTAL 55' PUBLIC R/W OVERHEAD ZÖNED: CUR3 101.54' 18.68' 180545.3 SQ.FT. (PLAT BOOK 60 PAGE 131) BRIDGE ROAD S.R. 2398 LOT 12 30' SETBACK 1.852 AC. LOT 11 80657.0 SQ.FT. 1.842 AC. EASEMENT 80228.9 SQ.FT. 1.698 AC. 1.554 AC. 73960.2 SQ.FT. 1.410 AC. 67691.6 SQ.FT. 61422.9 SQ.FT. 1.408 AC. 1.256 AC. 1.230 AC. 1.204 AC. 61345.1 SQ.FT. 1.207 AC. 1.515 AC. 54723.8 SQ.FT. 53590.6 SQ.FT 52457.4 SQ.FT. 52592.7 SQ.FT. 64509.5 SQ.F1 10' PDUE~ 50' REARYARD 50' REARYARD 148.69 202.46 202.46 202.46 S42'05'29"E 541.08' Tie Line 200.08 200.08 225.04' 15' LSE 205.08 Iron Pipe TOWN OF MOORESVILLE N42°05'29"W 2428.43' TOTAL DEED BOOK 712 PAGE 233 TAX ID# 4668-17-7084 ZOÑED: RA-CUD SET #4 REBAR N: 685039.243 F1 30' R/W E:1463562.493 FT DEED BOOK 712 PUBLIC SERVICE NAD 83/2011 GERALDINE O. AVETT COMPANY OF NC. INC. PAGE 233 DEED BOOK 1589 PAGE 1640 DEED BOOK 234 PAGE 37 TAX ID# 4668-25-7579 APPROX. LOCATION OF GAS LINE, ZONED: RA-CUD R/W WIDTH UNKNOWN PECAN HILLS, LLC DEED BOOK 1534 PAGE 126 M & K HOLDINGS, LLC TAX ID# 4668-17-0835 DEED BOOK 1874 PAGE 2237 Found 1 ZÖNED: CUR3 TAX ID# 4668-16-5269 Iron Pipe ZONED: EI GERALDINE O. AVETT **DEED BOOK 1589 PAGE 1640** TAX ID# 4668-25-7579 ZONED: RA-CUD 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 IREDELI 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. SITE DATA: 5) THE SURVEYED PROPERTY DOES NOT LIE WITHIN THE U.S. DEPARTMENTS OF INTERIOR'S NATIONAL REGISTER OF HISTORIC PLACES. TOTAL ACREAGE TO BE SUBDIVIDED ON THIS PLAT: 24.548 ACRES 6) THIS PROPERTY, IS NOT LOCATED WITHIN 1/2 MILE OF A DESIGNATED FARMLAND ACREAGE IN LOTS: 23.032 ACRES PRESERVATION DISTRICT. 7) THIS PROPERTY IS ZONED: GI ACREAGE IN ROAD R/W: 1.516 ACRES MINIMUM BUILDING SETBACKS: (SEE LOT 8 FOR TYPICAL) TOTAL NUMBER OF PARCELS CREATED: 13 FRONT SETBACK: 30' (UNLESS OTHERWISE NOTED) ACREAGE IN SMALLEST LOT: 1.204 ACRES (LOT 4) REARYARD: 50' SIDEYARD: 15' (50' ABUTTING RESIDENTIAL) LINEAR FEET IN NEW STREETS (PUBLIC): 1074' 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 3710466800J, EFFECTIVE DATE MARCH 18, 2008. LINE BEARING DISTANCE
L1 N02'51'39"E 52.68' 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. N68'42'53"E THE AVERAGE COMBINED FACTOR USED FOR THE PROJECT IS 0.999853485. THE COORDINATES N68'42'53"E N58'38'48"E N35'08'01"E FOR NCGS MONUMENTS "BEACON" AND "BEACON AZ MK" ARE OBSERVED VALUES. 11) DOWELL AND COMPANY DESIGNED THE STORMWATER STRUCTURES TO HANDLE THE CERTIFICATE OF OWNERSHIP AND DEDICATION 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 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND N77*49'18"E PLAT DRAINS TO THE BMP LOCATED ON THE REAR OF LOT 13. DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE 12) OPERATION AND MAINTENANCE OF THE STORMWATER STRUCTURES IS THE RESPONSIBILITY OF TOWN OF MOORESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION L7 N36'02'18"E 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 THE PROPERTY OWNERS ASSOCIATION. L8 | S15°21'24"E | 52.28' 13) THE STREETS WITHIN THIS SUBDIVISION WILL BE BUILT TO TOWN OF MOORESVILLE LAND L9 S16'01'15"E 47.33' L10 S40'28'07"E 101.55' DEVELOPMENT STANDARDS. 14) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF TRACT 1 AS SHOWN ON PLAT REQUIRED TO THE TOWN OF MOORESVILLE. L11 S49'32'31"W 55.00' L12 S62'42'35"W 66.68' BOOK 60 PAGE 131 INTO 13 LOTS AS SHOWN HEREON. L13 S66'15'52"W 139.12' L14 S84'08'14"E 109.64' L15 Tie N06°24′34″E L16 Tie S63°49′31″W L17 S27°17′25″E FINAL PLAT JOB NAMÉ: GRAPHIC SCALE SOUTH FORK BUSINESS PARK Genn Lesser, CERTIFY THAT LEON Earl Bowners Jr. L18 S58'02'37"W 39.55' PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE | CHORD BEARING | CHORD EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL NCGS MONUMENT S11'07'14"W 62.69' STAMP OR SEAL. BEACON" LOCATION: (IN FEET) N36'49'37"W 67.01' DRAWN BY: GHL CHECKED BY: JHP N: 684583.018 FT. TOWN OF MOORESVILLE 1 inch = 100 feetC3 472.50' 60.06' \$36'49'37"E 60.02' E: 1462621.670 F1 LEGEND: CODDLE CREEK TOWNSHIP, IREDELL COUNTY, NC | SCALE: 1" = 100' C4 25.00' 21.44' N57*45'05"W 20.79' NAD 83/2011 C5 56.00' 86.19' N38'13'38"W 77.93' PDUE - PUBLIC DRAINAGE & UTILITY EASEMENT C6 56.00' 32.97' N22'43'42"E 32.49' Land Surveying by: DATE OF FIELD SURVEY: FEBRUARY/MARCH 2015 R/W - RIGHT OF WAY C7 56.00' 62.33' N71'28'50"E 59.16' LCB PROPERTIES, LLC STE - SIGHT TRIANGLE EASEMENT MY COMMISSION EXPIRES: 24 2017 DATE OF MAP: APRIL 22, 2015 PATTERSON LAND SURVEYING, PA LSE - LANDSCAPE EASEMENT
 C8
 56.00'
 91.39'
 S29'52'44"E
 81.58'

 C9
 25.00'
 21.84'
 S08'09'16"E
 21.15'
 765 MCKENDREE ROAD CCM - CONCRETE CONTROL MONUMENT C - 3390JOB NUMBER: SSE - SANITARY SEWER EASEMENT MOORESVILLE, NC 28117 P.O. Box 5010, Mooresville, NC 28117 SHEET 1 of 1 **DEED BOOK 1867 PAGE 1755** 14093 - NOT TO SCALE Phone: 704.361.0415 * Fax: 704.799.8565