

I, JIMMY N. FAIRES, 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 IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION (G.S. 47-30.11(d)), 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 _____, 2022.

PRELIMINARY

JIMMY N. FAIRES, PLS
LICENSE NUMBER: L-4311

PRELIMINARY PLAN NOT FOR RECORDATION CONVEYANCES AND/OR SALES

KNOW ALL MEN BY THESE PRESENTS, that

_____, Manager of CORSAIR GROUP MANAGEMENT, LLC hereby certify(ies) that (I am) (we are) the owner(s) of the property shown on this plat, that (I) (we) hereby acknowledge this plat and allotment to be (my) (our) free act and do hereby dedicate to public use all streets, alleys, easements and other public areas shown on this plat. (I) (we) further certify that (name of surveyor or engineer) surveyed and made this plat at (my) (our) direction, and that the entire subdivision is within the boundaries of a tract conveyed to (me) (us) by a deed recorded in Book 2844 Page 923, filed with the Iredell County Register of Deeds.

Date _____ Signature of Owner Representative (CORSAIR GROUP MANAGEMENT, LLC)

North Carolina, _____ County

I, _____ a Notary Public of the County

and State aforesaid, certify that _____

Manager of CORSAIR GROUP MANAGEMENT, LLC personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ____ day of _____, 2022.

Notary Public

My commission expires: _____

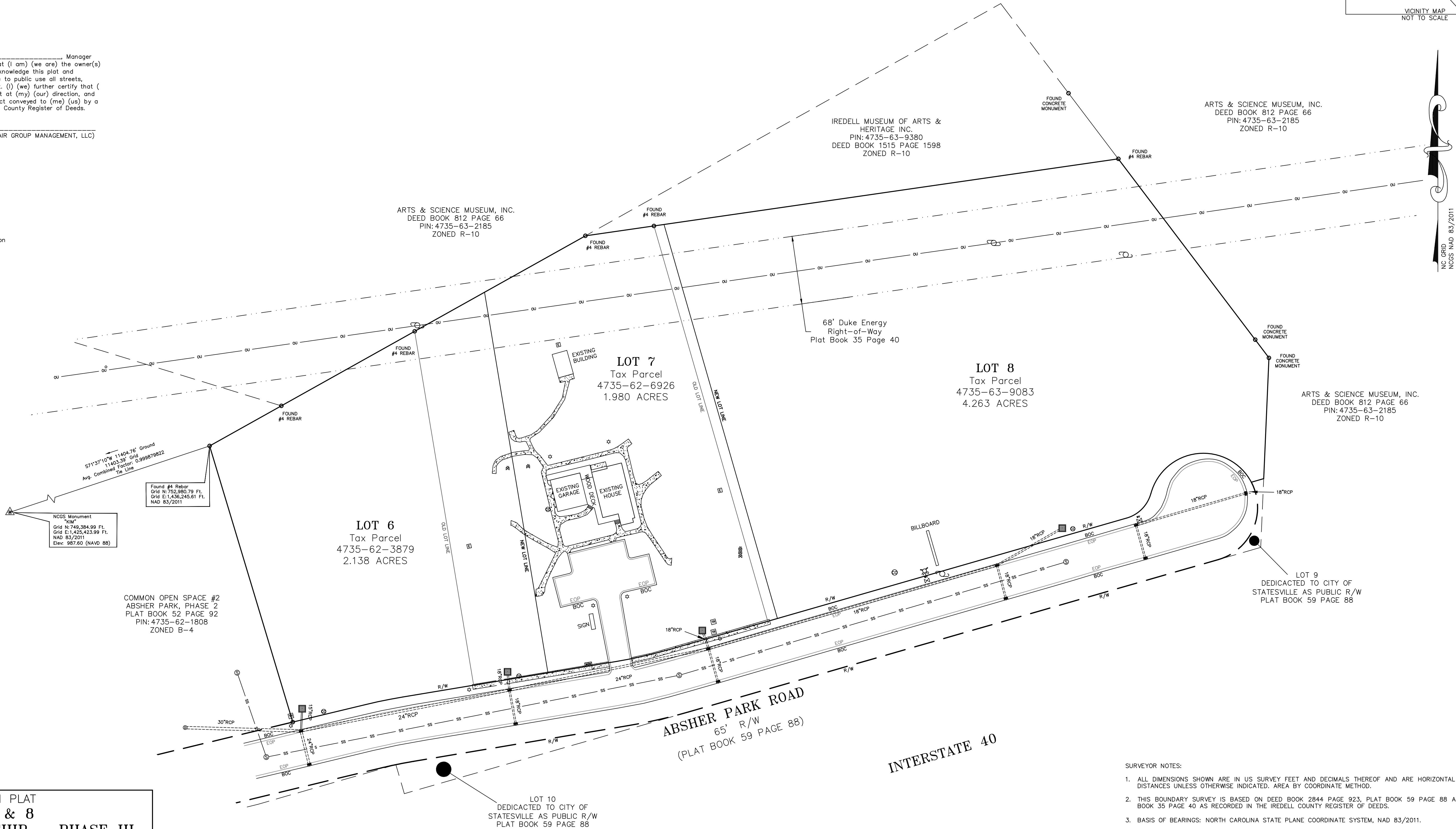
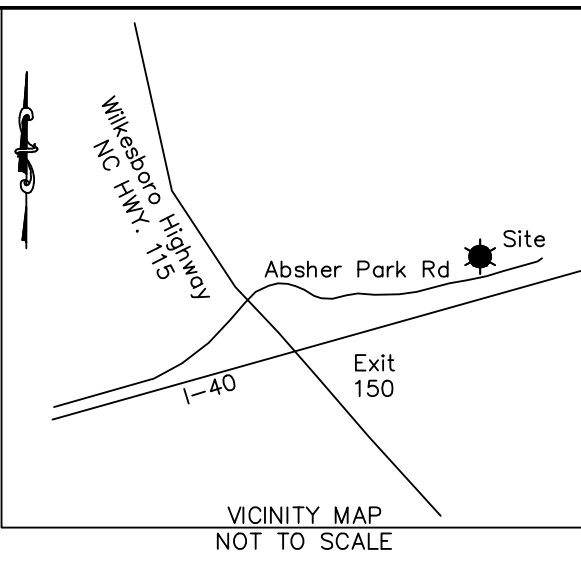
These parcels, to the best of my knowledge, does not lie within a watershed as designated by the Environmental Management Commission as designated by the North Carolina Division of Environmental Management.

Date _____ Watershed Administrator

State of North Carolina, County of Iredell

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

Date _____ Review Officer



RECOMBINATION PLAT
LOTS 6, 7 & 8
THE ABSHER PARTNERSHIP – PHASE III
PLAT BOOK 59 PAGE 88
ABSHER PARK ROAD
CITY OF STATESVILLE, IREDELL COUNTY, NORTH CAROLINA

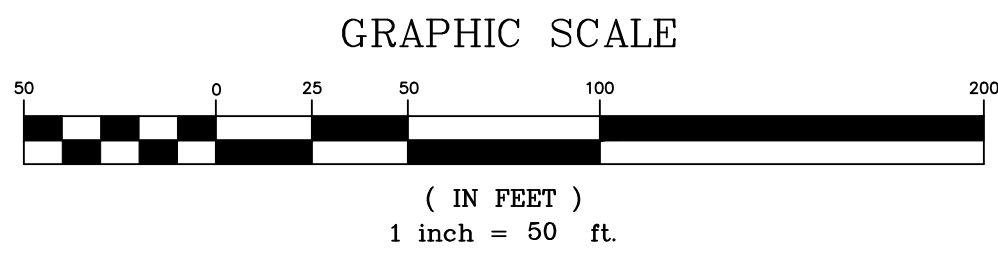
Owner: CORSAIR GROUP MANAGEMENT, LLC
3321 SEDGFIELD DRIVE
STATESVILLE, NC 28625

GEOMATIC CONCEPTS, PLLC
NC LICENSE #: P-1031
470 NORTH BROAD STREET, SUITE A, MOORESVILLE, NC 28115
PHONE: 704-664-1994 EMAIL: JIMMY.FAIRES@GEOMATICCONCEPTS.COM

Drawn By: JNF	Checked By: JNF	Scale	Project No.
Tax Parcels: As Shown		1" = 50'	22019
Date: March 15, 2022			Sheet No.
File: 22019-Lot-7-Absher-Park.dwg			1 of 1

LEGEND

- Not to Scale
- R/W = Right-of-Way
- EOP = Edge-of-Pavement
- BOC = Back of Curb
- Utility Pole
- Light Pole
- Irrigation Valve
- Sanitary Sewer Manhole
- Water Valve
- Sanitary Sewer Cleanout
- Water Meter
- Electrical Panel
- Transformer
- RCP = Reinforced Concrete Pipe
- Storm Drain Curb Inlet
- Storm Drain Drop Inlet



- SURVEYOR NOTES:
- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED. AREA BY COORDINATE METHOD.
 - THIS BOUNDARY SURVEY IS BASED ON DEED BOOK 2844 PAGE 923, PLAT BOOK 59 PAGE 88 AND PLAT BOOK 35 PAGE 40 AS RECORDED IN THE IREDELL COUNTY REGISTER OF DEEDS.
 - BASIS OF BEARINGS: NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011.
 - POINTS OR CORNERS NOT LABELED "FOUND" or "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS "FOUND" OR "SET" ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
 - THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. GEOMATIC CONCEPTS, PLLC CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
 - THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - THIS PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 3710473500J WITH AN EFFECTIVE DATE OF MARCH 18, 2008.
 - COORDINATE VALUES AS SHOWN HEREON ARE GRID (US SURVEY FOOT) AND BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83/2011. THE AVERAGE COMBINED FACTOR USED FOR THE PROJECT IS 0.999879822. THE COORDINATES FOR NCGS MONUMENT "KIM" ARE POSTED VALUES.
 - PER IREDELL COUNTY GIS, THIS PROPERTY IS ZONED: CU-33, B-4, WITH THE FOLLOWING MINIMAL SETBACKS:
FRONT SETBACK: 40'
SIDE YARD: 10'
REAR YARD: 20'
 - THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS.