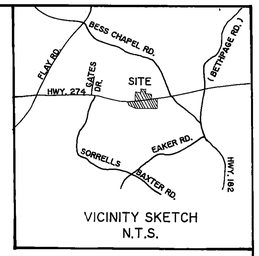
3:25
9-1-92
26.00
469

F 469

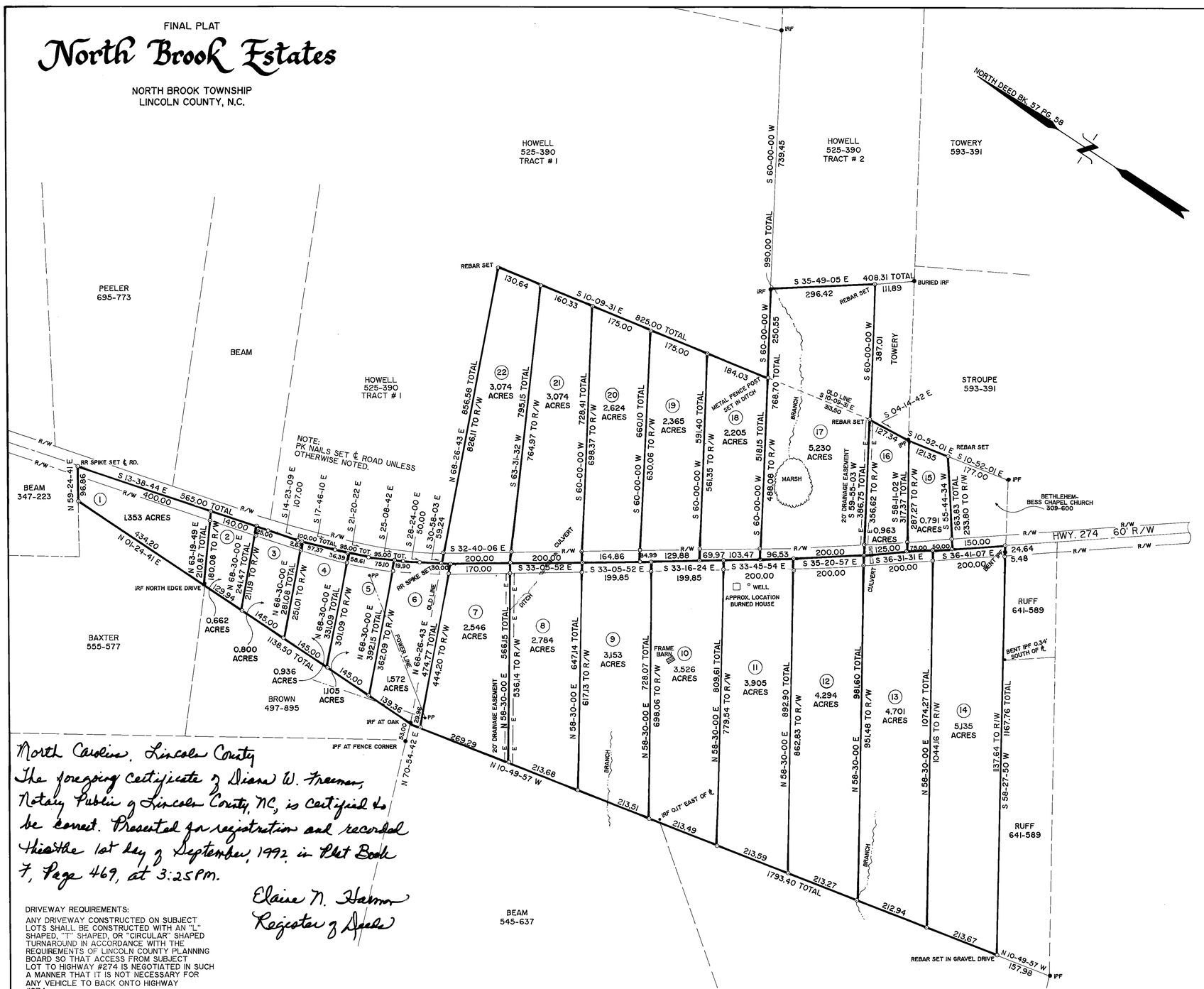
FINAL PLAT

North Brook Estates

NORTH BROOK TOWNSHIP
LINCOLN COUNTY, N.C.



VICINITY SKETCH
N.T.S.



NOTES:

BUILDING SETBACK LINES:
FRONT = 40'
REAR = 30'
SIDE = 10'

PROPOSED USE OF ALL LOTS = RESIDENTIAL

TOTAL NUMBER OF LOTS = 22

TOTAL ACREAGE = 56.799 ACRES (COORDINATE METHOD)

OPEN WELL ON LOT # 11.

10' UTILITY EASEMENT ALONG EACH SIDE OF ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED.

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAY OR EASEMENTS NOT OBSERVED.

DESTRUCTION OF MARSH AREAS ON LOT # 17 ARE SUBJECT TO U.S. ARMY CORP OF ENGINEERS PERMITTING PROCESS.

ALL CORNERS MARKED BY NO. 6 REBAR UNLESS OTHERWISE NOTED. NO. 6 REBAR OFFSET ON ROAD R/W ON ALL LOT LINES.

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, W. BRADLEY FREEMAN, REGISTERED LAND SURVEYOR, CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY ME; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 17 TH DAY OF AUGUST, A.D., 1992

W. Bradley Freeman
SURVEYOR
L-3119
REGISTRATION NUMBER

NORTH CAROLINA REGISTERED SEAL L-3119 LAND SURVEYOR W. BRADLEY FREEMAN

NORTH CAROLINA, LINCOLN COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT W. BRADLEY FREEMAN A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 17th DAY OF AUGUST, 1992.

Diana W. Freeman
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-10-96

DIANA W. FREEMAN NOTARY PUBLIC LINCOLN CO., N.C.

North Carolina, Lincoln County
The foregoing certificate of Diana W. Freeman, Notary Public of Lincoln County, NC, is certified to be correct. Presented for registration and recorded this the 1st day of September, 1992 in Plat Book F, Page 469, at 3:25PM.

Elaine N. Hahn
Register of Deeds

DRIVEWAY REQUIREMENTS:

ANY DRIVEWAY CONSTRUCTED ON SUBJECT LOTS SHALL BE CONSTRUCTED WITH AN "L" SHAPED, "T" SHAPED, OR "CIRCULAR" SHAPED TURNAROUND IN ACCORDANCE WITH THE REQUIREMENTS OF LINCOLN COUNTY PLANNING BOARD SO THAT ACCESS FROM SUBJECT LOT TO HIGHWAY #274 IS NEGOTIATED IN SUCH A MANNER THAT IT IS NOT NECESSARY FOR ANY VEHICLE TO BACK ONTO HIGHWAY #274.

IN APPROVING THIS PLAT, LINCOLN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SEPTIC TANK SYSTEM.

FLOOD STATEMENT:

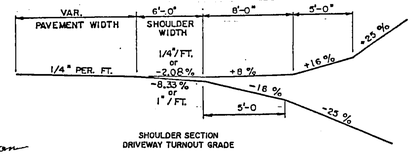
BASED UPON REVIEW OF FLOOD INSURANCE RATE MAP, PANEL 100 OF 150, COMMUNITY PANEL NUMBER 370146 0100 B, THE PROPERTY DEPICTED ON THIS SURVEY IS NOT SHOWN TO HAVE A SPECIAL FLOOD HAZARD ZONE. DEVELOPMENT WITHIN 20' OF THE STREAM BANK OPENING OR WITHIN 5 TIMES THE WIDTH OF THE STREAM BANK OPENING IS SUBJECT TO THE LINCOLN COUNTY FLOOD DAMAGE CONTROL REGULATIONS.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF LINCOLN COUNTY, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY Lincoln County ON 9-1-92 FOR RECORDING IN THE LINCOLN COUNTY DEEDS OFFICE.

Stephen C Killian — September 1, 1992
SUBDIVISION ADMINISTRATOR, LINCOLN COUNTY, NORTH CAROLINA — DATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF LINCOLN COUNTY AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, WE HEREBY DEDICATE ALL SANITARY SEWERS TO _____, ALL STORM SEWER SYSTEMS TO _____ AND ALL WATER LINES TO _____.

8-17-92 — W. Bradley Freeman — DATE — OWNER
8-17-92 — Selba William Freeman — DATE — OWNER



SHOULDER SECTION
DRIVEWAY TURNOUT GRADE

LEGEND :
● : EXISTING CORNER ; TYPE NOTED
● : IPF : IRON PIPE FD.
● : IRF : IRON ROD FD.
⊙ : CORNER SET ; TYPE NOTED
℄ - - : CENTER LINE
—R/W— : RIGHT OF WAY
℄ : PROPERTY LINE
PP : POWER POLE
—E— : EASEMENT

PIN # 267200751617

REF. DEED BK. 43 PG. 96; BK. 57 PG. 58; BK. 57 PG. 525; BK. 121 PG. 138	REF. PLAT BK. PG. T.M. 2672 BL. LOT

SURVEY FOR : SELBA WILLIAM FREEMAN & WILLIAM BRADLEY FREEMAN
NORTH BROOK TOWNSHIP
LINCOLN COUNTY, N.C.

FREEMAN SURVEYING
W. BRADLEY FREEMAN, R.L.S. L-3119
ROUTE 1, BOX SB 22
LINCOLNTON, N.C. 28092

469

SCALE : 1" = 200'	SURVEY BY : W.B.F. & J.B.J.
DRAWN BY : W.B.F. & D.W.F.	DATE OF SURVEY : JAN. - JULY, 1992
FB. NO. 92A PG.	JOB NO. 925