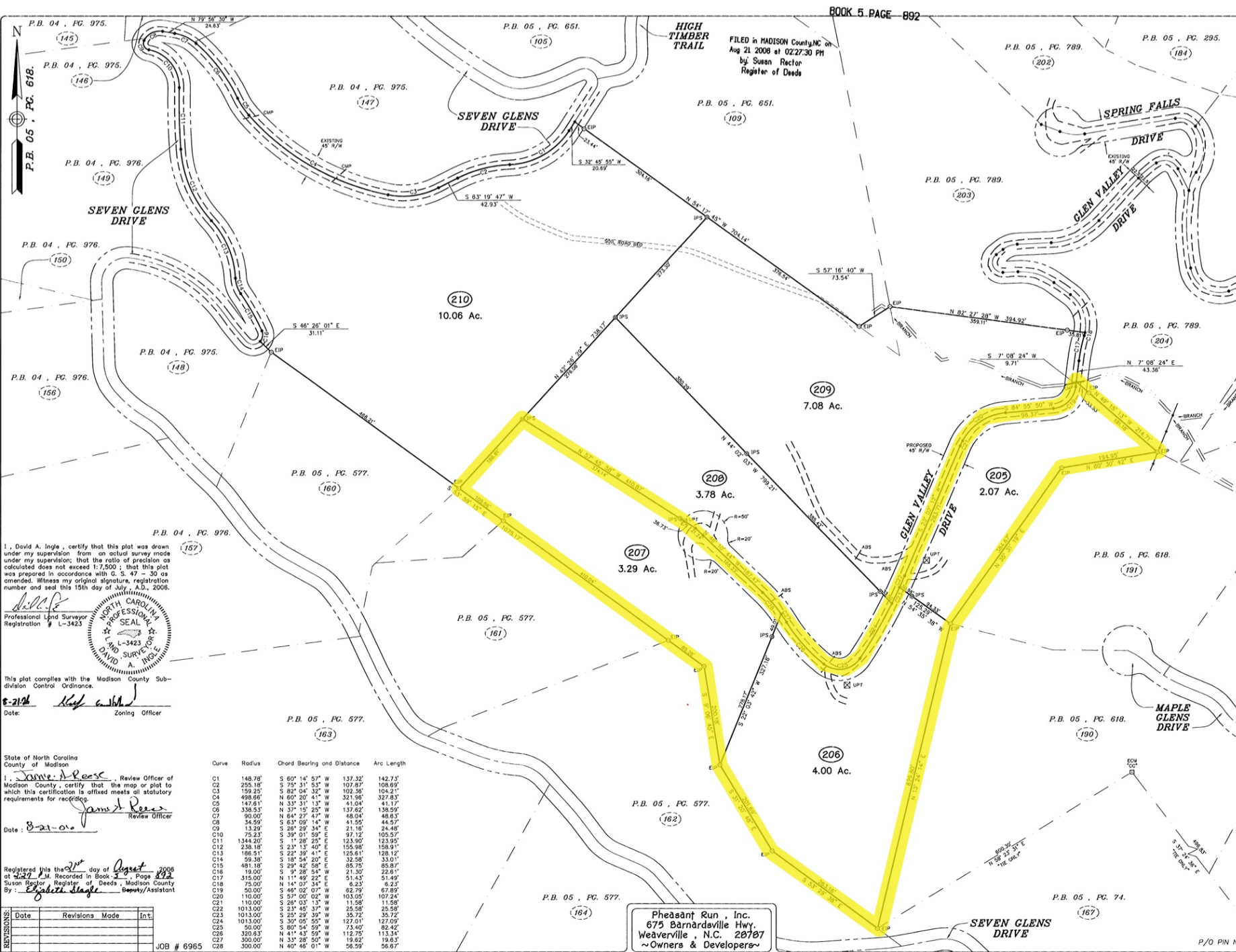




Plat Bk. 5, Pg. 892

VICINITY MAP

LEGEND:

- EIP=EXISTING IRON PIPE
- IPS=REBAR OR SOLID IRON SET
- △ ECM=EXISTING CONCRETE MONUMENT
- △ CUS=CONCRETE MONUMENT SET
- CC=CONTROL CORNER
- R/W=RIGHT OF WAY
- U/L=UTILITY POLE LINES
- ▲ RRS=RAILROAD SPIKE
- =POINT NOT SET
- FENCE
- UPT=UNDERGROUND POWER TRANSFORMER
- TP=TELEPHONE PEDESTAL

REFERENCE:

P.B. 03, PG. 360A - "PHEASANT RUN".
PORTION OF D.B. 165, PG. 13.
P.B. 05, PG. 04 - "SEVEN GLENS".

TOTAL ACREAGE:

30.28 Ac.
by coordinate computation.

NOTES:

This survey is subject to any easements, restrictions, rights of way, previous conveyances or any other facts that may be disclosed by a title examination.

There are no recoverable North Carolina Grid Monuments located within 2000' of this site.

Fences shown along boundary lines meander along and with property lines and are not to be considered "line" fences unless otherwise noted.

This survey creates a subdivision within the area of a county or municipality that has an ordinance that regulates parcels of land.

Building setback lines are as follows:
thirty-five feet (35') from right of way lines, twenty-five feet (25') from rear property lines and fifteen feet (15') from side lines.

Drainage and utility easements are reserved ten feet (10') along all side and rear property lines and twenty feet (20') along and outside of all rights of way.

The "Owners & Developers" reserve the right to grant variances on building setback lines and / or easements due to terrain and topography of lots.

All roads and rights of way shown within this subdivision are considered to be private at this date.

This site is located in Zone C (Areas of minimal flooding) as depicted on FIRM Panel 370152 0175 B, dated 09-02-82.

I, David A. Ingle, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated does not exceed 1/7,500; that this plat was prepared in accordance with G. S. 47 - 30 as amended; witness my original signature, registration number and seal this 15th day of July, A.D., 2006.

David A. Ingle
Professional Land Surveyor
Registration # L-3423

This plat complies with the Madison County Sub-division Control Ordinance.

Date: 8-21-06 *David A. Ingle*
Zoning Officer

State of North Carolina
County of Madison

I, *James A. Reese*, Review Officer of Madison County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date: 8-21-06 *James A. Reese*
Review Officer

Registered this the 21st day of August, 2006
at 2:27 P.M. Recorded in Book 3, Page 492
Susan Regier, Register of Deeds, Madison County
By: *Elizabeth Stange*, Deputy Assistant

Revisions	Date	Revisions Made	Int.
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JOE # 6965