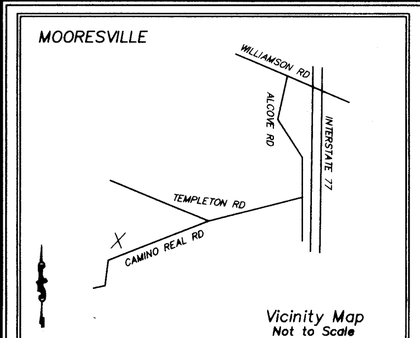


Vicinity Map
Not to Scale

State of North Carolina
County of Iredell

I, Rich A. Hoffman, Review Officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

5.24.23 — Date

Rich A. Hoffman — Review Officer

All lots within this subdivision, to the best of my knowledge, lie within the WS-IV Critical Area of the Lake Norman/Catawba River Watershed as designated by the Enviromental Management Comission as appears on the Watershed Protection Map of Iredell County.

5.24.23 — Date

Rich A. Hoffman — Subdivision Administrator

I hereby certify that this plat for recordation is an exception to the Subdivision Ordinance of Iredell County, North Carolina.

5.24.23 — Date

Rich A. Hoffman — Subdivision Administrator

State of North Carolina
County of Iredell

I, Shannon Knight, a Notary Public of the County and State Aforesaid, Certify that Todd & Tiffani Engel & an authorized agent for Granfather Homes, Inc., did Personally appear before me this Day and Acknowledged the Execution of the Foregoing Instrument. Witness my Hand and Official Stamp and Seal.

This 23 Day of May 2023.

Shannon Knight — Notary Public

My Commission Expires: 07/16/25

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Iredell, and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all roads, alleys, walks, parks, and other sites and easements to public or private use as noted.

I further certify that:

A. there are no Deed Restrictions which will be violated by the requested subdivision and;
B. there are no Governmental regulations of any kind, other than those for which a variance has been applied for under the Iredell County Subdivision Ordinance regulations, which will be violated by the requested subdivision and;
C. I understand that enforcement of Deed Restrictions and any other contractual agreements are not the responsibility of Iredell County, will not be undertaken by Iredell County, and is the sole responsibility of the parties affected by violations of such deed restrictions and contractual agreements.

Date — Owner Lot #4 – Todd Engel

5/23/2023 — Date — Owner Lot #4 – Tiffani Engel

5/22/23 — Date — Owner Lot #5 – Authorized Agent for Grandfather Homes, Inc.

I, Thomas E. Williams, certify that this Plat was drawn under my supervision from an actual survey made under my supervision, (Deed Description recorded in Deed Book 2980, Page 2094, Deed Book 2911, Page 2362); that the Ratio of Precision is 1:10,000+ as calculated that the boundaries not surveyed are shown as broken lines plotted from information in Plat Book 69, Page 129; that this Plat was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and Official Seal this the 26th day of April, 2023.

I hereby certify that the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

Thomas E. Williams, L-4718
Professional Land Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-4718 LAND SURVEYOR THOMAS E. WILLIAMS

Legend

- ● ....Property Corner
- ⊙ ....Calculated Point (CP)
- FS.....Front Setback
- SS.....Side Setback
- SSS...Side Street Setback
- RS.....Rear Setback
- DB.....Deed Book
- PG.....Page
- PB.....Plat Book
- R/W...Right of Way
- CB.....Catch Basin
- RCP...Reinforced Concrete Pipe
- YI.....Yard Inlet
- FES....Flared End Section
- P/L....Property Line

Property Line
Right of Way Line
Adjoining Property Line
Setback Line
Tie Line

Doc ID: 018481180001 Type: CRP
Recorded: 05/24/2023 at 09:26:04 AM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Renee L. Holland Register of Deeds
BK 80 PG 30

Lake Norman

Tract A
0.013 Acres (547 SF)
To be Conveyed from Lot #4 to Lot #5

Revised Lot #5
0.582 Acres
25,351 SF
Vacant Lot

Tract B
0.013 Acres (547 SF)
To be Conveyed from Lot #5 to Lot #4

Revised Lot #4
0.585 Acres
25,475 SF

Existing Single Family Residence

Lot #3
#4635-97-2258
Now or Formerly
Ross Porter, Jr. &
Stephanie Porter
Deed Book 2610 Page 2165
The Preserve at Windsor Pointe
Plat Book 69 Page 129

Lot #6
#4635-97-4387
Now or Formerly
Kara Whitman
Deed Book 2886 Page 1741
The Preserve at Windsor Pointe
Plat Book 69 Page 129

Potomac Lane
45' Private R/W

Curb & Gutter

Septic Supply Line & Access Easement Per Plat Book 69 Page 129

Relocated 20' Drainage Easement Previously Located Along the Lot #5 Property Line Per Plat Book 69 Page 129

Existing Full Pond
Zone AE
Zone X
50' Vegetative Buffer
35' RS
82' BLDG LINE
92.5' BLDG LINE
15' SS
16.0'
15.8'
18.7'
32.8'
20.0'
New P/L
Old P/L
Tie Line
FES
CB
Y1

N 74°00'00" E 79.78'
N 17°42'12" W 48.53'
S 17°42'12" E 43.56'
S 79°15'13" E 103.61'
N 39°55'00" E 89.10'
N 30°48'00" E 43.90'
S 04°25'56" E 191.83'
N 04°25'56" W 178.13'
S 33°29'26" E 88.04'
N 54°49'07" E 50.86'
N 63°44'25" W 237.22'
S 00°10'03" E 151.56' Tie Line

#4 Rebar Found
#4 Rebar Set
1-1/4" Pipe Found
3/4" Pinch-Top Pipe Found

The recipient this survey acknowledges that this data may be inaccurate or contain error and will not hold the owner or Corcoran HM Properties liable. A new survey is recommended for all buyers

N

PB 69-129

LINE	BEARING	DISTANCE
L1	N 27°00'00" E	9.39'
L2	N 50°39'00" E	30.61'
L3	N 50°39'00" E	20.11'
L4	N 50°39'00" E	36.68'
L5	N 74°00'00" E	2.72'
L6	S 84°13'00" E	18.84'
L7	S 04°25'56" E	20.97'
L8	S 43°49'03" E	54.54'
L9	S 51°16'07" E	18.23'
L10	S 23°05'15" E	28.27'
L11	S 14°07'07" E	55.21'
L13	N 23°05'15" W	56.64'
L14	S 23°05'15" E	56.70'
L15	S 54°49'07" W	34.12'
L16	N 33°29'26" W	18.13'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	29.98'	29.53'	N 87°34'00" W
C2	50.00'	19.01'	18.89'	S 64°21'55" W
C3	50.00'	10.14'	10.12'	S 47°39'57" W
C4	50.00'	31.37'	30.86'	S 23°52'55" W

GRAPHIC SCALE
0 15 30 45 60
1 inch = 30 ft.

Surveyor's Notes

1. Tax Parcels being revised: #4635-97-2387 & #4635-97-3492
2. Current Zoning: R-20
3. This property is served by private wells and septic.
4. Total Site Acreage Surveyed = 1.167 Acres
5. All lot lines are subject to a 10' Drainage & Utility Easement.
6. A portion of this property does lie in a Special Flood Hazard Area as designated by FEMA Flood Insurance Rate Maps. See Map #3710463500J – Effective Date 3/18/2008.
7. Area Computed by the Coordinate Method
8. Property subject to any facts that may be disclosed by a full and accurate title search.
9. Property may be subject to any Restrictions, Easements, and/or Rights of Ways of record and those not of record if they exist.
10. Setbacks from Iredell County Planning & Zoning Ordinance for property zoned R-20 are as follows:
    Front = 35'
    Side = 15'
    Rear = 35'
    Lake = 50'
11. No Geodetic Monument found within 2000' of Subject Property.
12. The purpose of this plat is to revise the common property line between Lots #4 and #5 as shown. This plat supercedes the plat previously recorded in Plat Book 69 Page 129.

Recombination Plat for Lots #4 & #5 The Preserve at Windsor Pointe Recorded in Plat Book 69, Page 129

Davidson Township, Iredell County, Mooresville, NC
Scale 1"= 30' Date of Plat, April 19th, 2023
Tax Parcel #4635-97-2387 – Todd & Tiffani Engel
Lot #4 DB 298 PG 2094, PB 69 PG 129
135 Potomac Lane, Mooresville, NC 28117
Tax Parcel #4635-97-3492 – Grandfather Homes, Inc.
Lot #5 DB 2911 PG 2362, PB 69 PG 129
136 Potomac Lane, Mooresville, NC 28117

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ENGINEERING – SURVEYING – PLANNING
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Phone (704) 664-7888 Fax (704) 664-1778
Corporate License #C-1007

Project #220129