

NORTH CAROLINA, UNION COUNTY

I, Jeffery S. Gordon, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions recorded in Deed Book 4075, Page 327); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____; that the ratio of precision as calculated is 1: 10,000 +; that this plat was prepared in accordance with G.S. 47-30 as amended.

I also certify that this survey creates a subdivision of land within the area of Indian Trail that is regulated by the Indian Trail Land Use Ordinance, that regulates the subdivision of parcels of land.

Witness my original signature, registration number and seal this 10 day of July, A.D., 2018.

Seal or Stamp



Signature of Jeffery S. Gordon, Professional Land Surveyor, Registration Number L-3751.

NORTH CAROLINA, UNION COUNTY

Shannon S. Blackburn, THE UNDERSIGNED, A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, AFORESAID CERTIFY THAT Jeffery S. Gordon, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 0th DAY OF July 2018. MY COMMISSION EXPIRES 10/5/2019

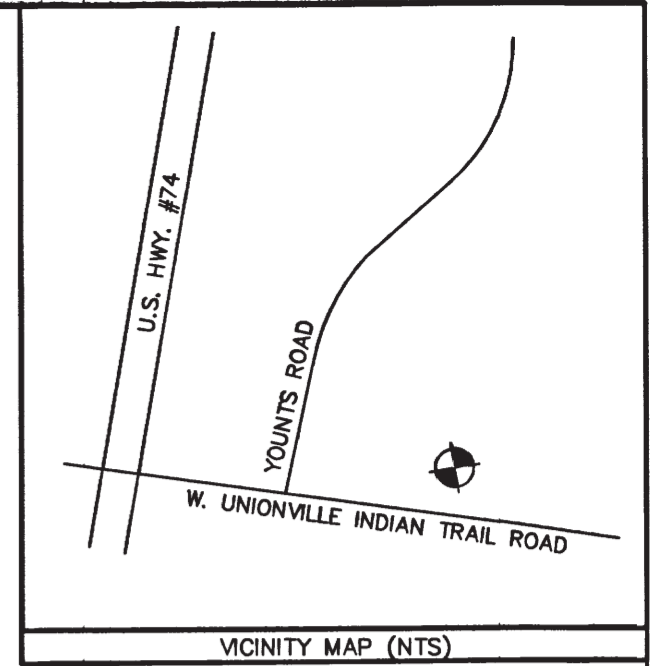
SHANNON S. BLACKBURN, NOTARY PUBLIC, Union County, North Carolina, My Commission Expires Oct. 5, 2019

Certificate of Approval

I hereby certify that the minor subdivision shown on this plat is in all respects in compliance with the Town of Indian Trail Unified Development Ordinance, and that therefore this plat has been approved by the Town of Indian Trail Planning Director, subject to its being recorded in the Office of the Union County Register of Deeds within thirty days of the date below.

7/13/18 Date

Signature of Planning Director

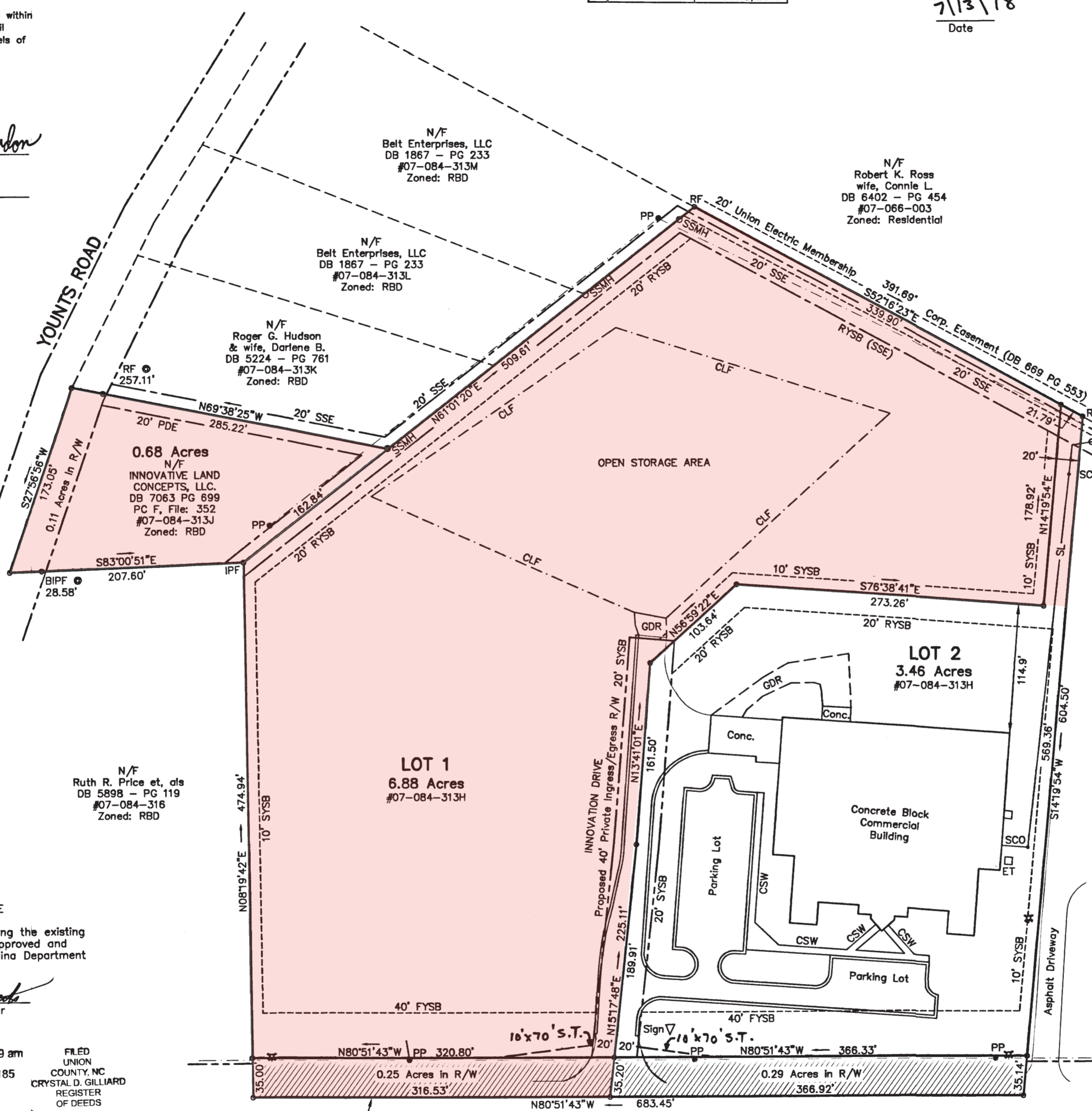


CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that we are the owners of the property shown and described hereon, which property is located in the Subdivision Jurisdiction of the Town of Indian Trail, and that we hereby adopt the plan of subdivision with our free consent, establish minimum building setback lines and dedicate all streets, alleys, walks, parks and other sites and easements to public as noted.

07.10.18 Date

Signature of Member/Manager of Innovative Land Concepts, LLC



NORTH CAROLINA, UNION COUNTY, Karla Rodriguez Deras, THE UNDERSIGNED, A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, AFORESAID CERTIFY THAT Craia S. Smith, MEMBER/MANAGER OF INNOVATIVE LAND CONCEPTS, LLC, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July 2018. MY COMMISSION EXPIRES: April 6, 2021

KARLA RODRIGUEZ DERAS, Notary Public, Mecklenburg Co., North Carolina, My Commission Expires April 6, 2021

- LEGEND: RF - Rebar Found, IPF - Iron Pipe Found, BIPF - Bent Iron Pipe Found, PP - Power Pole, OHE - Overhead Electric Line, CSW - Concrete Side Walk, GDR - Gravel Driveway, Conc. - Concrete, CLF - Chain Link Fence, R/W - Right of Way, SSE - Sanitary Sewer Easement, N/F - Now or Formerly, SL - Sewer Lateral, SCO - Sewer Clean Out, DB - Deed Book, PG - Page, PC - Plat Cabinet, SSMH - Sanitary Sewer Man Hole, PDE - Private Drive Easement, FYSB - Front Yard Setback, SYSB - Side Yard Setback, RYSB - Rear Yard Setback, X - Existing Fire Hydrant, S.T. - SIGHT TRIANGLE

N/F Beck Properties, DB 1221 - PG 143, #07-084-313E, Zoned: RBD

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE

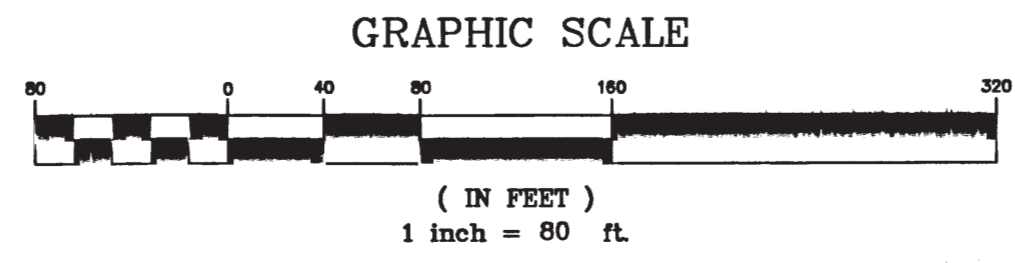
I hereby certify that the Right of Way dedication along the existing State maintained roadway(s) shown on this plat is approved and accepted as public Right of Way by the North Carolina Department of Transportation, Division of Highways.

7/16/18 Date, Signature of District Engineer

FILED Jul 16, 2018 10:19 am, PLAT SLIDE 00000 - 0185, INSTRUMENT 19493, By: Kay Eudy, Deputy

- NOTES: 1. TAX I.D. #07-084-313H, 2. AREA CALCULATED BY COORDINATES, 3. NO NCGS MONUMENT FOUND WITHIN 2000', 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC METERS, 5. #5 REBARS AND MAG NAILS SET AT ALL NEW LOT CORNERS, UNLESS OTHERWISE NOTED, 6. CURRENT ZONING: RBD, 7. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY, 8. PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND OR RIGHTS OF WAY, EITHER RECORDED OR IMPLIED, 9. TWO (2) LOTS ON THIS PLAT, 10. THIS PROPERTY IS NOT SUBJECT TO A FEMA SPECIAL FLOOD HAZARD ZONE AS PER THE NFIP, FIRM MAP, NO. 3710540800J, PANEL 5408, EFFECTIVE DATE: OCTOBER 16, 2008.

0.54 Acres dedicated to NCDOT, 35' from centerline. (Shaded)



State of North Carolina, County of Union, Gus Nichols, Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording. 7/16/18 Date, Signature of Review Officer

Table with columns: NO., DATE, DESCRIPTION, BY. Includes entries for plat revisions and town of Indian Trail comments.

THIS PLAT REPLACES AND SUPERCEDES THE PREVIOUSLY RECORDED PLAT FOR THIS PROPERTY, RECORDED IN PLAT CABINET F, FILE: 352 IN THE UNION COUNTY REGISTER OF DEEDS OFFICE.

Jeffery S. Gordon Surveying, 1394-B WALKUP AVENUE, Monroe, N.C. 28110, (704) 283-9726

MINOR SUBDIVISION PLAT FOR: INNOVATIVE LAND CONCEPTS, LLC, Property of: Innovative Land Concepts, LLC, Legal Ref: DB 4075 PG 327; PC F, FILE: 352, Town of Indian Trail, Union County, North Carolina, Scale: 1" = 80', Date: 3 November 2017, Surveyed by: Jeffery S. Gordon, NCPLS, L-3751, DWG. FILE: #5\V-Pollman.DWG

Cab 0 File 185