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 description 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 which I, as 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 ____ day of _____, A.D. 2018.

Jeffery S. Gordon

Professional Land Surveyor

Registration Number

NORTH CAROLINA UNION COUNTY

I, _____, THE UNDERSIGNED, A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, AFORESAID CERTIFY THAT _____, 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 _____ DAY OF _____, 2018.

MY COMMISSION EXPIRES: _____

_____ NOTARY PUBLIC

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.

_____ Date

_____ Planning Director

VICINITY MAP (NTS)

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.

_____ Date

_____ Property Owner

NORTH CAROLINA, UNION COUNTY

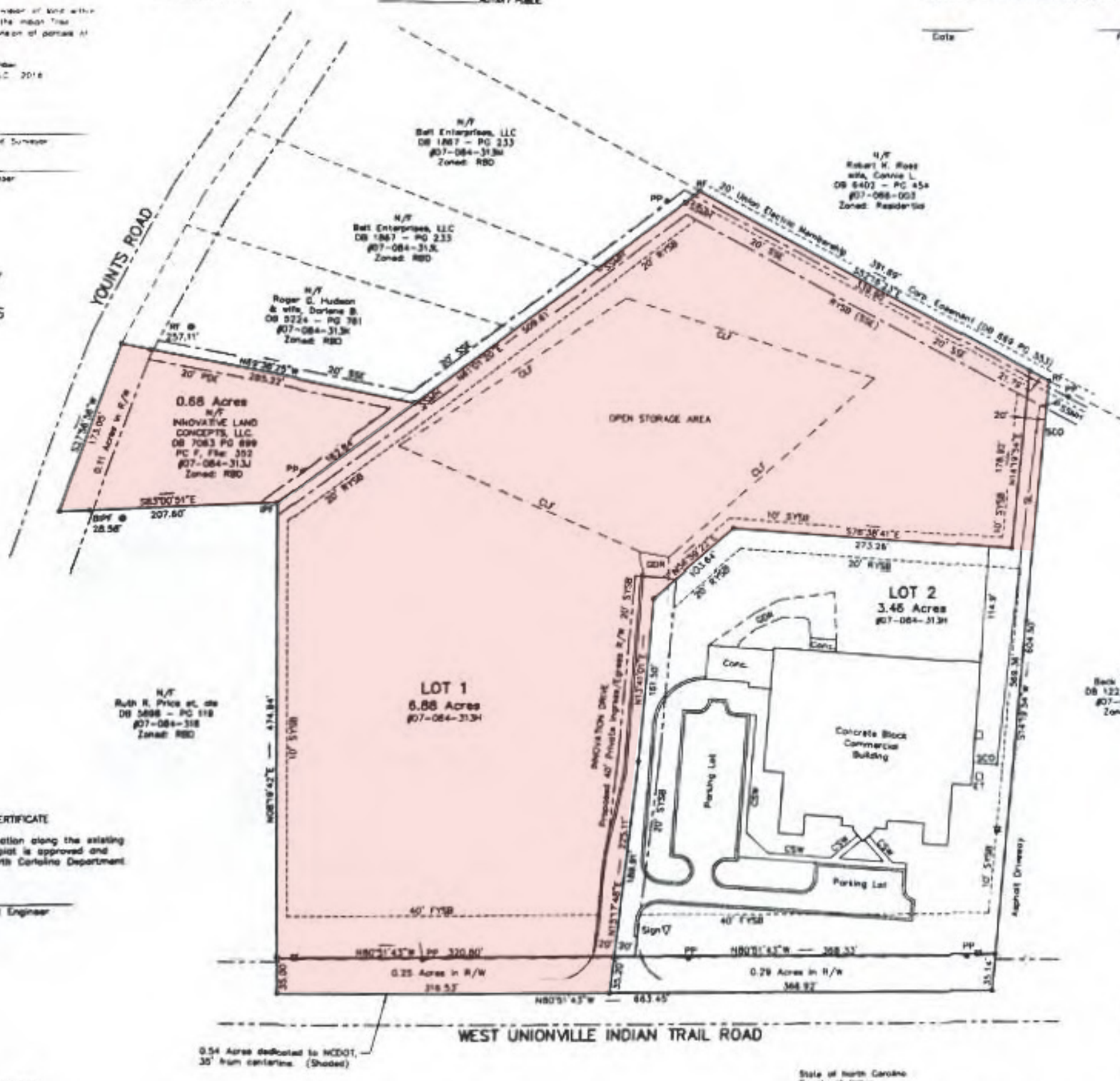
I, _____, THE UNDERSIGNED, A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, AFORESAID CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

MY COMMISSION EXPIRES: _____

_____ NOTARY PUBLIC

PRELIMINARY PLAT ONLY
NOT FOR RECORDATION
CONVEYANCES OR SALES



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
- Existing Fire Hydrant

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.

_____ Date

_____ District Engineer

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.

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. #4 REBARS SET AT ALL NEW LOT CORNERS, EXCEPT IN THE CENTERLINE OF NC HWY. 200, (COMPUTED POINTS ONLY).
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.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

State of North Carolina
County of Union

_____ Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ Date

_____ Review Officer

NO.	DATE	DESCRIPTION	BY
1	11-28-17	Plat revisions by owner request	JSG
2	12-29-17	Plat revisions by owner request	JSG
3	8-19-18	Town of Indian Trail comments	JSG

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