DRAWING NUMBER 12-377

DRAWING NUMBER

DRAWING NUMBER

001710

Feb. 2, 2004
9:16 am
12-377

VICINITY MAP NO SCALE

Certificate of Approval for Recording
I hereby ertify 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 1-30-04 for recordation in the Lincoln County Deeds Office.

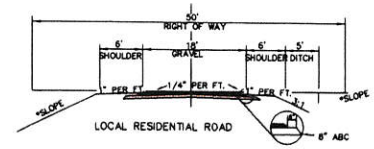
SUBDIVISION ADMINISTRATOR — DATE 1-30-04
LINCOLN COUNTY, NORTH CAROLINA

ALL LOTS WITHIN THE FARMS AT PAYSOUR MOUNTAIN TO THE BEST OF MY KNOWLEDGE DOES NOT LIE WITHIN A WATERSHED.

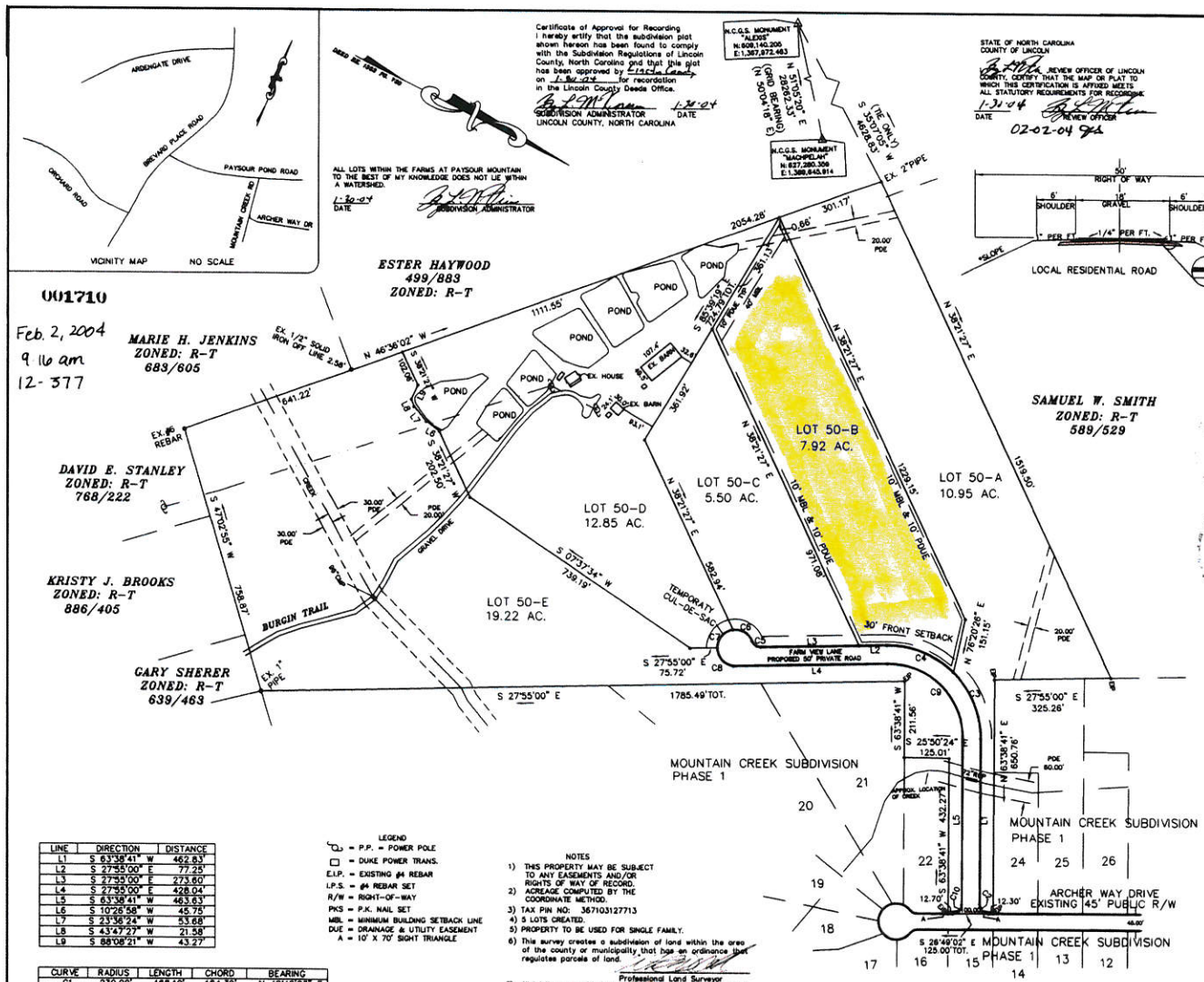
1-30-04 DATE — SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA
COUNTY OF LINCOLN
I, REVIEW OFFICER OF LINCOLN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
1-31-04 DATE — REVIEW OFFICER
02-02-04

FILED FOR REGISTRATION
BOOK _____ PAGE _____
DATE _____ TIME _____ AM PM
_____ OF _____ PAGES
REGISTERED IN RECORD OF _____ COUNTY
REGISTER OF DEEDS
BY: _____



LOCAL RESIDENTIAL ROAD



LINE	DIRECTION	DISTANCE
L1	S 63°38'41" W	462.83'
L2	S 27°55'00" E	77.25'
L3	S 27°55'00" E	273.60'
L4	S 27°55'00" E	428.04'
L5	S 63°38'41" W	463.63'
L6	S 10°26'58" W	45.75'
L7	S 23°38'24" W	53.68'
L8	S 43°47'27" W	21.58'
L9	S 88°08'21" W	43.27'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	230.00'	168.10'	164.39'	N 42°42'23" E
C2	25.00'	39.47'	35.50'	N 18°24'49" E
C3	255.00'	203.75'	198.37'	S 40°45'15" W
C4	255.00'	203.75'	198.37'	S 05°01'35" E
C5	25.00'	30.82'	28.74'	N 07°10'06" E
C6	50.00'	66.45'	61.66'	S 04°10'59" W
C7	50.00'	72.89'	66.60'	S 75°38'55" E
C8	50.00'	72.33'	66.19'	N 21°08'55" E
C9	205.00'	327.80'	293.84'	S 17°51'50" W
C10	25.00'	39.07'	35.21'	N 71°35'11" W

LEGEND
P.P. = POWER POLE
DUKE POWER TRANS.
E.I.P. = EXISTING #4 REBAR
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY
PKS = P.K. NAIL SET
MBL = MINIMUM BUILDING SETBACK LINE
DUE = DRAINAGE & UTILITY EASEMENT
A = 10' X 70' SIGHT TRIANGLE

NOTES
1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
3) TAX PIN NO: 367103127713
4) 5 LOTS CREATED.
5) PROPERTY TO BE USED FOR SINGLE FAMILY.
6) This survey creates a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.
Professional Land Surveyor
7) All lot lines are subject to a 10' Utility and Drainage Easement, 10' EACH SIDE OF PROPERTY LINE. (SEE LOT 18 FOR TYPICAL LOT DETAIL)
8) As of the date of this recording, the lots represented on this plat have not been inspected or approved by the LINCOLN County Health Department. Until inspected there is no assurance that a building permit will be issued.
9) 56.42 AC. TO BE SUBDIVIDED
10) ALL LOTS ARE TO BE SERVED BY INDIVIDUAL SEPTIC TANKS AND WELLS
11) THERE ARE 4,288 LINEAR FEET OF NEW ROADWAY
12) DEED REF: 1366 PG. 395
13) PROPERTY ZONED: R-T (SEE LOT 2 FOR TYP)
SETBACKS: FRONT = 30'
SIDE = 10'
REAR = 40'
COR SIDE = 20'
14) IN APPROVING THIS PLAT, LINCOLN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SEPTIC TANK SYSTEM.
15) A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD ZONE ACCORDING TO COMMUNITY PANEL NO 370148-01508 DATED 12-1-1981
16) THERE CAN BE NO FURTHER SUBDIVISION AFTER PURCHASE SINCE FURTHER SUBDIVISION WILL CREATE A MAJOR SUBDIVISION REQUIRING REZONING TO BE A PLANNED DISTRICT.
17) THIS SUBDIVISION IS LOCATED IN A DESIGNATED AGRICULTURAL DISTRICT

Certificate of Ownership and Dedication
I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of Lincoln County and that I hereby adopt this plan of subdivision with my free consent and establish minimum lot size and building setback lines as noted.
Owner — 1/12/04 Date

I, Donald R. Allen, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____ Page _____); that the ratio of precision as calculated by latitudes and departures is 1:10000; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____ Page _____; that this map was prepared in accordance with G.S. 47-30, as amended.
SURVEYOR — 1/12/04 Date

I, Patricia B. Allen, do hereby certify that Donald R. Allen personally appeared before me this day and acknowledge the due execution of this certificate.
Witness my hand and official seal this the _____ day of _____ 20_____
Notary Public

The streets and roads in this subdivision are hereby declared PRIVATE. The maintenance of all streets and roads in this subdivision shall be the responsibility of the developer and, it shall be their responsibility to bring the roads up to the standards of the North Carolina Department of Transportation Secondary Roads Council before any public streets or roads on this plat are included, at any time after the approval of this plat, into the North Carolina State Maintained Road System.
Owner — Date

Developer: ATLANTIC GRADING COMPANY, INC.

I hereby to the best of my knowledge, ability and belief certify that all street work to be performed on this subdivision will be checked by me or my authorized representative and will conform with lines, grades, cross-section, dimensions, and material requirements which are shown on and indicated in the plans which have been reviewed and approved by the appropriate District Engineer, North Carolina Department of Transportation. Any significant changes or deviations will be reviewed and approved by the District Engineer or his authorized representative.

When the streets have the proper number of homes constructed on them, I will petition the North Carolina Department of Transportation to add them to their system for maintenance. Until that time I will keep the streets in a property state of maintenance.

I also acknowledge that falsification of the above certifications may subject me to civil suit and/or criminal prosecution under G.S. 14-100, 136-102.6.
Signed: Developer or Authorized Agent — 1/12/04 Date

STATE OF NORTH CAROLINA
COUNTY
On this 12 day of Jan 2004 personally appeared before me for Atlantic Grading Co. Inc. (Firm Name)
Who signed the foregoing affidavit in my presence and made oath to the truth of the statements therein contained.
Notary Public
My Commission Expires 6-17-07

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

RECORD PLAT OF
THE FARMS AT PAYSOUR MOUNTAIN

IRONTON TWSP., LINCOLN CO., N.C.
SCALE: 1" = 200'
DATE OF SURVEY: 10/26/2003
DATE PLAT PREPARED: 1/12/2004

OWNER: ATLANTIC GRADING COMPANY, INC.
8520 CLIFF CAMERON DRIVE, SUITE 450
CHARLOTTE, NC. 28269
704-535-4080

Filed for registration and recorded this the 2nd day of February, 2004, at 9:16 A.M. in Plat Book 12, Page 377.

ELAINE N. HARMON
Register of Deeds for Lincoln County
BY: Melissa L. Powell
Deputy Register of Deeds

FILE NAME: 8571PLAT.DWG

TAX MAP NO: 367103127713

DAS
DON ALLEN & ASSOCIATES P.A
"Since 1971"
Commercial • Residential • Mortgage Surveys • Multi-Family
Construction Staking • Subdivision Design • Topographical
111-B Raceway Drive • Mooresville, N.C. 28117
(704) 664-7029 (704) 664-8041 Fax