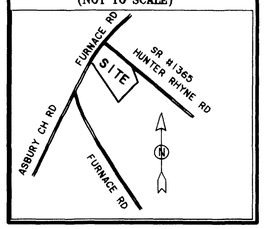
PROPERTY OWNER:
MAX CALDWELL
1448 OLD MILL RD
LINC., N.C. 28092
704-735-3421
PROPOSED USE - RESIDENTIAL
PROPERTY IS ZONED R-SF
TOTAL # OF LOTS - 10 & REM.
TOTAL IS 6.247 AC.+-

VICINITY MAP
(NOT TO SCALE)



NOTE: OWNER TO VERIFY ALL SETBACKS & ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED

AREA IN STATE R/W - 0.91 AC.+-
AREA IN 10 LOTS - 5.337 AC.+-
TOTAL AREA IN PHASE I - 6.247 AC.+-

R-SF MINIMUM SETBACKS:

FRONT:	30'
REAR:	40'
SIDE:	10'
SIDESTREET:	20'

001052
13-136
1-20-05
1:43 PM

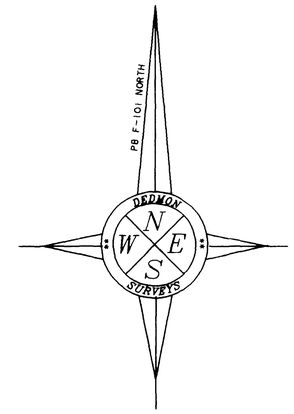
MINOR SUBDIVISION
FOR
BRECKENRIDGE
PHASE I
IRONTON TWSP. LINCOLN COUNTY, N.C.
NOVEMBER 30, 2004 SCALE: 1" = 100'

RONNIE DEDMON SURVEYORS, P.A.
RONNIE DEDMON, PLS #1222
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
4837 N. HWY #16
P.O. BOX 494 DENVER, N.C. 28037
(704)-483-4908

TRACTS SHOWN ARE FROM DEED 1145 PAGE 171
PIN 3664-00-54-7996

DATE OF PLAT & SURVEY 11-30-04

FIRM INFORMATION:
COMM. PANEL #: 370146-0075B
EFFECT. DATE: 12-1-81
FFE: N/A
ZONE: C

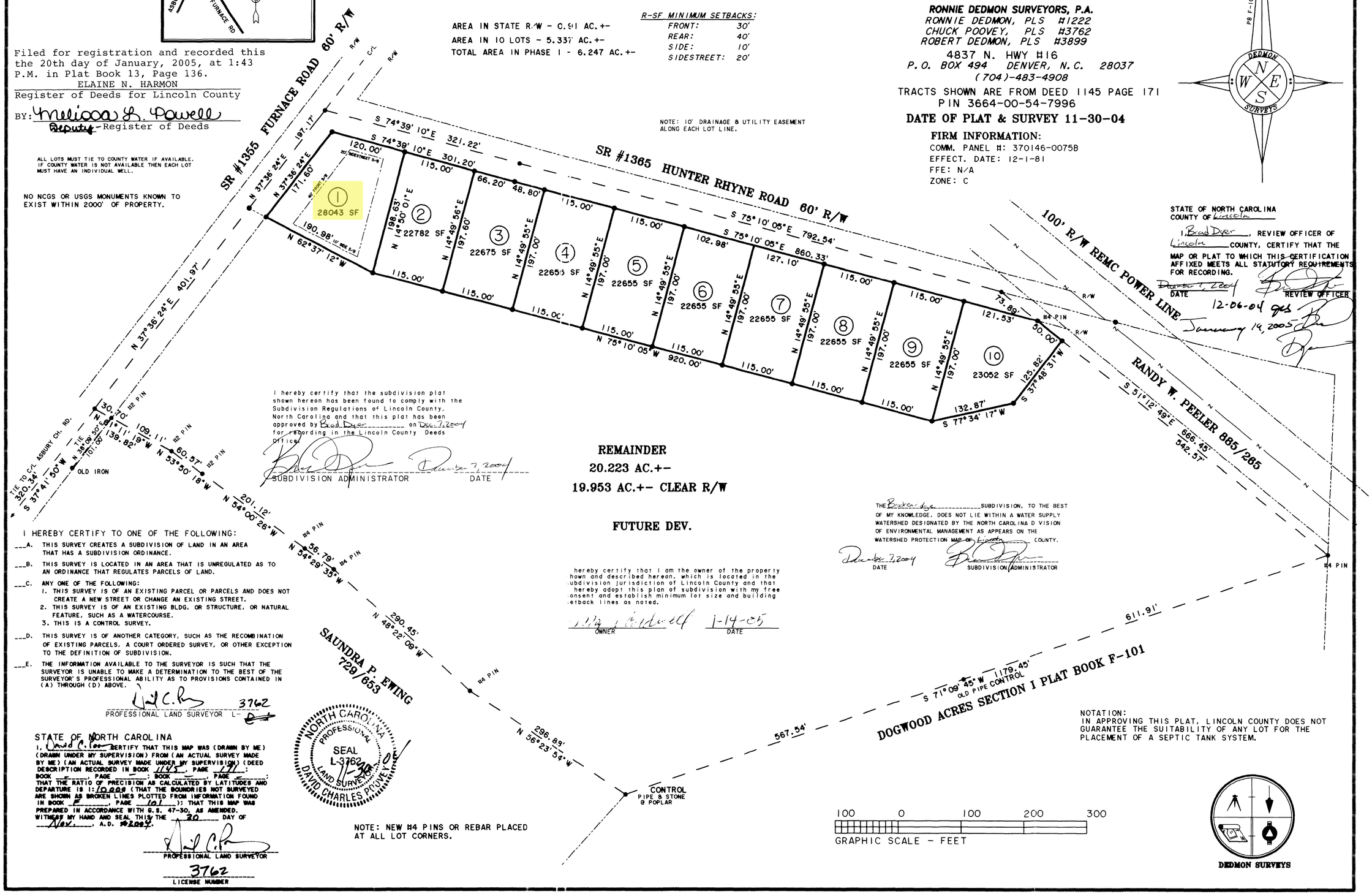


Filed for registration and recorded this the 20th day of January, 2005, at 1:43 P.M. in Plat Book 13, Page 136.
ELAINE N. HARMON
Register of Deeds for Lincoln County
BY: Melissa L. Powell
~~Deputy~~ Register of Deeds

ALL LOTS MUST TIE TO COUNTY WATER IF AVAILABLE. IF COUNTY WATER IS NOT AVAILABLE THEN EACH LOT MUST HAVE AN INDIVIDUAL WELL.

NO NCGS OR USGS MONUMENTS KNOWN TO EXIST WITHIN 2000' OF PROPERTY.

NOTE: 10' DRAINAGE & UTILITY EASEMENT ALONG EACH LOT LINE.



STATE OF NORTH CAROLINA
COUNTY OF Lincoln
I, Brad Dyer, REVIEW OFFICER OF Lincoln COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
~~December 7, 2004~~ 12-06-04 gds January 14, 2005
DATE REVIEW OFFICER

I hereby certify 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 Brad Dyer on Dec. 7, 2004 for recording in the Lincoln County Deeds Office.
SUBDIVISION ADMINISTRATOR December 7, 2004
DATE

REMAINDER
20.223 AC.+-
19.953 AC.+- CLEAR R/W

FUTURE DEV.

THE Brookenridge SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, DOES NOT LIE WITHIN A WATER SUPPLY WATERSHED DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AS APPEARS ON THE WATERSHED PROTECTION ~~MAP OF~~ Lincoln COUNTY.
December 7, 2004
DATE SUBDIVISION ADMINISTRATOR

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 1-14-05
DATE

I HEREBY CERTIFY TO ONE OF THE FOLLOWING:

___A. THIS SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA THAT HAS A SUBDIVISION ORDINANCE.

___B. THIS SURVEY IS LOCATED IN AN AREA THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

___C. ANY ONE OF THE FOLLOWING:
1. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
2. THIS SURVEY IS OF AN EXISTING BLDG. OR STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
3. THIS IS A CONTROL SURVEY.

___D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

___E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

3762
PROFESSIONAL LAND SURVEYOR L-~~D~~

STATE OF NORTH CAROLINA
I, David C. Poovey CERTIFY THAT THIS MAP WAS (DRAWN BY ME) (DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME) (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK 1145, PAGE 171; BOOK —, PAGE —; BOOK —, PAGE —; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURE IS 1:10,000 (THAT THE BOUNDRIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK F, PAGE 101); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY HAND AND SEAL THIS THE 20 DAY OF Nov., A.D. 2004.
PROFESSIONAL LAND SURVEYOR
3762
LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3762 LAND SURVEYOR DAVID CHARLES POOVEY

NOTE: NEW #4 PINS OR REBAR PLACED AT ALL LOT CORNERS.

NOTATION:
IN APPROVING THIS PLAT, LINCOLN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SEPTIC TANK SYSTEM.

100 0 100 200 300
GRAPHIC SCALE - FEET

DEDMON SURVEYS

MAX26/MAX26A/C. POOVEY

DRAWING NUMBER
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER 13-136
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552