DRAWING NUMBER 13-180

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 65552

004624

1:48
3-29-05
13-180

FIRM INFORMATION:
COMM. PANEL #: 370146-075C
EFFECT. DATE: 6-22-98
FFE: N\A
ZONE: "X"

ALL LOTS MUST TIE INTO COUNTY WATER & SEWER.

R-S MINIMUM SETBACKS

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

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

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

Filed for registration and recorded this the 29th day of March, 2005, at 1:48 P.M. in Plat Book 13, Page 180.

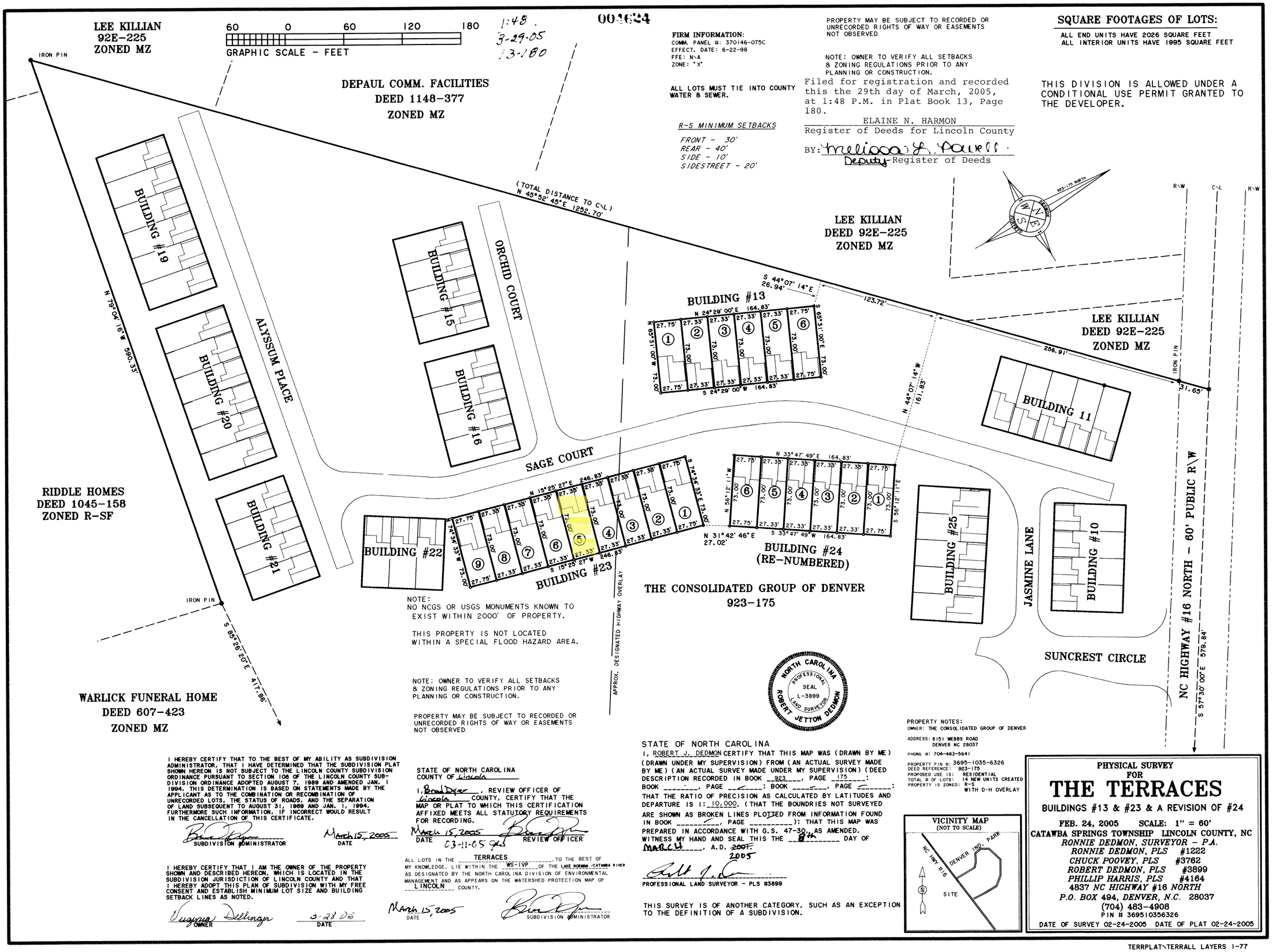
ELAINE N. HARMON
Register of Deeds for Lincoln County

BY: Melissa H. Powell
Deputy Register of Deeds

SQUARE FOOTAGES OF LOTS:

ALL END UNITS HAVE 2026 SQUARE FEET
ALL INTERIOR UNITS HAVE 1995 SQUARE FEET

THIS DIVISION IS ALLOWED UNDER A CONDITIONAL USE PERMIT GRANTED TO THE DEVELOPER.



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

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

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

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

PROPERTY NOTES:
OWNER: THE CONSOLIDATED GROUP OF DENVER
ADDRESS: 8151 WEBBS ROAD
DENVER NC 28037
PHONE #: 704-483-5641
PROPERTY PIN #: 3695-1035-6326
DEED REFERENCE: 923-175
PROPOSED USE IS: RESIDENTIAL
TOTAL # OF LOTS: 14 NEW UNITS CREATED
PROPERTY IS ZONED: R-S WITH D-H OVERLAY

I HEREBY CERTIFY THAT TO THE BEST OF MY ABILITY AS SUBDIVISION ADMINISTRATOR, THAT I HAVE DETERMINED THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT SUBJECT TO THE LINCOLN COUNTY SUBDIVISION ORDINANCE PURSUANT TO SECTION 106 OF THE LINCOLN COUNTY SUBDIVISION ORDINANCE ADOPTED AUGUST 7, 1989 AND AMENDED JAN. 1 1994. THIS DETERMINATION IS BASED ON STATEMENTS MADE BY THE APPLICANT AS TO THE COMBINATION OR RECOMBINATION OF UNRECORDED LOTS, THE STATUS OF ROADS, AND THE SEPARATION OF LAND SUBSEQUENT TO AUGUST 31, 1989 AND JAN. 1, 1994. FURTHERMORE SUCH INFORMATION, IF INCORRECT WOULD RESULT IN THE CANCELLATION OF THIS CERTIFICATE.

SUBDIVISION ADMINISTRATOR — DATE: March 15, 2005

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 — DATE: 3-28-05

STATE OF NORTH CAROLINA
COUNTY OF Lincoln

I, Brenda Dyer, REVIEW OFFICER OF Lincoln COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: March 15, 2005 — REVIEW OFFICER: Brenda Dyer
03-11-05

ALL LOTS IN THE TERRACES, TO THE BEST OF MY KNOWLEDGE, LIE WITHIN THE WS-IVP OF THE LAKE NORMAN / CATAWBA RIVER AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF LINCOLN COUNTY.

DATE: March 15, 2005 — SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA
I, ROBERT J. DEDMON 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 923, PAGE 175; 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 ____, PAGE ____): THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY HAND AND SEAL THIS THE 8th DAY OF March, A.D. ~~2001~~ 2005

PROFESSIONAL LAND SURVEYOR - PLS #3899

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

VICINITY MAP
(NOT TO SCALE)

PHYSICAL SURVEY
FOR
THE TERRACES
BUILDINGS #13 & #23 & A REVISION OF #24

FEB. 24, 2005 SCALE: 1" = 60'
CATAWBA SPRINGS TOWNSHIP LINCOLN COUNTY, NC
RONNIE DEDMON, SURVEYOR - P.A.
RONNIE DEDMON, PLS #1222
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
PHILLIP HARRIS, PLS #4164
4837 NC HIGHWAY #16 NORTH
P.O. BOX 494, DENVER, N.C. 28037
(704) 483-4908
PIN # 3695103563 26
DATE OF SURVEY 02-24-2005 DATE OF PLAT 02-24-2005

TERRPLAT\TERRALL LAYERS 1-77