7038

"I CERTIFY THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY; AND IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE."

Phillip A. Harris

PHILLIP A. HARRIS, PLS
L-4164

NORTH CAROLINA PROFESSIONAL SEAL L-4164 LAND SURVEYOR PHILLIP A. HARRIS

2-26-04

NOTES:

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

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

10' DRAINAGE & UTILITY EASEMENT ALONG EACH SIDE OF ALL LOT LINES.

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

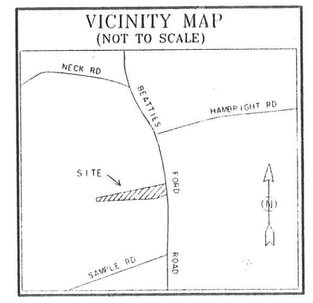
FIRM INFORMATION:
COMM. PANEL #: 370158-0050 C
EFFECT. DATE: 8-3-98
FFE: N-A
ZONE: X

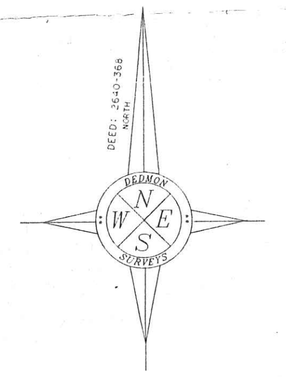
MINIMUM BUILDING SETBACKS:
ZONING CLASSIFICATION: RURAL

FRONT: 40' FROM R/W
SIDE: 12' FROM LOT LINE
REAR: 25' FROM LOT LINE

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

VICINITY MAP
(NOT TO SCALE)





NEW TOTAL ACREAGE: 14.957 AC.+-

PHYLLIS M. MOODY
5136-162

ERNESTINE J. JOHNSON
4222-540

NANCY S. SCHWAIGER
6602-251

MECKLENBURG COUNTY
10749-614

JOHN G. McELROY, JR.
1077-018 & 2640-368

JUANITA KISER BENTLEY
4365-0265

JUANITA KISER BENTLEY
5015-0267

(OUT) JAMES L. TODD, JR.
7562-451

BEATTIES FORD ROAD 60' R/W

PARCEL ID#: 02303101
THOMAS M. SNYDER & MILDRED D. SNYDER
13.077 ACRES +/-
(DEED REFERENCE: 15671-0096)

PARCEL ID#: 02303109
THOMAS M. SNYDER
1.880 AC.+-
(DEED REFERENCE: 4537-0964)
(NOTE: STRUCTURES NOT SHOWN ON THIS PARCEL.)

Homesite

EXISTING 1.5" PIPE
EXISTING 1" PIPE AT 18" PINE TREE
EXISTING 1" PIPE
EXISTING 1/2" PIPE
EXISTING 3/4" PIPE
EXISTING 1" PIPE WITH CAP
EXISTING 3-4" PIPE AT LARGE STONE
NEW #5 REBAR
EXISTING #4 REBAR
30" HICKORY TREE
OVERHEAD POWERLINE R/W UNKNOWN
FRAME BARN
FRAME BLDG.
METAL BLDG.
FRAME GARAGE
PORCH
WELL
DECID. TREE
CONIF. TREE
BASE BEARING N 72°58'00" E 2238.92

N 73°12'01" E 1593.42'
N 72°26'17" E 645.54'
N 72°52'21" E 306.60'
S 31°42'30" E 223.87'
S 55°21'47" W 307.90'
S 29°27'11" E 326.37'
S 29°50'15" E 60.56'
N 11°40'14" W 219.00'
N 11°32'14" W 193.21'
S 78°11'34" W 492.22'
S 77°55'16" W 1547.04'
N 13°30'07" W 706.50'
S 65°45'40" W 712.84'
S 64°49'23" W 545.68'
S 64°32'54" W 517.72'
S 64°07'05" W 253.55'
S 28°47'57" E 388.09'
S 24°43'24" W 525.63'

LINE TABLE

COURSE	BEARING	DISTANCE
L-1	S 31°42' 30" E	61.78'
L-2	S 72°52' 21" W	21.90'
L-3	N 55°21' 47" E	23.07'
L-4	S 30°47' 37" E	72.73'
L-5	S 29°50' 15" E	60.56'

100 0 100 200 300
GRAPHIC SCALE – FEET

LEGEND

- BOUNDARY LINE
- SANITARY SEWER LINE
- NATURAL GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER
- TELEPHONE LINE
- WOODS LINE
- STORM DRAIN
- BURIED CABLE LINE
- UNMARKED POINT
- IRON AS NOTED
- UTILITY POLE
- RNW = RIGHT-OF-WAY
- EAP = EDGE OF PAVEMENT
- C/L = CENTERLINE

PROPERTY NOTES:
OWNER: THOMAS M. SNYDER & MILDRED D. SNYDER
ADDRESS: 10015 BEATTIES FORD RD HUNTERSVILLE, NC 28078
PHONE #: 704.875.7018
PARCEL ID #S: 02303101 & 02303109
ZONING: RURAL
PROPOSED USE: RESIDENTIAL
TOTAL NUMBER OF LOTS: ONE
TOTAL ACREAGE OF LOTS: 14.957 ACRES +/-
TOTAL ACREAGE BEING DIVIDED: 14.957 ACRES +/-

DEDMON SURVEYS

RECOMBINATION SURVEY
FOR

THOMAS M. SNYDER
& MILDRED D. SNYDER

LONG CREEK TWSP. MECKLENBURG COUNTY, N.C.
SCALE: 1" = 100'
DATE OF FIELD SURVEY: MAY 29, 2003
DATE OF PLAT: FEBRUARY 26, 2004
RONNIE DEDMON SURVEYORS, 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

DEED REFERENCES: 4537-0964 & 15671-0096
PARCEL ID #'S: 02303109 & 02303101

www.landbysurveyors.com

PH3BF33/PH3BF338/P. HARRIS