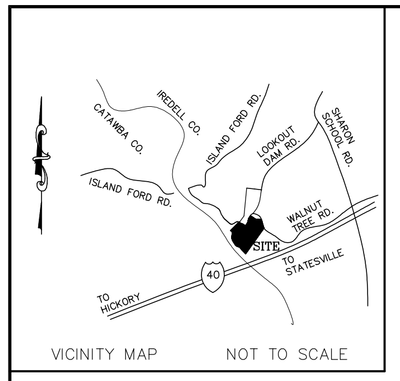

VICINITY MAP NOT TO SCALE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAY

PROPOSED SUBDIVISION ROADS
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED BY: _____
DISTRICT ENGINEER

DATE: _____

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

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

_____ _____
DATE REVIEW OFFICER

FILED FOR REGISTRATION
BOOK_____PAGE_____
DATE_____TIME_____AM PM
_____OF_____PAGES
REGISTERED IN RECORD OF_____COUNTY
_____
REGISTER OF DEEDS
BY: _____

OWNERS CERTIFICATE AND NOTARIZATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF IREDELL AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACKS AS NOTED. AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

I FURTHER CERTIFY THAT:

a: THERE ARE NO DEED RESTRICTIONS WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION; AND

b: THERE ARE NO GOVERNMENTAL REGULATIONS OF ANY KIND, OTHER THAN THOSE FOR WHICH A VARIANCE HAS BEEN APPLIED FOR UNDER IREDELL COUNTY SUBDIVISION ORDINANCE REGULATIONS, WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION; AND

C: I UNDERSTAND THAT ENFORCEMENT OF DEED RESTRICTIONS AND ANY OTHER CONTRACTUAL AGREEMENTS IS NOT THE RESPONSIBILITY OF IREDELL COUNTY, WILL NOT BE UNDERTAKEN BY IREDELL COUNTY, AND IS THE SOLE RESPONSIBILITY OF THE PARTIES AFFECTED BY VIOLATIONS OF SUCH DEED RESTRICTIONS AND CONTRACTUAL AGREEMENTS.

_____
DATE OWNER: MIKE RYON–MEMBER/MANAGER

NORTH CAROLINA
IREDELL COUNTY

I, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT _____ OWNER(S) PERSONALLY APPEARED BEFORE ME THIS DAY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS _____DAY OF_____, 2008.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/17/12

SURVEYORS CERTIFICATION

I, WILLIAM M. 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.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2008.

_____
PROFESSIONAL LAND SURVEYOR
OFFICIAL SEAL
_____
REGISTRATION NUMBER

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUB–DIVISION REGULATIONS OF THE COUNTY OF IREDELL, NORTH CAROLINA. I FURTHER CERTIFY THAT ALL STREETS UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER OR OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE COUNTY OF IREDELL HAS BEEN RECEIVED, AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF $_____ HAS BEEN PAID. THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF IREDELL COUNTY.

_____ _____
DATE SUBDIVISION ADMINISTRATOR

ALL LOTS WITHIN RIVER ROCK SUBDIVISION PHASE 2 TO THE BEST OF MY KNOWLEDGE LIE WITHIN THE WS–IV CRITICAL AREA OF THE LAKE NORMAN/CATAWBA WATERSHED BASIN AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

_____ _____
DATE SUBDIVISION ADMINISTRATOR

AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPT. UNTIL INSPECTED THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.

A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP – COMMUNITY PANEL #3710378300K EFFECTIVE DATE: 3/18/08

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

LEGEND:
PDUE = PUBLIC STORM DRAIN & UTILITY ESMT.
R/W = RIGHT OF WAY
C.O.S. = COMMON OPEN SPACE
RCP = REINFORCED CONCRETE PIPE
○ = NEW LOT CORNER
◎ = PROPERTY CORNER FOUND
C.P. = COMPUTED POINT
= FIRE HYDRANT
PSDE = PUBLIC STORM DRAIN ESMT.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NOTES:
1) This property may be subject to any easements and/or Rights–of–way of record.
2) All lots are subject to a 10' Utility and Drainage Easement. 10 feet on each side of the property line. see lot 52 for typical
3) Total acreage to be subdivided in this phase: 62.04
4) Total lots created in this phase: 58
5) Property zoned: RA , ADJOINING ZONING IS RA
6) Minimum Building Setback: 35' Front
35' Rear typical lot setbacks.
15' Side See LOT 54
25' Corner
50' Lake Buffer
8) The property is located in Shiloh Twsp., Iredell Co., N.C.
9) All road right–of–ways in subdivision are public.
10) Tax parcel #(pin number) = 3783339993.
11) Deed ref. = 1904/1746
12) There is 2,872 linear feet of new roadway in this phase.
13) No geodetic monument located within 2000' of said property.
14) The smallest buildable lot in this phase is 0.62 ac. (Lot 47)
15) Individual septic systems and West Iredell water.
16) Lots 42–48 have NO ACCESS to Lookout Dam Road.
17) Plat ref. = 52/113

FINAL PLAT
OF
RIVER ROCK, PHASE 2
SHILOH TWSP., IREDELL CO., N.C.
SCALE: 1" = 100' DATE SURVEYED: 9–26–08
DATE PLATTED: 10–21–08

OWNER: RIVER ROCK DEVELOPMENT, LLC.
127 B PROMENADE DRIVE
MOORESVILLE, NC. 28117

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

FILE NAME: 13034–PRE.DWG