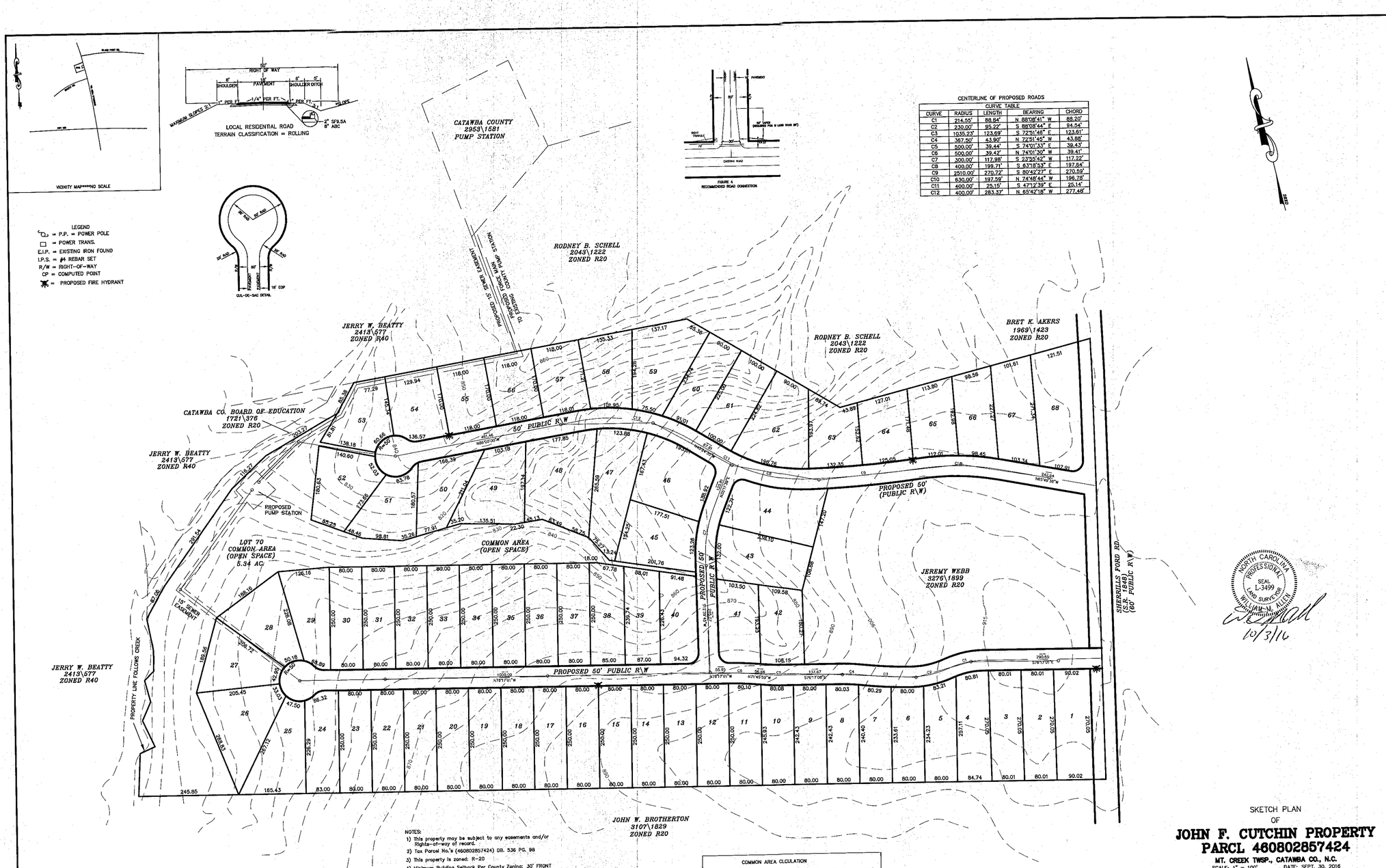

NOTES:

1) This property may be subject to any easements and/or Rights-of-way of record.
2) Tax Parcel No.'s (460802857424) DB. 536 PG. 98
3) This property is zoned: R-20
4) Minimum Building Setback Per County Zoning: 30' FRONT
   30' REAR
   15' SIDE
5) The property is located in MT. CREEK TWSP., CATAWBA CO., N.C.
6) This property is located in WS-IV Protected Area of the LAKE NORMAN/CATAWBA WATERSHED BASIN.
7) TOTAL AREA SUBDIVIDED 43.03 AC.
8) TOTAL LOTS CREATED 68 BUILDABLE LOTS & 1 COMMON AREA LOT.
9) No geodetic monument found within 2000' of sold property.
10) The subdivision will be served by Catawba County Water & Sewer.
11) SMALLEST LOT IS 20,000 SQ. FT.

COMMON AREA CLCULATION

68 LOTS PROPOSED X 2500 SF = 170,000 SF (3.903 AC. REQUIRED)
5.34 ACRES PROVIDED
20% OF THE COMMON AREA IS LESS THAN 20% GRADE

DAS
DON ALLEN & ASSOCIATES P.A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
131 Crosslake Park Drive – Suite 102 * Mooresville, N.C. 28117
(704) 664-7029 (704) 664-8041 Fax
donallensurvey@gmail.com

SKETCH PLAN
OF
JOHN F. CUTCHIN PROPERTY
PARCL 460802857424

MT. CREEK TWSP., CATAWBA CO., N.C.
SCALE: 1" = 100' DATE: SEPT. 30, 2016

DEVELOPER: SHAWN OGDEN
3772 GRANITE ST.
TERRELL, N.C. 28682

GRAPHIC SCALE
1 IN. = 100 FT.

FILE NAME: