

NOTES:

1. PROPERTY DESCRIPTION:
 LOT 35 OF PLAT ENTITLED "SHEPHERD'S BLUFF SUBDIVISION PHASE 5",
 RECORDED IN PLAT BOOK 50 PAGE 145.
 (IREDELL COUNTY REGISTER OF DEEDS)

PARCEL ID#: 4659565500
 ADDRESS: 131 SHEEP PATH DRIVE

2. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
 TOTAL LOT AREA 24,986 sqft/0.573 acres.

3. SUBJECT TO IREDELL COUNTY (RA) ZONING REGULATIONS.

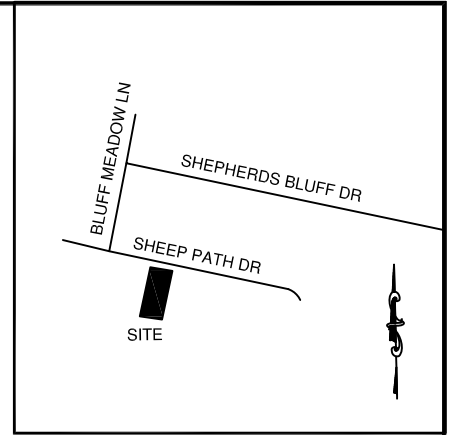
4. MINIMUM SETBACK 35'
 MINIMUM SIDE YARD 15'
 MINIMUM REAR YARD 35'

5. THIS PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS
 AND/OR R/W'S EITHER RECORDED OR IMPLIED. A COMPLETE AND FULL
 TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY.

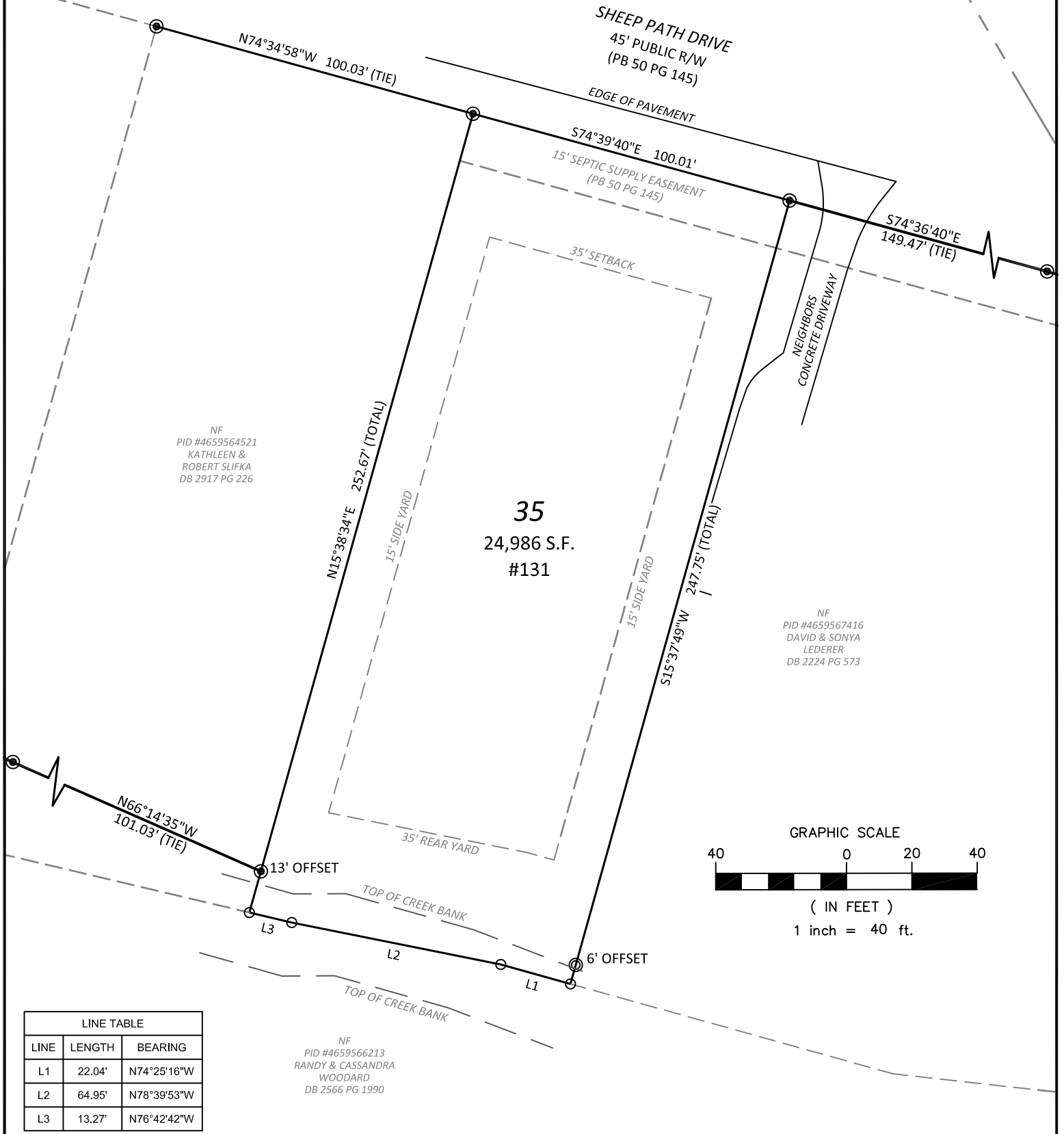
6. THIS PARCEL LIES WITHIN FEMA FLOOD ZONE "X" (MINIMAL FLOOD
 RISK) PER FIRM #3710465900J DATED MARCH 18, 2008.

7. COMMUNITY COVENANTS AND RESTRICTIONS ARE RECORDED IN
 DEED BOOK 1777 AT PAGE 163.

- LEGEND:**
- LINES NOT SURVEYED
 - ⊙ IRON ROD (FOUND)
 - #4 REBAR (SET)
 - COMPUTED POINT
 - NF.....NOW OR FORMERLY
 - PB.....PLAT BOOK
 - PG.....PAGE
 - PID.....PARCEL IDENTIFICATION NUMBER
 - RW.....RIGHT-OF-WAY
 - SF.....SQUARE FEET



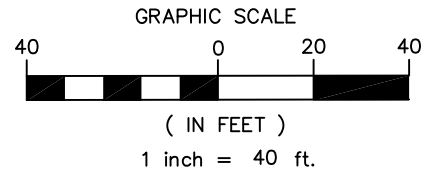
VICINITY MAP
(NOT TO SCALE)



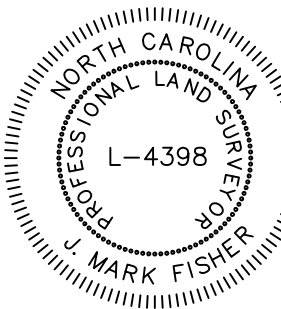
NF
 PID #4659564521
 KATHLEEN &
 ROBERT SLIFKA
 DB 2917 PG 226

NF
 PID #4659567416
 DAVID & SONYA
 LEDERER
 DB 2224 PG 573

NF
 PID #4659566213
 RANDY & CASSANDRA
 WOODARD
 DB 2566 PG 1990




LINE TABLE		
LINE	LENGTH	BEARING
L1	22.04'	N74°25'16"W
L2	64.95'	N78°39'53"W
L3	13.27'	N76°42'42"W



THIS IS AN EXISTING PARCEL OF LAND WITHIN A MUNICIPALITY THAT
 REGULATES PARCELS OF LAND.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM
 AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION
 RECORDED IN DEED BOOK 2818 PAGE 2417); THAT THE BOUNDARIES NOT
 SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT
 BOOK 50, PAGE 145; THAT THE RATIO OF PRECISION IS 1:10,000+; AND
 THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF
 PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
 THIS 16th DAY OF JUNE, 2022.

J. MARK FISHER  L-4398

BOUNDARY SURVEY:
131 SHEEP PATH DRIVE
 DATE: 16 JUNE 2022 SCALE: 1"=40'
 MOORESVILLE, NORTH CAROLINA
 IREDELL COUNTY

PROPERTY OWNER:
 ERIC GERCHAK
 131 SHEEP PATH DRIVE
 MOORESVILLE, NC 28115

SURVEY PERFORMED BY:
 VERITAS LAND SERVICES PC
 3556A CENTRE CIRCLE
 FORT MILL, SC 29715
 (704) 506-0554 C-3126