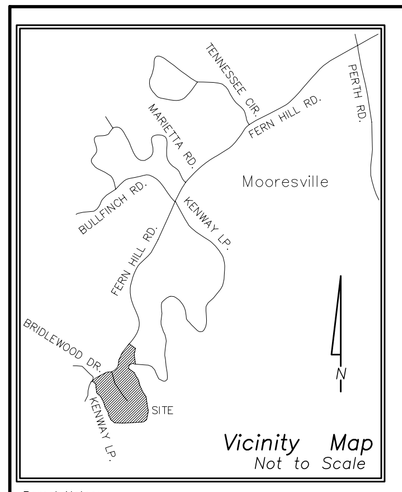

Vicinity Map
Not to Scale

Legend

FS.....Front Setback
RS.....Rear Setback
SS.....Side Setback
COS.....Common Open Space
S.T.....Site Triangle
EIR.....Existing Iron Rod
EIP.....Existing Iron Pipe
FES.....Flared End Section
RCP.....Reinforced Concrete Pipe
CMP.....Corrugated Metal Pipe
HPDE.....High Density Polyethylene Pipe
DI.....Drop Inlet
YI.....Yard Inlet
JB.....Junction Box
PSDE.....Public Storm Drainage Easement
o .....Calculated Point (CP)
.....Power Pole
□ .....(CCM) Concrete Monument
● .....Corner as Described or Set #4 Rebar
▷ .....FES (Flared End Section)
DI.....Drop Inlet
YI.....Yard Inlet
OHE.....Overhead Electric

Parcel Notes:
* Area computed by coordinate method.
* Property subject to any valid enforceable easements, restrictions and rights-of-ways of record.
* All corners identified are #4 Rebars unless otherwise shown.
* This Property Does Not lie within a Special Flood Hazard as shown FEMA Flood Insurance Rate Map #37104638OOJ, Community #370313, Panel 4638 J, with an Effective date of March 18th, 2008. Dated June 22nd, 1998.
* Site Zoning and Adjoining Zoning is RA or RR
* Tax Parcel ID = Portion of #4638-28-3706
* Total Site Acreage being Subdivided = 40.120 Acres (1,747,631 SF)
* Total Number of Buildable Lots Created = 11 consisting of 8.381 Acres (365,094 SF)
* Total Undeveloped Site Acreage remaining = 31.739 Acres (1,382,537 SF)
* No New Roads are being created on this plat.
* Minimum Setbacks: (See Lot #15 for Typical)
  Front = 35'
  Rear = 35'
  Side = 15', Side Street (Corner) = 25'
* Minimum Lot Width = 100'
* Maximum Height of Buildings = 35'
* Minimum Lot Size = 25,000 Sq. Ft.
* Smallest Lot Created is Lot #6 (31,047 Sq. Ft.)
* All Lots in this Subdivision will not be available for Further Subdivision
* All Lots must have a minimum 25' frontage on a Public Right of Way.
* A 10' Utility/Storm Drainage Easement Exists along all Common Side Lot Lines, A 10' Utility/Storm Drainage Easement Exists along all Rear Lot Lines, A 10' Utility/Storm Drainage Easement Exists along all Front Lot Lines (Road Right of Ways)in this Subdivision. (See Lot #15 for Typical)
* No Common Open Space is created on this Plat.
* No NCGS Horizontal Control Monument is Located within 2000' feet of this property.
* All Lots are served by Well and Septic.

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, establish minimum building setback lines, and dedicate all streets and easements to public use. I further certify that:

Futhermore, I hereby certify that no sanitary sewers, storm sewers, or water lines are to be included in the subdivision.

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 the 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 are 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 — Jeffery Cernuto President, Woodbridge Partners, LLC

All roads in this subdivision are hereby declared public and shall be maintained by the North Carolina Department of Transportation. The maintenance of all streets and roads in this subdivision shall be the responsibility of Fernleaf Property Owners Association and it shall be their responsibility to bring such streets up to the standards of the North Carolina Department of Transportation Secondary Roads Concil before any public streets or roads on this plat are included at any time after the approval of this plat, into the North Carolina State Road System.

Jeffery Cernuto, President, Woodbridge Partners, LLC — Date

State of North Carolina County of Iredell
I, Glen D Ruby, a Notary Public of the County and State Aforesaid, Certify that Jeffery Cernuto, President of Woodbridge Partners, LLC, did personally appear before me this Day and Acknowledged the Execution of the Foregoing Instrument.

Witness my Hand and Official Stamp and Seal.
This _____ Day of _____ 2009.

Notary Public : Glen D. Ruby

My Commission Expires : June 10th, 2012

I, Mark S. Pence , Certify that this Plat was drawn under my supervision from an actual survey made under my supervision, (Deed Description recorded in Deed Book 1902 Page 1112); that the Ratio of Precision is 1 : 62,540 as calculated, that the boundaries not surveyed are shown as broken lines plotted from information as referenced hereon; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and Official Seal this the 18th day of February, 2009.

N. C. Professional Land Surveyor L-3680

I Hereby Certify that this Survey creates a Subdivision of Land within an area of the County or Municipality that has an Ordinance that Regulates Parcels of Land.

N. C. Professional Land Surveyor L-3680

NORTH CAROLINA PROFESSIONAL SEAL L-3680 LAND SURVEYOR MARK S. PENCE

All lots within Fernleaf Subdivision, to the best of my knowledge, lie within the WS-IV Critical Area of the Lake Norman of the Catawba River Basin as designated by the Enviromental Management Comission and as appears on the Watershed Protection Map of Iredell County.

Subdivision Administrator — Date

As of the Date of this recording, the Lots on this Plat have not been inspected by the Iredell County Health Department. Until inspected, there is no assurance that a Building Permit will be issued.

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the County of Iredell, North Carolina and that this plat has been approved by the Subdivision Administrator for recording in the Office of the Register of Deeds of Iredell County.

Subdivision Administrator, Iredell County, North Carolina — 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.

Review Officer — Date

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

Lot #	Square Footage	Acreage
6	31,047 SF	0.713 Acres
7	31,873 SF	0.732 Acres
8	32,428 SF	0.744 Acres
9	32,261 SF	0.741 Acres
10	31,108 SF	0.714 Acres
11	36,990 SF	0.849 Acres
12	33,284 SF	0.764 Acres
13	31,477 SF	0.723 Acres
14	32,457 SF	0.745 Acres
15	38,272 SF	0.879 Acres
16	33,895 SF	0.778 Acres

LINE TABLE

LINE	LENGTH	BEARING
L1	15.19	S08°17'10"E
L2	20.22	S14°18'22"W
L3	64.13	S29°29'57"E
L4	15.65	S24°24'08"W
L5	131.16	S08°42'58"E
L6	38.15	S52°25'50"E
L7	34.58	S17°43'46"E
L8	95.11	S53°53'58"E
L9	64.35	S34°06'59"E
L10	38.59	S41°56'13"E
L11	37.38	S41°56'13"E
L12	32.94	S05°18'12"W
L13	73.82	S05°18'12"W
L14	80.71	S46°33'33"W
L15	38.67	S46°33'33"W
L16	47.26	N80°35'22"W
L17	36.93	N80°35'22"W
L18	38.46	N28°10'02"W
L19	90.98	N21°21'56"W
L20	85.76	N06°40'48"E
L21	106.23	N81°31'33"E
L22	60.00	N84°08'08"E
L23	60.00	N84°08'08"E
L24	87.86	N72°22'07"E
L25	52.91	N46°33'00"E
L26	52.70	N10°48'35"E
L27	48.14	N13°30'46"W
L28	4.27	N79°27'28"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	89.47	168.08	S58°30'16"W	88.42
C2	209.25	155.52	S04°42'36"W	193.82
C3	151.49	428.99	S43°52'02"E	150.71
C4	128.25	371.45	S44°00'29"E	127.62
C5	99.22	1215.89	S36°27'15"E	99.19
C6	66.74	1215.89	S40°21'52"E	66.73
C7	68.21	2310.69	S41°05'28"E	68.21
C8	63.16	2310.69	S39°27'45"E	63.16
C9	40.92	1054.14	S37°34'03"E	40.91
C10	101.92	1054.14	S33°41'09"E	101.88
C11	100.50	1054.14	S28°11'05"E	100.47
C12	17.60	1054.14	S24°58'30"E	17.60
C13	145.53	279.81	S09°35'48"E	143.90
C14	94.11	235.66	S16°44'39"W	93.49
C15	75.57	235.66	S37°22'20"W	75.25
C16	83.67	651.52	S50°14'18"W	83.62
C17	86.05	651.52	S57°42'04"W	85.98
C18	78.04	259.61	S69°59'20"W	77.75
C19	94.78	259.61	S89°03'34"W	94.25
C20	127.29	477.73	S88°13'21"E	126.91
C21	167.75	215.00	N73°30'13"W	163.53
C22	90.02	224.39	N39°39'34"W	89.41
C23	87.44	736.55	N24°45'59"W	87.39
C24	156.65	532.19	N29°47'54"W	156.09
C25	449.80	573.84	N15°46'31"W	438.37
C26	538.40	411.06	N44°00'12"E	500.73

Final Subdivision Plat for
Fernleaf Subdivision Phase 1

Davidson Township Iredell County Mooresville North Carolina
Scale 1"= 100' Date of Survey 4/14/2006, Date of Plat 2/18/2009
References
DB 905 PG 1451, PB 51 PG 27 Tax Parcel #4638-28-2528
Owner/Developer: Woodbridge Partners, LLC
PO Box 3608, Mooresville, NC 28117 (704) 799-9770

PIEDMONT DESIGN ASSOCIATES, P.A.
ENGINEERING - SURVEYING - PLANNING
125 E. Plaza Dr., Suite 101, Mooresville, N.C. 28115
Phone (704) 664-7888 Fax (704) 664-1778

Job No. 060204 Woodleaf Boundary