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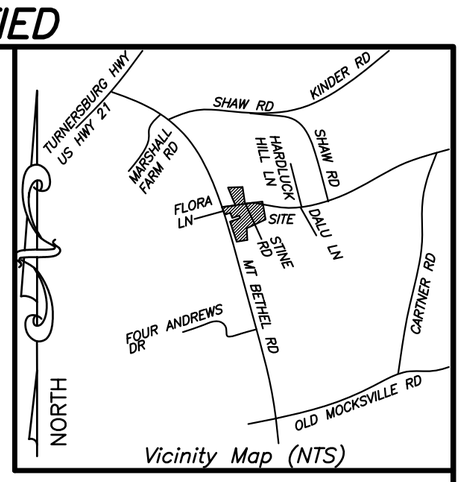
FILED FOR REGISTRATION
BOOK _____ PAGE _____
DATE _____ TIME _____ AM PM
_____ OF _____ PAGES
REGISTERED IN RECORD OF _____ COUNTY
_____
REGISTER OF DEEDS
BY: _____

| Course | Bearing | Distance |
|---|---|---|
| L1 | S 75°08'27" E | 226.75' |
| L2 | S 75°08'27" E | 120.92' |
| L3 | N 80°45'39" E | 208.55' |
| L4 | N 80°45'39" E | 114.85' |
| L5 | N 80°45'39" E | 156.81' |
| L6 | N 07°23'23" W | 82.93' |
| L7 | N 07°23'23" W | 56.32' |
| L8 | S 80°54'11" W | 156.59' |
| L9 | S 80°54'11" W | 115.32' |
| L10 | S 80°54'11" W | 36.98' |
| L11 | N 06°55'08" W | 9.89' |
| L12 | N 80°56'21" E | 249.90' |
| L13 | N 16°35'47" W | 22.59' |
| L14 | N 12°40'16" W | 9.25' |
| L15 | N 12°40'16" W | 30.68' |
| L16 | S 87°57'45" E | 300.53' |
| L17 | S 88°11'44" E | 157.31' |
| L18 | S 88°05'37" E | 57.16' |
| L19 | S 01°12'35" W | 25.50' |
| L20 | S 01°12'35" W | 14.53' |
| L21 | S 87°52'11" E | 16.83' |
| L22 | S 16°07'52" E | 45.97' |

| Course | Bearing | Distance |
|---|---|---|
| L23 | S 09°54'42" E | 36.98' |
| L24 | S 15°10'36" E | 190.01' |
| L25 | S 15°21'00" E | 308.69' |
| L26 | S 14°52'53" E | 304.76' |
| L27 | S 16°05'10" E | 82.54' |
| L28 | S 18°18'18" E | 59.06' |
| L29 | S 17°55'21" E | 140.97' |
| L30 | S 78°52'14" E | 38.08' |
| L31 | S 76°23'02" E | 46.74' |
| L32 | S 73°04'00" E | 44.80' |
| L33 | S 69°55'47" E | 44.95' |
| L34 | S 66°50'39" E | 44.63' |
| L35 | S 63°47'23" E | 47.33' |
| L36 | S 61°15'01" E | 44.08' |
| L37 | S 59°08'34" E | 45.79' |
| L38 | S 57°17'20" E | 46.59' |
| L39 | S 56°27'11" E | 46.36' |
| L40 | S 56°02'15" E | 112.29' |
| L41 | S 55°56'21" E | 39.79' |



Vicinity Map (NTS)

NCPLS #3175

NORTH CAROLINA PROFESSIONAL SEAL L-3175 LAND SURVEYOR TED M. BENBOW

PRELIMINARY PLAN NOT FOR SALES, RECORDATION OR CONVEYANCES

Now or Formerly Ozell Jones 792-772

S 81°43'30"E 115.79' TIE LINE ONLY

Now or Formerly Robert Holmes 52-114

Now or Formerly Ruby Marynell Wilson Miller 792-766

STONE FOUND 1/2" EIR 169.37' 1" EIP S 82°23'00"E 759.67' TOTAL 590.30' STONE FOUND (DISTURBED)

FLOW DITCH FLOW STREAM FLOW DITCH FLOW DITCH

N 12°40'16"W 1009.54' TOTAL 969.61'

13.46 Ac.+/-

S 01°12'35"W 907.51' TOTAL 867.48'

"A" Now or Formerly Robert E. Nichols 1039-1156

"B" Now or Formerly William C. Cockerham and wife, Priscilla R. Cockerham 1570-1368 507-479 (Back)

"C" Now or Formerly James W. Nichols and wife, Claudia M. Nichols 766-353

"D" Now or Formerly William C. Cockerham and wife, Priscilla R. Cockerham 1570-1368 507-479 (Back)

Now or Formerly William Lawrence Eckles and wife, Carrie Mae J. Eckles 486-112

Now or Formerly Eva James and husband, Harrison James 68-422

Now or Formerly James Edward Eckles and wife, Regina E. Eckles 988-422

Now or Formerly Gilbert Eckles 671-367

Now or Formerly Ruby Miller 684-577

Now or Formerly Tinnie E. Jones and husband, Rock Jones 466-525

Now or Formerly Doris Matthews, Leon Offley, Steven Offley and, Yvonne Watkins 1143-1775

Mt Bethel Rd. (S.R. 2136) R/W width unknown No recorded reference found (Public) Paved

Now or Formerly Eva James and husband, Harrison James 68-422

S 11°16'13"W 69.50'(FH TO ERS) TIE LINE ONLY

STOP SIGN STOP AHEAD SIGN ROAD SIGN EXISTING GRAVEL DRIVE 2" ANGLE IRON FOUND 5/8" EIR

S 87°29'34"E 711.80' 1/2" EIR L13 (TIE) NEW PROPERTY LINE FOLLOWS CENTERLINE OF ROAD

S 87°52'11"E 386.36' S 87°21'26"E 533.07' 16' EASEMENT

S 00°50'48"W 34.55' TIE LINE ONLY

N 87°21'26"W 486.56' TIE LINE ONLY

Now or Formerly Timothy A. Brooks and wife, Cathy J. Brooks 1172-297 Plat Book 25 Page 50

FRAME HOUSE

Now or Formerly Michael J. Thomas and wife, Christine L. Thomas 1160-1342 Plat Book 25 Page 50

N 12°36'37"W 424.47'

1.17 Ac.+/-

202.00'

Now or Formerly Theodore Clinton Benbow 1799-1516 24-504 (Back)

Flora Ln. EXISTING UNPAVED ROAD

S 80°52'26"W 292.00' TOTAL 30.02' 1/2" EIR 261.98'

SINGLE WIDE MOBILE HOME 5.66' OFF PROPERTY LINE IS IN VIOLATION OF THE 15' SIDE SETBACK ESTABLISHED BY IREDELL COUNTY ZONING

Now or Formerly Richard T. Sharpe 997-1534 Plat Book 25 Page 50

Now or Formerly Lynn Carter Nichols and wife, Tennie M. Nichols 570-149

N 12°27'25"W 290.30'

S 80°54'11"W 308.89' TOTAL

Stine Rd. (S.R. 2140) R/W width unknown No recorded reference found (Unpaved)

17.15 Ac.+/-

Rimrock Rd. (S.R. 2139) 60' R/W (Paved) (Public) 438-95

Now or Formerly Mount Bethel United Methodist Church 948-544 Plat Book 25 Page 50

L11 (TIE) L12 (TIE) L1 (TIE) 1/2" EIR 3/4" EIP 1/2" EIP 0.17' OFF LINE 1" EIP 1.32'OFF LINE 1/2" EIP AT PP 1.50' OFF LINE 3/4" EIP 0.21' OFF LINE 1 1/2" EIP

20' EASEMENT

A B C D

PP TPED STONE FOUND CARPORT GARDEN AREA AXLE FOUND 0.37' OFF LINE

N 07°43'46"W 574.49' TOTAL 623.54' TIE LINE ONLY 49.05'

N 80°45'39"E 480.20' TOTAL

40.44 Ac.+/-

Now or Formerly Mount Bethel United Methodist Church M-843

N 08°33'22"W 543.97'

Now or Formerly Mount Bethel United Methodist Church 948-541

FRAME HOUSE SHED 20.11' OFF LINE 1/2" EIR 1/2" EIR 1.45' OFF LINE 1/2" IRS 30.13' 29.66' 600.29' TOTAL 450.99' S 74°36'55"W 1111.07'

1/2" EIR 0.14' OFF LINE

Now or Formerly Theodore Clinton Benbow 1799-1516 24-504 (Back)

Now or Formerly Addie Thomas Bradsher and wife, Wallace R. Bradsher 702-629

5/8" EIR Ø 333.24' 1/2" EIR S 88°25'03"E TIE LINE ONLY

N 08°34'35"W 561.71'

S 06°31'30"W 610.27'

Now or Formerly James C. Cartner, Jr. and wife, Shelby R. Cartner 1728-2030

Now or Formerly James C. Cartner, Jr. and wife, Shelby R. Cartner 1728-2030

S 00°10'50"E 919.51' TOTAL 641.93'

N 00°10'50"W 642.13' TIE LINE ONLY

1/2" EIR

Now or Formerly Nichols and Cox Properties, LLC 1741-1005

Now or Formerly Mamie Lou Stimpson Cuthrell 562-185 475-182 378-4 (Back) 327-170 (Back) 323-174 (Back)

Relative to Deed Book 24 Page 504

N 89°39'59"W 563.96' STONE FOUND 752.86' 49.96' N 89°51'26"W 802.82' TOTAL 1 1/4" EIP 1/2" EIR

Now or Formerly Robert L. Cartner and wife, Janet B. Cartner 834-338

TIE LINE ONLY

Now or Formerly James C. Cartner, Jr. and wife, Shelby R. Cartner 1728-2032

Now or Formerly Addie Thomas Bradsher and wife, Wallace R. Bradsher 702-629

LEGEND

| | |
|---|---|
| EIR | EXISTING IRON ROD AS SHOWN |
| EIP | EXISTING IRON PIPE AS SHOWN |
| IRS | IRON ROD SET WITH YELLOW CAP |
| SSS | SURVEY SPIKE SET |
| ERS | EXISTING RAILROAD SPIKE |
| PP | UTILITY OR POWER POLE |
| CATV | CABLE TELEVISION BOX |
| EP | EDGE OF PAVEMENT |
| R/W | RIGHT OF WAY |
| PT | POINT |
| EPK | EXISTING PARKER KALON NAIL |
| ECM | EXISTING CONCRETE MONUMENT |
| PIN | PARCEL IDENTIFICATION NUMBER |
| C/L | CENTERLINE |
| NTS | NOT TO SCALE |
| PK | PARKER KALON NAIL |
| PM | POWER METER |
| WM | WATER METER |
| FH | FIRE HYDRANT |
| TPED | TELEPHONE PEDESTAL |
| NAD | NORTH AMERICAN DATUM |
| FB | FUSE BOX |
| RCP | REINFORCED CONCRETE PIPE |
| CMP | CORRUGATED METAL PIPE |
| TYP | TYPICAL |
| NCGS | NORTH CAROLINA GEODETIC SURVEY |
| CCM | CONCRETE MONUMENT SET |
| SSMH | SANITARY SEWER MANHOLE |
| LP | LIGHT POLE |
| CB | CATCH BASIN |
| WV | WATER VALVE |
| O/H | OVERHEAD POWER LINE |

CAPS ON MONUMENTS SET CONTAIN THE SURVEYORS NAME AND LICENSE NUMBER.
ALL MONUMENT SIZES ARE OUTSIDE DIAMETER UNLESS OTHERWISE SPECIFIED.
○ 1/2" IRS WITH YELLOW CAP
● EXISTING MONUMENT FOUND AS INDICATED
..TREE LINE
..FARM FENCE

TED BENBOW Land Surveying
630 SIGNAL HILL DRIVE EXT., STATESVILLE, NC 28625
PHONE (704) 878-9661 FAX (704) 878-9622
www.boundarydevelopment.com

72.22 Ac.+/- Total

Site Calculations:
Total area in tract: 72.22 Ac.+/-
Acreage in parks and recreation areas and other nonresidential areas: 0.00 Ac.+/-
Area in smallest lot: 1.17 Ac.+/-
Total number of lots: 4
Linear footage in roads: 0 lin.ft.+/-

References:

Survey for James K. Stine Property by Kestler Surveying, Inc., dated: 07-14-05 revised 07-03-07, drawing number: K02105.

Survey for Robert E. Nichols and wife, Mary J. Wilkins by Sharpe Surveying, Co., dated: 03-04-87, drawing number 87016.

Survey for Nichols Estate, by L.B. Grier dated: 10-13-69

Owner/Developer Contact Information:
Ted Benbow
630 Signal Hill Drive Ext.
Statesville, NC 28625
Phone (704) 878-9661

# Theodore M. Benbow and wife, Pamela M. Benbow

Turnersburg Township, Iredell County, NC
Owner of Record: James Kenneth Stine and wife, Treva Callicutt Stine
Deed Reference: 461-32, 512-402, 171-498 (Back), 37-485 (Back), 442-60 (Back), 438-95 (Road R/W)
PIN: 4779 82 8309
Job Number: 070446.dwg (070446.crd)
Original Field Date: September 19, 2005
Revised Field Date: April 25, 2007
Plat Date: June 6, 2007
Last Revised Date: July 3, 2007

200 0 200 400 600
GRAPHIC SCALE - FEET