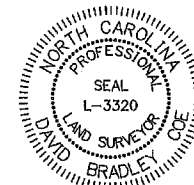


PB 47 PG 35
MARCH 2006

On any Inverness Park Lot which adjoins a lot in the existing Inverness neighborhood in Meadowlands, each home will be constructed on each such Inverness Park Lot with the following setbacks: maximum of 25 feet from the front property line, and the required minimum zoning distances from each rear and side boundary of the Lot. However, this maximum front yard setback may be waived if and only if a rear-yard setback is maintained on such measuring 50 feet from the front edge (i.e., the side of the buffer zone closest to the dwelling on such lot) of any buffer zone on the rear property line to the rear wall of the home thereon.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *[Signature]*
(DISTRICT ENGINEER)
DATE 2-6-2023
NORTH CAROLINA - DAVIDSON COUNTY

THIS MAP IS SUBJECT TO ANY
EASEMENTS OR RIGHTS-OF-WAY
RECORD PRIOR TO THE DATE OF
THIS MAP WHETHER VISIBLE OR NOT
TITLE SEARCH NOT PROVIDED.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we) am (are) the owner (s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Davidson and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

13/1/23 MEADOWLANDS

date 02/07/2023

[Signature]
owner

owner: Meadowlands Development, LLC
PO Box 10
Bethania, NC 27010
336-922-4000



2023002030
DAVIDSON CO, NC FEE \$21.00

PRESENTED & RECORDED:
02-07-2023 03:06:10 PM

MICHAEL E. HORNE
REGISTERED CLERK
BY: CARYL L. RANNO
DEPUTY

BK: PL 85
PG: 46-46

SURVEYOR CERTIFICATION FOR SUBDIVISION

I, David B. Coe, PLS #3320, certify to one or more of the following as indicated:

- ☒ a. That this plot creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☐ b. That this survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☐ c. Any of the following:
1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 3. That the survey is a control survey. For the purpose of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights of ownership.
 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- ☐ d. That this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception of the definition of subdivision.
- ☐ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

[Signature]
David B. Coe, PLS #3320

SURVEYOR CERTIFICATION FOR CLOSURE

I, David B. Coe, certify that this plot was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB 1538 PG 1139), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision as calculated is 1 : 10,000+, and that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 2nd day of March, in the year of our Lord 2023.

[Signature]
David B. Coe
NC PLS #3320

PLANNING DEPARTMENT / REVIEW OFFICER FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Davidson County.

I, *[Signature]*, Review Officer of Davidson County, certify that the map or plat of which this certification is issued meets subdivision requirements for recording.

Approved *[Signature]* Review Officer

This the 6th day of Feb 2023
DAVIDSON COUNTY
NORTH CAROLINA

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON COUNTY NORTH CAROLINA AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF SUBDIVISIONS.

2-6-23
DATE
[Signature]
SUBDIVISION ADMINISTRATOR/CHAIRMAN
PLANNING BOARD

ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE GOVERNMENT AGENCY.

2-6-23
DATE
[Signature]
SUBDIVISION ADMINISTRATOR / CHAIRMAN
PLANNING BOARD

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that the plat shown hereon complies with the watershed protection ordinance and is approved by the watershed administrator for recording in the Register of Deeds office.

2-6-23
Date
[Signature]
Watershed adm./Chmn. Review Board

Watershed: WS-IIIP Abbots Creek

LEGEND

- WATER METER
⊙ SEWER MANHOLE
● POWER POLE
● IRON FOUND
○ IRON SET
■ MONUMENT
— PROPERTY LINE (surveyed)
--- PROPERTY LINE (not surveyed)
⊙ POINT NOT MONUMENTED
- R/W RIGHT-OF-WAY
--- STREAM
--- OVERHEAD POWER LINE
⊙ WELL
□ STREET ADDRESS
--- SSE Sanitary Sewer Easement
--- PDE Public Drainage Easement

PLAT OF Meadowlands, Section One Inverness Park, Phase 2

SCALE COUNTY TOWNSHIP STATE DATE
1" = 80' DAVIDSON ABBOTS CRK NORTH CAROLINA 30 NOV 2022

p/o TAX MAP 13 TAX LOT 7 REF: DB 1538 PG 1139
p/o TAX MAP 12A TAX LOT 1 RFE: DB 1413 PG 985

AREA BY COORDINATES COE FORESTRY & SURVEYING F-0141 JOB # 16229p2_plat
DRAFTED BY: WALLBURG, N.C. 27373
CLJ PHONE/FAX (336) 769-4673 SURVEYED BY DL/DK/TG
EMAIL: coe@cof.com

