

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED \_\_\_\_\_  
(DISTRICT ENGINEER)

DATE \_\_\_\_\_  
NORTH CAROLINA - DAVIDSON COUNTY

PLANNING DEPARTMENT / REVIEW OFFICER  
FINAL SUBDIVISION PLAT APPROVAL

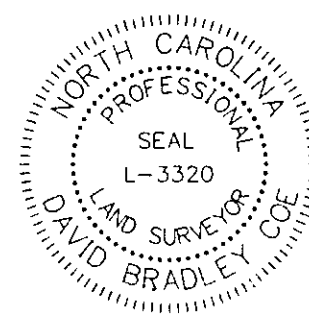
This is to certify that this plat meets the recording requirements of the Unified  
Development Ordinance Subdivision Regulations for Davidson County.

Scott L. Gorman Review Officer  
of Davidson County, certify that the map or plat of which this certification  
is affixed meets all statutory requirements for recording.

Approved \_\_\_\_\_  
Review Officer  
This the 26 day of MAY, 2005 DAVIDSON COUNTY  
NORTH CAROLINA

I, David B. Coe, certify that this plat was drawn under my supervision  
from an actual survey made under my supervision, (description recorded in  
DB xxx PG xxx), that the boundaries not surveyed are clearly indicated  
as such, that the ratio of precision is 1:10,000+, and that this plat  
was prepared in accordance with G.S. 47-30 as amended. Witness my  
original signature, seal, and my registration number this 26  
day of MAY in the year of our Lord 2005.

David B. Coe  
NC RLS #3320



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

- a. That this plat creates a subdivision within the area of a county or municipality which has an ordinance regulating parcels of land.
- b. That this plat is of a survey located in such portions of a county or municipality, which is unregulated as to an ordinance regulating parcels of land.
- c. That this plat is of a survey of an existing parcel or parcels of land.
- d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of a subdivision.
- e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in a. through d. above.

David B. Coe  
David B. Coe, RLS #3320

FILED FOR REGISTRATION AT \_\_\_\_\_ O'CLOCK AM  PM

\_\_\_\_\_ 20 \_\_\_\_\_ AND RECORDED IN \_\_\_\_\_

PLAT BOOK \_\_\_\_\_ A\* PAGE \_\_\_\_\_

Filing Fee Paid \_\_\_\_\_

by \_\_\_\_\_ DEPUTY-ASSISTANT

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

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.

5-26-05  
DATE

David B. Coe  
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

5-26-05  
DATE

David B. Coe  
SUBDIVISION ADMINISTRATOR / CHAIRMAN  
PLANNING BOARD

CERTIFICATE OF OWNERSHIP AND DEDICATION

I/we hereby certify that I/we and/or the owners 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.

MEADOWLANDS DEVELOPMENT, LLC  
date \_\_\_\_\_ owner \_\_\_\_\_

5-26-05 David B. Coe  
date \_\_\_\_\_ owner \_\_\_\_\_

date \_\_\_\_\_ owner \_\_\_\_\_

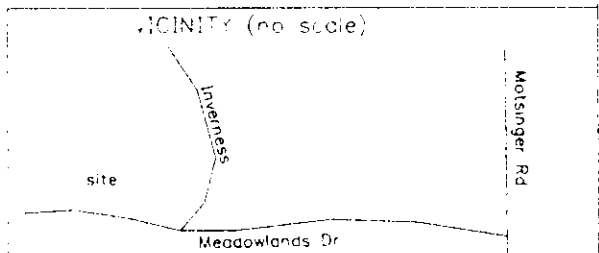
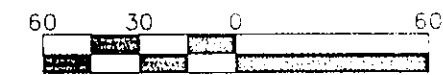
NOTE: SIDE MIN. BLD. LINE: 10'  
REAR MIN. BLD. LINE: 20'

IRON PIPES SET AT ALL LOT  
CORNERS UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER  
MEADOWLANDS DEVELOPMENT, LLC  
P.O. BOX 10  
BETHANIA, NC 27010  
336-922-4000

THIS PLAT IS A REVISION OF PLAT RECORDED AT  
PB 44 PG 16 ON FEB. 2005.  
ONLY LOTS AFFECTED BY SEWER AND DRAINAGE  
EASEMENTS WHICH HAVE BEEN ADDED ARE SHOWN HEREON

PK 44 PG 89  
11:24  
5/26/05



Curve	Radius	Chord Bearing and Distance	Arc Length
C1	1074.86'	S 59°-46'-31" E 119.22'	119.28'
C2	1074.86'	S 64°-15'-01" E 48.61'	48.62'
C3	275.00'	S 51°-46'-29" E 130.90'	132.17'
C4	1305.00'	S 67°-45'-10" W 116.69'	116.73'
C5	1305.00'	S 62°-38'-04" W 116.39'	116.43'
C6	1305.00'	S 57°-31'-44" W 116.11'	116.15'
C7	1305.00'	S 52°-26'-00" W 115.93'	115.96'

MEADOWLANDS DEVELOPMENT, LLC.  
DB 1413 PG 685

LEGEND

- Line Surveyed (or calculated) —————
- Line Not Surveyed - - - - -
- Iron Found ○
- Iron Set ⊙
- Point not monumented ⊕
- Stream or Creek ————
- Concrete monument ————
- Power Pole ⊖
- Sanitary Sewer Man Hole ⊗
- Well ⊕
- Electric Overhead Line ————

MAP of MEADOWLANDS, Section One  
INVERNESS, Phase One (revised)

1" = 60' AREA BY COORDINATES

24 MAY 2005 PRECISION 1:10,000 +

DAVIDSON CO. NC. ABBOTTS CREEK TOWNSHIP  
REVISED PLAT OF LOTS 170, 175, & 178-181 of "MEADOWLANDS, SECTION ONE  
INVERNESS, PHASE ONE" PB 44 PG 16

COE FORESTRY & SURVEYING  
P.O. BOX 36  
Wallburg, NC 27373 (336) 769-4673

JOB # INVERNESSREV  
PSD # INVERTPTS

Line	Bearing	Distance
L1	N 8°-52'-00" W	60.60'
L2	N 31°-05'-54" E	82.68'
L3	N 31°-05'-54" E	82.68'

MEADOWLANDS GOLF, LLC  
DB 1489 PG 1761



I, David B. Coe, Registered Land Surveyor #3320, certify to one or more of the following as indicated:  
 X a. That this plat creates a subdivision within the area of a county or municipality which has an ordinance regulating parcels of land.  
 b. That this plat is of a survey located in such portions of a county or municipality which is unregulated as to an ordinance regulating parcels of land.  
 c. That this plat is of a survey of an existing parcel or parcels of land.  
 d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of a subdivision.  
 e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in a. through d. above.

David B. Coe, RLS #3320

FILED FOR REGISTRATION AT .....O'CLOCK AM  PM   
 ....., 20 ..... AND RECORDED IN  
 PLAT BOOK..... AT PAGE .....

Filing Fee Paid.  
 by .....  
 DEPUTY-ASSISTANT

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

I, David B. Coe, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB 1413 PG 885), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision is 1:10,000+, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, seal, and my registration number this ..... day of ..... in the year of our Lord 20.....

David B. Coe  
 NC RLS #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.

Approved: ..... Review Officer  
 This the 10<sup>th</sup> day of Feb 2005 DAVIDSON COUNTY NORTH CAROLINA

DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROAD  
 CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: ..... (DISTRICT ENGINEER)  
 DATE 2-10-05  
 NORTH CAROLINA - DAVIDSON COUNTY

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.

2-10-05 DATE  
 SUBDIVISION ADMINISTRATOR/CHAIRMAN PLANNING BOARD

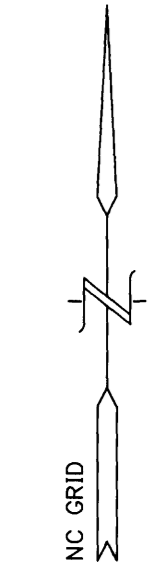
ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE GOVERNMENT AGENCY.

2-10-05 DATE  
 SUBDIVISION ADMINISTRATOR / CHAIRMAN PLANNING BOARD

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.

MEADOWLANDS DEVELOPMENT, LLC  
 date owner  
 2-9-05 ..... manager  
 2-9-05 ..... manager



# See recorded plat in Davidson Co.  
 PB 47, Pg 35. April 7, 2006

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	1305.00'	S 49°-36'-01" W 13.10'	13.10'
C2	1305.00'	N 52°-26'-00" E 115.96'	115.96'
C3	1305.00'	S 57°-31'-44" W 116.11'	116.11'
C4	1305.00'	N 62°-38'-04" E 116.39'	116.43'
C5	1305.00'	S 67°-45'-10" W 116.69'	116.73'
C6	1305.00'	N 72°-54'-23" E 117.99'	118.03'
C7	275.00'	S 16°-03'-11" E 205.62'	210.73'
C8	255.00'	S 5°-13'-31" W 6.00'	6.00'
C9	20.00'	S 42°-48'-47" W 24.77'	26.71'
C10	1305.00'	S 78°-17'-11" E 127.00'	127.05'
C11	275.00'	S 51°-46'-29" E 130.90'	132.17'
C12	1074.86'	S 59°-46'-31" E 119.22'	119.28'
C13	1074.86'	N 53°-32'-17" W 114.69'	114.74'
C14	1074.86'	S 47°-29'-52" E 111.84'	111.89'
C15	1074.86'	N 41°-29'-53" E 113.18'	113.23'
C16	1074.86'	S 35°-53'-11" E 97.29'	97.32'
C17	1074.86'	N 30°-09'-53" W 117.30'	117.36'
C18	375.00'	N 28°-14'-53" W 15.82'	15.82'
C19	375.00'	S 42°-30'-19" E 169.33'	170.80'
C20	375.00'	N 65°-51'-10" W 134.09'	134.81'
C21	205.00'	S 8°-23'-42" W 38.96'	39.02'
C22	700.00'	N 71°-01'-11" W 125.23'	125.40'
C23	650.00'	N 68°-52'-26" W 133.53'	133.76'
C24	650.00'	S 75°-27'-38" E 15.68'	15.68'
C25	20.00'	S 73°-11'-47" W 26.82'	29.39'
C26	425.00'	N 70°-25'-43" W 84.76'	84.90'
C27	25.00'	N 8°-53'-26" E 18.90'	19.38'
C28	45.00'	N 21°-57'-11" E 51.97'	55.40'
C29	45.00'	S 85°-39'-36" W 42.86'	44.67'
C30	45.00'	S 37°-27'-58" E 42.86'	29.38'
C31	25.00'	N 10°-59'-59" E 18.90'	19.38'
C32	25.00'	N 53°-18'-21" W 60.54'	66.40'
C33	45.00'	S 33°-14'-32" E 144.77'	145.48'
C34	425.00'	S 43°-17'-30" W 88.25'	88.28'
C35	1024.86'	N 29°-30'-16" W 47.79'	47.82'
C36	425.00'	N 30°-15'-44" W 100.20'	100.24'
C37	1024.86'	S 49°-38'-49" E 190.98'	191.26'
C38	1024.86'	S 35°-20'-04" E 120.22'	120.29'
C39	1024.86'	N 59°-10'-02" W 149.19'	149.33'
C40	1024.86'	S 64°-26'-37" E 39.43'	39.44'
C42	325.00'	S 58°-24'-08" E 80.81'	81.02'
C43	325.00'	S 27°-08'-47" E 102.40'	102.83'
C44	1305.00'	S 89°-01'-20" W 180.71'	180.86'
C45	20.00'	N 45°-40'-58" W 30.31'	34.39'
C46	325.00'	N 7°-15'-00" W 122.16'	122.89'
C47	1305.00'	S 85°-14'-43" E 80.27'	80.28'
C48	20.00'	S 58°-50'-53" W 28.28'	31.42'
C49	20.00'	N 31°-09'-07" W 85.13'	85.17'
C50	325.00'	N 43°-44'-09" E 148.61'	148.62'
C51	1074.86'	S 64°-15'-01" E 48.61'	48.62'

\* See revised plat Platbook 44 Page 89 dated 5/25/05 Davidson Co. Register of Deeds for location of Sanitary Sewer Easement across Lots: 170, 175, 178, 179, 180

PB 44 Pg 16

FILED  
 DAVIDSON COUNTY NC  
 02/10/2005 9:57 AM  
 MARK C. MYERS  
 Register Of Deeds

TOTAL AREA SUBDIVIDED: 30.086 Ac.+/-  
 TOTAL AREA OF ROADS: 4.504 Ac.+/-

NOTE: SIDE MIN. BLD. LINE-10'  
 REAR MIN. BLD. LINE-20'

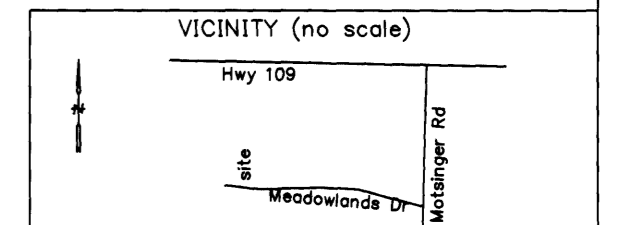
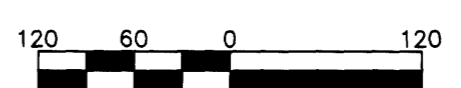
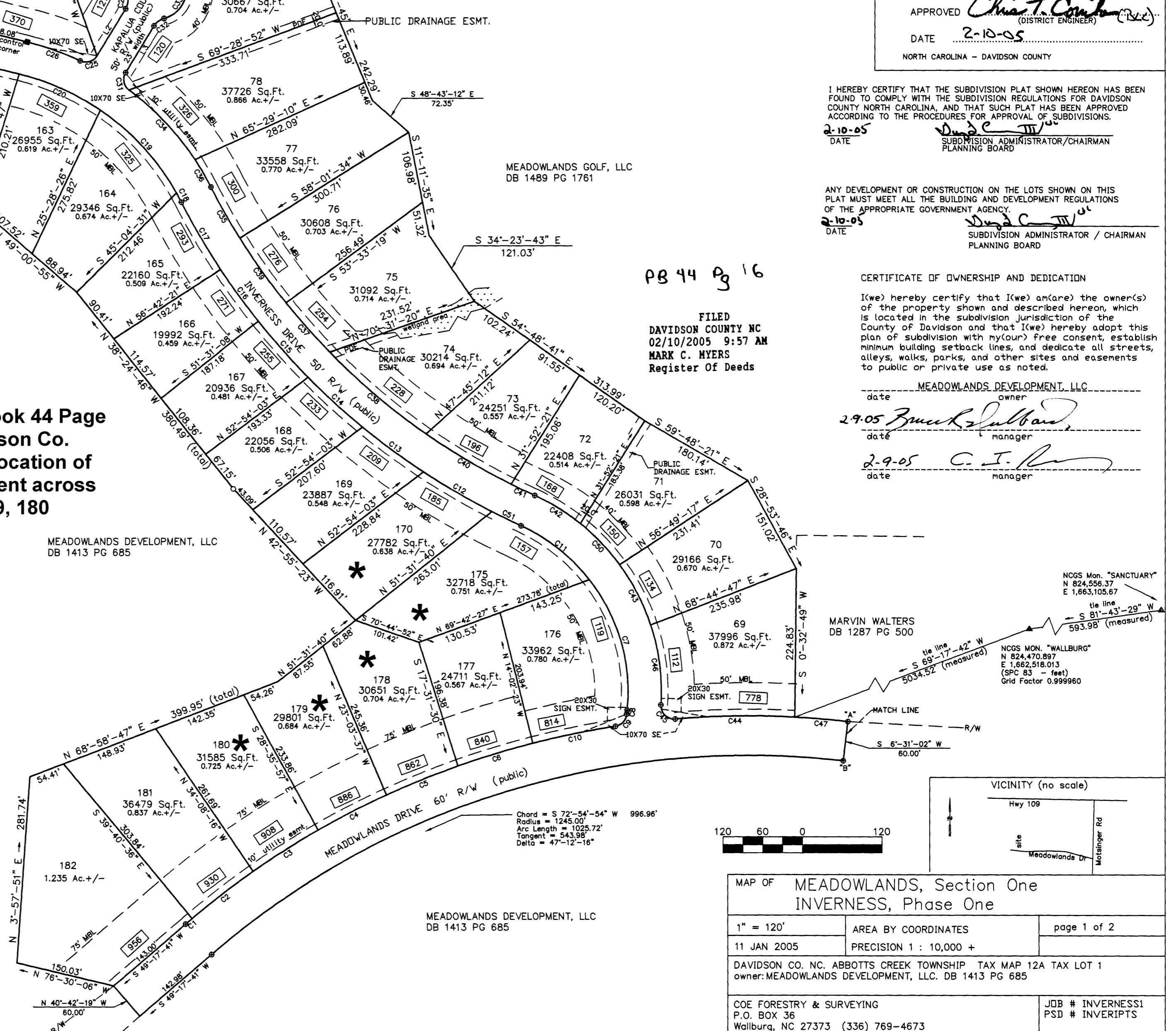
NOTE: Iron pipes set at all lot corners unless otherwise noted.

000 Street Addresses

OWNER/DEVELOPER  
 MEADOWLANDS DEVELOPMENT, LLC  
 P.O. BOX 10  
 BETHANIA, NC, 27010  
 336-922-4000

LEGEND

- Line Surveyed (or calculated) ———
- Line Not Surveyed - - - - -
- Iron Found ●
- Iron Set ○
- Point not monumented ⊕
- Stream or Creek ———
- Concrete monument ■
- Power Pole ⊙
- Sanitary Sewer Man Hole ⊕
- Well ⊕
- Electric Overhead Line ———
- Public Drainage Easement PDE



MAP OF MEADOWLANDS, Section One  
 INVERNESS, Phase One

1" = 120'  
 AREA BY COORDINATES  
 11 JAN 2005 PRECISION 1: 10,000 + page 1 of 2

DAVIDSON CO. NC. ABBOTTS CREEK TOWNSHIP TAX MAP 12A TAX LOT 1  
 owner: MEADOWLANDS DEVELOPMENT, LLC. DB 1413 PG 685

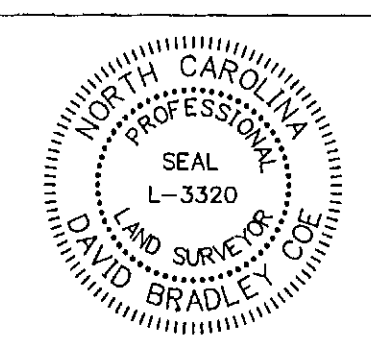
COE FORESTRY & SURVEYING  
 P.O. BOX 36  
 Wallburg, NC 27373 (336) 769-4673

JOB # INVERNESS1  
 PSD # INVERTPTS

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS PERTAINING TO  
APPROVED *Christy Combs (RAC)*  
(DISTRICT ENGINEER)  
DATE 2-10-05  
NORTH CAROLINA - DAVIDSON COUNTY

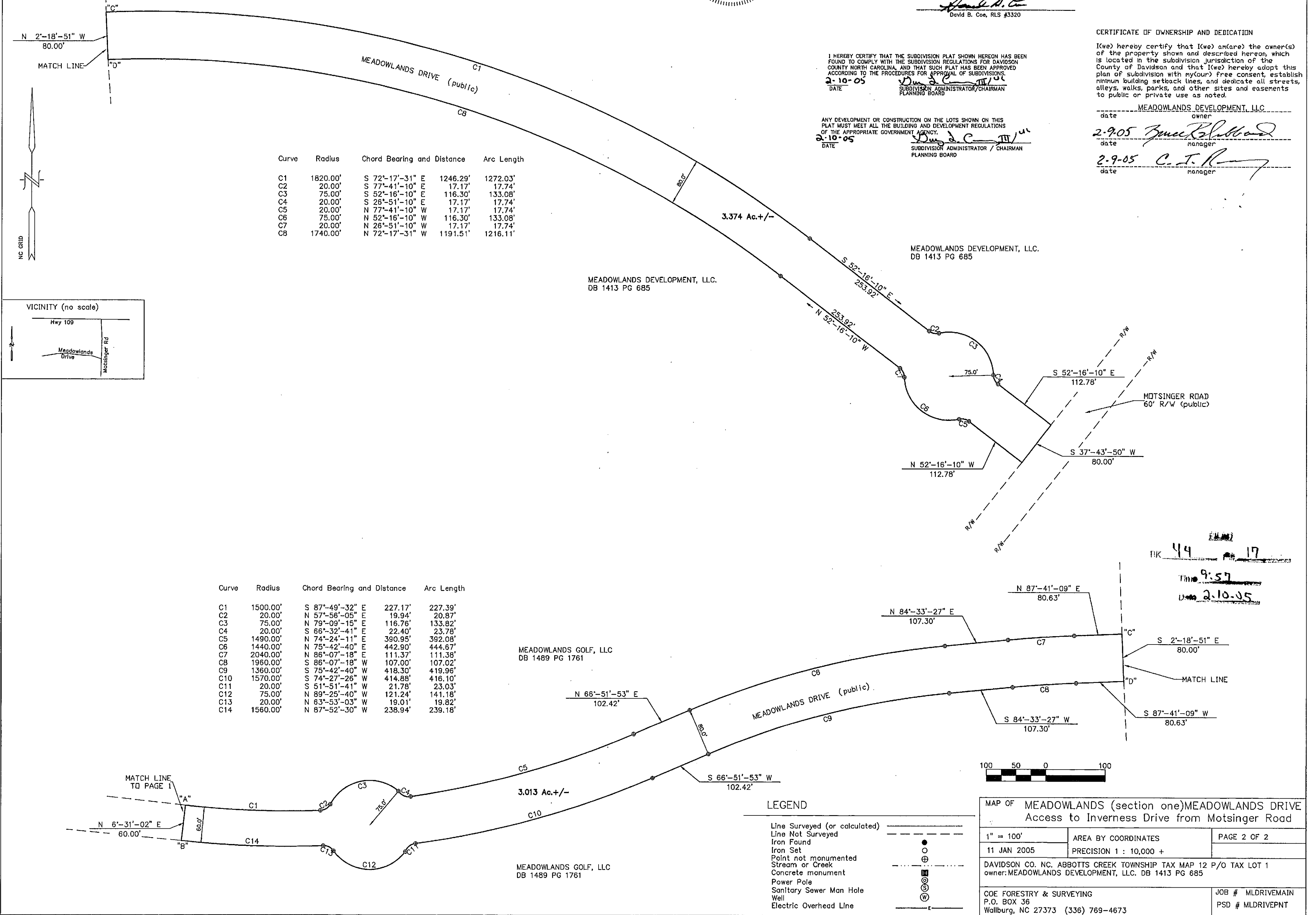
PLANNING DEPARTMENT / REVIEW OFFICER  
FINAL SUBDIVISION PLAT APPROVAL  
This is to certify that this plat meets the recording requirements of the United  
Development Ordinance Subdivision Regulations for Davidson County.  
I, Scott Leonard Review Officer  
of Davidson County, certify that the map or plat of which this certification  
is affixed meets all statutory requirements for recording.  
Approved *Scott Leonard* Review Officer  
This the 10<sup>th</sup> day of FEB, 2005 DAVIDSON COUNTY  
NORTH CAROLINA

I, David B. Coe, certify that this plat was drawn under my supervision  
from an actual survey made under my supervision, (description recorded in  
DB 1413 PG 685), that the boundaries not surveyed are clearly indicated  
as such, that the ratio of precision is 1 : 10,000+, and that this plat  
was prepared in accordance with G.S. 47-30 as amended. Witness my  
original signature, seal, and my registration number this 10<sup>th</sup>  
day of FEB in the year of our Lord 2005  
*David B. Coe*  
David B. Coe  
NC RLS #3320



I, David B. Coe, Registered Land Surveyor #3320, certify to one or more of the following as indicated:  
X a. That this plat creates a subdivision within the area of a county or municipality  
which has an ordinance regulating parcels of land.  
b. That this plat is of a survey located in such portions of a county or municipality  
which is unregulated as to an ordinance regulating parcels of land.  
c. That this plat is of a survey of an existing parcel or parcels of land.  
d. That this plat is of a survey of another category, such as the recombination of  
existing parcels, a court-ordered survey or other exception to the definition  
of a subdivision.  
e. That the information available to this surveyor is such that I am unable to make  
a determination to the best of my professional ability as to provisions contained  
in a. through d. above.  
*David B. Coe*  
David B. Coe, RLS #3320

FILED FOR REGISTRATION AT .....O'CLOCK AM  PM   
....., 20..... AND RECORDED IN  
PLAT BOOK..... AT PAGE.....  
Filing Fee Paid.  
by.....  
DEPUTY-ASSISTANT



Curve	Radius	Chord Bearing and Distance	Arc Length
C1	1820.00'	S 72°-17'-31" E 1246.29'	1272.03'
C2	20.00'	S 77°-41'-10" E 17.17'	17.74'
C3	75.00'	S 52°-16'-10" E 116.30'	133.08'
C4	20.00'	S 26°-51'-10" E 17.17'	17.74'
C5	20.00'	N 77°-41'-10" W 17.17'	17.74'
C6	75.00'	N 52°-16'-10" W 116.30'	133.08'
C7	20.00'	N 26°-51'-10" W 17.17'	17.74'
C8	1740.00'	N 72°-17'-31" W 1191.51'	1216.11'

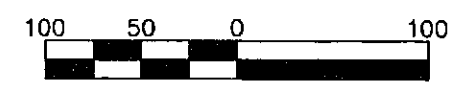
Curve	Radius	Chord Bearing and Distance	Arc Length
C1	1500.00'	S 87°-49'-32" E 227.17'	227.39'
C2	20.00'	N 57°-58'-05" E 19.94'	20.87'
C3	75.00'	N 79°-09'-15" E 116.76'	133.82'
C4	20.00'	S 66°-32'-41" E 22.40'	23.78'
C5	1490.00'	N 74°-24'-11" E 390.95'	392.08'
C6	1440.00'	N 75°-42'-40" E 442.90'	444.67'
C7	2040.00'	N 68°-07'-18" E 111.37'	111.38'
C8	1980.00'	S 68°-07'-18" W 107.00'	107.02'
C9	1360.00'	S 75°-42'-40" W 418.30'	419.96'
C10	1570.00'	S 74°-27'-26" W 414.88'	416.10'
C11	20.00'	S 51°-51'-41" W 21.78'	23.03'
C12	75.00'	N 89°-25'-40" W 121.24'	141.18'
C13	20.00'	N 63°-53'-03" W 19.01'	19.82'
C14	1560.00'	N 87°-52'-30" W 238.94'	239.18'

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.  
DATE 2-10-05  
*David B. Coe*  
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.  
DATE 2-10-05  
*David B. Coe*  
SUBDIVISION ADMINISTRATOR / CHAIRMAN  
PLANNING BOARD

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.  
MEADOWLANDS DEVELOPMENT, LLC  
date owner  
2-9-05 *Bruce Hubbard*  
date manager  
2-9-05 *C. J. R...*  
date manager

FILED  
BK 44 17  
Time 9:57  
Date 2-10-05



LEGEND

- Line Surveyed (or calculated) —————
- Line Not Surveyed - - - - -
- Iron Found ●
- Iron Set ○
- Point not monumented ⊕
- Stream or Creek ————
- Concrete monument [ ]
- Power Pole [ ]
- Sanitary Sewer Man Hole [ ]
- Well [ ]
- Electric Overhead Line ————

MAP OF MEADOWLANDS (section one) MEADOWLANDS DRIVE  
Access to Inverness Drive from Motsinger Road

1" = 100'	AREA BY COORDINATES	PAGE 2 OF 2
11 JAN 2005	PRECISION 1 : 10,000 +	
DAVIDSON CO. NC. ABBOTTS CREEK TOWNSHIP TAX MAP 12 P/O TAX LOT 1 owner: MEADOWLANDS DEVELOPMENT, LLC. DB 1413 PG 685		
COE FORESTRY & SURVEYING P.O. BOX 36 Wallburg, NC 27373 (336) 769-4673	JOB # MLDRIVEMAIN PSD # MLDRIVEPNT	