



LEGEND

OAF – Old Axle Found
ONF – Old Nail Found
RF – Rebar Found
N/F – Now or Formerly
DB – Deed Book
PG – Page
NS – Nail Set
PC – Plat Cabinet
Tax I.D. – #09-330-012
BAF – Bent Axle Found
R/W – Right of Way
(NTS) – Not to Scale
BIPF – Bent Iron Pipe Found
PP – Power Pole
INT. – Intersection
RCP – Reinforced Concrete Pipe
 – Fire Hydrant
NGL – Natural Gas Line
GDR – Gravel Driveway
OHE – Overhead Electric Line
C – Centerline

NOTES

1. TAX I.D. #09-333-012

2. AREA CALCULATED BY COORDINATES.

3. NO NCGS MONUMENT FOUND WITHIN 2000'

4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES,
MEASURED WITH ELECTRONIC METERS

5. #5 REBARS SET AT ALL LOT CORNERS AND NO CORNERS SET IN
THE CENTERLINE OF ROADS, COMPUTED POINTS ONLY.

6. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION
COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW
OR FORMERLY

7. THIS PROPERTY IS NOT SUBJECT TO A FEMA REGULATED FLOOD HAZARD
ZONE, AS PER THE NFIP, FIRM MAP, NO. 3710542400J, PANEL 5424,
EFFECTIVE DATE: OCTOBER 16, 2008.

8. PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND OR RIGHT OF WAYS,
EITHER RECORDED OR IMPLIED.

9. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

10. NATURAL GAS LINE LOCATION IS APPROXIMATE ONLY AND MAY BE SUBJECT TO EASEMENT.

11. LIGHT POLES SHOWN WERE PROVIDED BY OTHERS AND NOT PART OF IFEWA DESIGN

Development Summary

Development Summary

1. Existing Zoning: RA-40
2. Proposed Zoning: LI
Front Setback: 50'
Rear Setback: 50'
Side Setback: 20'
3. Development will fully comply with all provisions of the Union County Development Ordinances.
4. Max BAU for this site is 36% per Union County protected area water shed ordinance sec. 15.030. The proposed site shown is 34.9% of the 2.17 acres located outside of the existing road right-of-way.

LINE TABLE

LINE	LENGTH	BEARING
L1	25.14	N09°00'45" W
L2	99.86	S80°57'02" W
L3	121.23	S07°39'34" W
L4	117.00	N30°59'55" E
L5	54.25	N32°57'01" E
L6	56.38	N34°25'58" E
L7	56.48	N35°45'16" E
L8	52.65	N37°00'19" E
L9	49.82	N37°49'13" E
L10	19.30	S50°46'58" E
L11	140.86	S50°46'58" E

