

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY, DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF INDIAN TRAIL, AND THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE INDIAN TRAIL PLANNING AND DEVELOPMENT DIRECTOR IN THE PUBLIC INTEREST.

DATE 3/25/08 OWNER(S) Francis M. Ciotti

**NOTARY CERTIFICATE**

I, Francis M. Ciotti, A NOTARY PUBLIC OF Union COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT Francis M. Ciotti PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF March 2008

**FRANCIS M. CIOTTI**  
NOTARY PUBLIC  
Iredell County, North Carolina  
My Commission Expires 03/25/11

**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT ARE WITHIN INDIAN TRAIL, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN TWENTY-FOUR MONTHS AFTER THE DATE SHOWN BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE INDIAN TRAIL ZONING AND SUBDIVISION ORDINANCES, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE INDIAN TRAIL PLANNING AND DEVELOPMENT DIRECTOR SUBJECT TO ITS BEING RECORDED IN THE UNION COUNTY REGISTRY WITHIN NINETY DAYS OF THE DATE BELOW.

DATE 3/28/08 Case Thomas  
PLANNING AND DEVELOPMENT DIRECTOR

- \_\_\_\_A.) THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- \_\_\_\_B.) THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- \_\_\_\_C.) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;
- \_\_\_\_D.) THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- \_\_\_\_E.) THIS INFORMATION AVAILABLE TO THE SURVEY IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

**REVIEW OFFICER**

STATE OF NORTH CAROLINA  
COUNTY OF UNION  
Chris Nichols, A REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
DATE 3/29/08 REVIEW OFFICER Chris Nichols

**DECLARATION**

THE DECLARATION OF CONDOMINIUM FOR 1009 FORSYTH AVENUE CONDOMINIUM IS FILED IN BOOK 14651, PAGE 669 OF UNION COUNTY PUBLIC REGISTRY.

**ARCHITECT CERTIFICATE**

Ted Richard Brown, AN ARCHITECT LICENSED UNDER THE PROVISIONS OF CHAPTER 83A, OF NORTH CAROLINA GENERAL STATUTES, DO HEREBY STATE THAT THESE PLANS CONTAINS ALL OF THE INFORMATION REQUIRED BY CHAPTER 47C-2-109 OF THE NORTH CAROLINA GENERAL STATUTES. SUCH PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, CEILING AND FLOOR ELEVATIONS, UNITS NUMBERS AND DIMENSIONS OF 1009 Forsyth Avenue Condominium, AS BUILT. ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS, EXCEPT FOR STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS TO BE INSTALLED BY UNIT BUYERS, INCLUDING WITHOUT LIMITATION HEATING AND AIR CONDITIONING SYSTEMS, VENTILATION SYSTEMS AND CONCRETE FLOORS.

SIGNED Ted Richard Brown  
LICENSED ARCHITECT

FILED Mar 28, 2008 03:20 pm FILED UNION COUNTY, NC  
PLAT SLIDE C0001 - 0173 CRYSTAL CRUMP REGISTER OF DEEDS  
INSTRUMENT 11953  
By: Michael Thomas

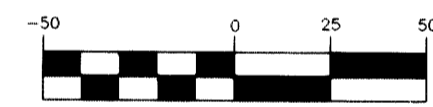
**LINE TABLE**

LINE	LENGTH	BEARING
L1	6.31	S49°06'05"W
L2	3.16	N89°57'59"E

**CURVE TABLE**

CURVE	ARC	RADIUS	CHORD BEARING	CHORD
C1	94.62'	280.00'	N58°46'51"E	94.17'
C2	156.91'	220.00'	S69°32'02"W	153.61'
C3	44.40'	30.00'	N47°38'07"W	40.46'

**GRAPHIC SCALE**



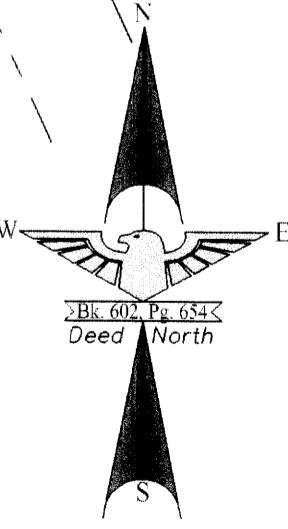
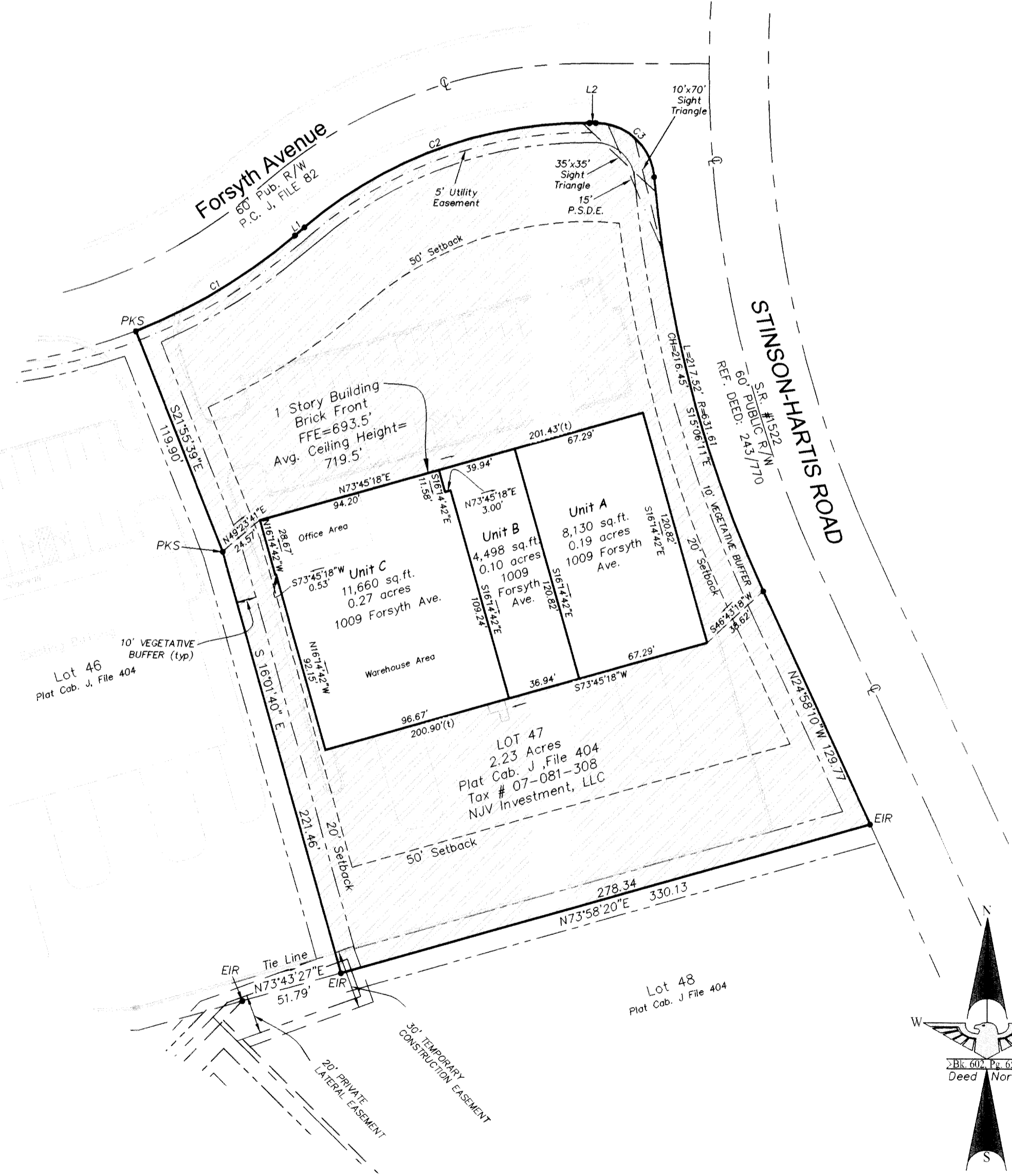
( IN FEET )  
1 inch = 50 ft.

**NOTES:**

- NO USGS HORIZONTAL MONUMENTATION FOUND WITHIN 2000 FEET OF SITE.
- SURVEY SUBJECT TO FULL TITLE SEARCH.
- THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
- ZONING = L-1 (Commercial)  
SETBACKS PER ZONING:  
FRONT = 50'  
SIDE YARD = 20'  
REAR YARD = 20'  
SIDE STREET = 20'
- IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- PLAT REFERENCES: PLAT CABINET J, FILE 404
- TAX PARCEL REFERENCE: 07-081-308
- SQUARE FOOTAGE OF UNITS SHOWN DEPICTS MEASUREMENT FROM EXTERIOR FACE OF WALL AND THEREFORE INCLUDES A PORTION OF THE COMMON ELEMENTS.

**LEGEND:**

- EIP - EXISTING IRON PIPE
- PKS - PK NAIL SET
- EIR - EXISTING IRON REBAR
- NIR - NEW IRON REBAR
- S.T. - SIGHT TRIANGLE
- M.B.S. - MINIMUM BUILDING SETBACK
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE
- R/W - RIGHT OF WAY
- P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
- GPUE - GENERAL PUBLIC UTILITY EASEMENT
- - COMMON ELEMENT



**ENGINEERING**  
2013 Van Buren Avenue  
Indian Trail, NC 28079  
(704) 882-4222  
www.eagleonline.net

NO.	DATE	BY	REVISION
1	02/28/08	M/T	ADD UNIT "A" AND CHANGE PREVIOUS UNIT "A" TO UNIT "C"
2	03/27/08	M/T	TRAFFIC PLANNING DEPARTMENT COMMENTS

**Old Hickory Phase 5**  
Town of Indian Trail, Union County, NC

**Owner(s):**  
NJV INVESTMENT, LLC  
125 Scaleybark Road, Charlotte, NC 28209

**1009 Forsyth Avenue Condominium**  
Lot # 47

Parcel ID # 07-081-308

**RUSSELL L. WHITEHURST**  
LAND SURVEYOR  
L-3661

**SURVEYOR CERTIFICATE**

STATE OF NORTH CAROLINA  
UNION COUNTY

I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A TRACT OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 7.5 SECONDS; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK. (see notes) PG.(see notes); AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS PLAT ACCURATELY DEPICTS THE LEGAL BOUNDARIES AND THE PROPOSED LOCATION OF THE UNITS (PER THE ARCHITECTURAL DRAWINGS) RELATIVE TO THOSE BOUNDARIES.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL  
THIS 7th DAY OF FEBRUARY, 2008  
Russell L. Whitehurst  
RUSSELL L. WHITEHURST, L-3661