

I, William M. Allen, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey.

- 1) Class of Survey: CLASS AA
- 2) Positional Accuracy: 0.04'
- 3) Type of GPS Field Procedure: RTK
- 4) Date of Survey: 01/13/2026
- 5) Datum/Epoch: NAD83 (2011)
- 6) Published/Fixed-Control Use: VRS
- 7) GEOID Model: 2018
- 8) Combined Grid Factor: 0.99988664
- 9) Units: US Survey Feet

That this map was prepared in accordance with G.S. 47-30, as amended.

Witness this my original signature, registration number and

seal this 29 day of Jan., 2026 A.D.



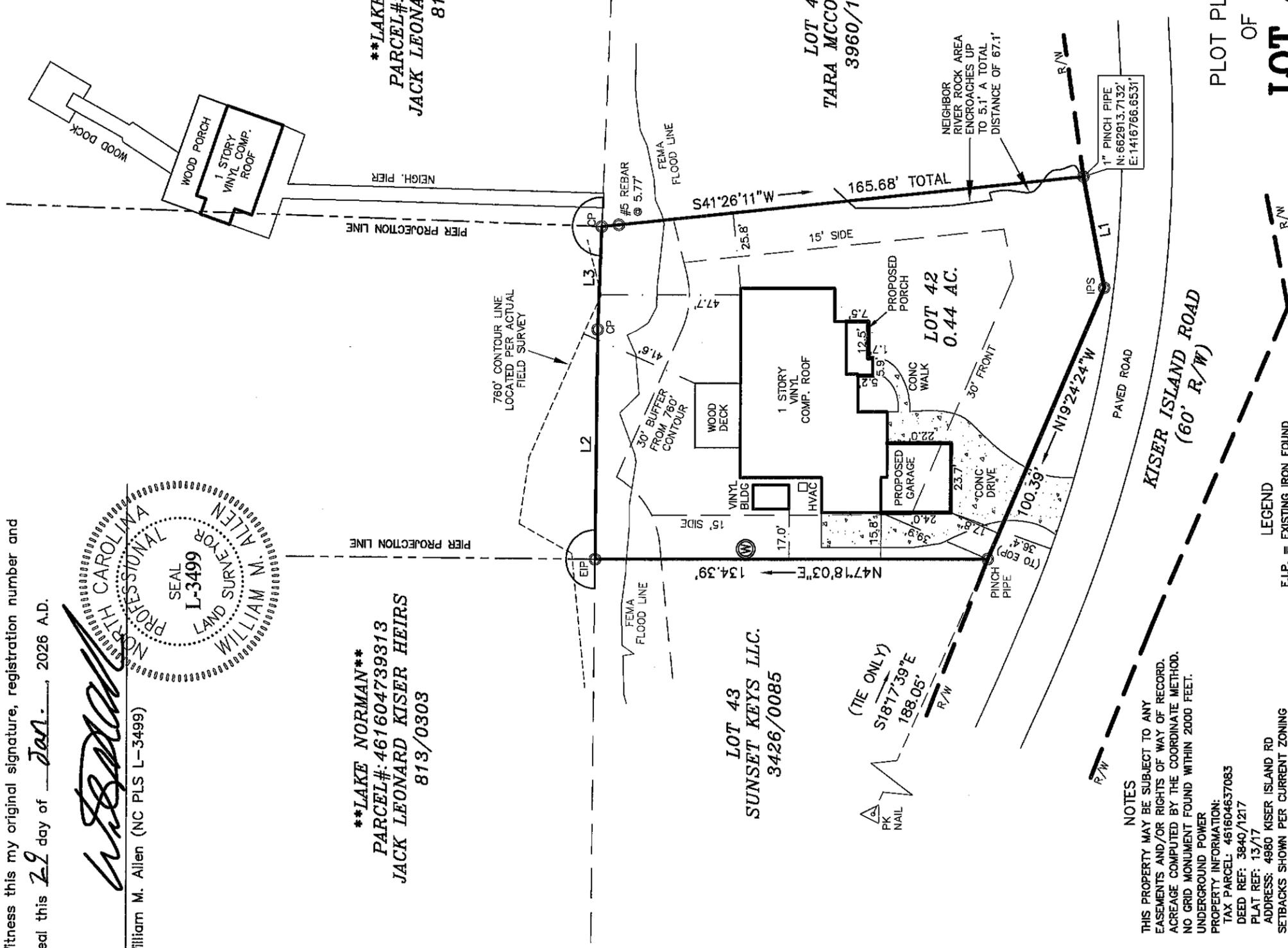
William M. Allen (NC PLS L-3499)

****LAKE NORMAN****
PARCEL#: 461604739813
JACK LEONARD KISER HEIRS
813/0303

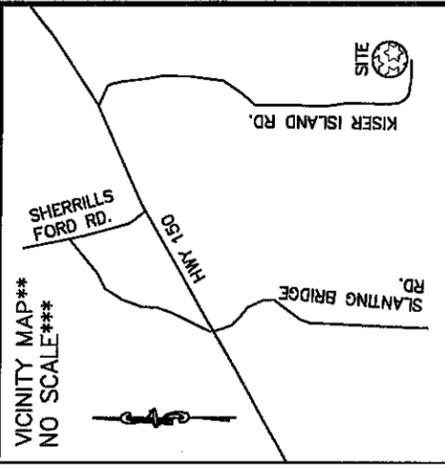
****LAKE NORMAN****
PARCEL#: 461604739813
JACK LEONARD KISER HEIRS
813/0303

LOT 43
SUNSET KEYS LLC.
3426/0085

LOT 41
TARA MCCORMICK
3960/136



LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°33'52"W	38.50'
L2	S42°09'37"E	78.11'
L3	S40°35'49"E	35.00'



- NOTES**
- 1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
 - 2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
 - 3) NO GRID MONUMENT FOUND WITHIN 2000 FEET.
 - 4) UNDERGROUND POWER
 - 5) PROPERTY INFORMATION:
 TAX PARCEL: 461604637083
 DEED REF: 3840/1217
 PLAT REF: 13/17
 ADDRESS: 4980 KISER ISLAND RD
 SETBACKS SHOWN PER CURRENT ZONING
 PROPERTY ZONED: CATAWBA CO. "R-30"
 VERIFY SETBACKS PRIOR TO ANY CONSTRUCTION
 A PORTION OF THIS PROPERTY LIES WITHIN FEMA FLOOD AREA "AE"
 FIELD BOOK: 1000-B
 DRAWN BY: PV
 760' CONTOUR LINE LOCATED USING NGV29 PER DUKE ENERGY
 - 6) SETBACKS SHOWN PER CURRENT ZONING
 PROPERTY ZONED: CATAWBA CO. "R-30"
 VERIFY SETBACKS PRIOR TO ANY CONSTRUCTION
 - 7) A PORTION OF THIS PROPERTY LIES WITHIN FEMA FLOOD AREA "AE"
 - 8) FIELD BOOK: 1000-B
 - 9) DRAWN BY: PV
 - 10) 760' CONTOUR LINE LOCATED USING NGV29 PER DUKE ENERGY

- LEGEND**
- E.I.P. = EXISTING IRON FOUND
 - I.P.S. = #4 REBAR SET
 - C.P. = COMPUTED POINT
 - R/W = RIGHT-OF-WAY
 - EOP = EDGE OF PAVEMENT
 - ⊕ = POWER POLE
 - ⊗ = WELL

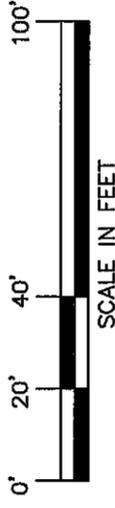
PLOT PLAN
 OF
LOT 42

KISER SUNSET KEYS NO.1

4980 KISER ISLAND RD
MOUNTAIN CREEK TWP., CATAWBA CO., NC

SCALE: 1" = 40'
 DATE: JAN. 16, 2026
 REVISED: JAN. 29, 2026
 (ADDED ADDITION)

ACQUIRED BY: Mike Vordenberg



FILE NAME: KISER SUNSET KEYS 42

DAS

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