PHASE I – 19.56 AC.+– COS
PHASE II – 0 AC.+– COS
PHASE III – 0 AC.+– COS
PHASE IV – 0 AC.+– COS
PHASE V – 13.46.+– COS

Course	Bearing	Distance
L1	N 81°10'51" E	141.21'
L2	N 52°16'11" E	104.17'
L3	N 34°30'44" E	131.05'
L4	N 05°20'49" W	137.37'
L5	N 16°03'50" W	133.82'
L6	N 50°45'11" W	150.00'
L7	N 34°14'49" E	137.00'
L8	S 81°19'25" W	66.87'
L9	S 82°08'21" W	66.99'
L10	S 74°28'54" W	50.00'
L11	N 88°06'06" W	40.00'
L12	S 66°08'54" W	128.00'
L13	S 89°38'54" W	58.00'
L14	S 25°06'06" E	30.00'
L15	S 58°38'54" W	118.00'
L16	N 83°41'06" W	110.00'
L17	N 61°51'06" W	60.00'
L18	S 82°41'54" W	47.82'
L19	N 82°29'33" W	109.66'
L20	N 82°35'03" W	49.93'
L21	S 64°10'49" W	440.70'

VICINITY MAP
N.T.S.

THOMAS KNOX
3280–1077
SOLD OFF

53.8 AC.+– TOT.

RON HOWARD
3280–1073
SOLD OFF

LOT #6 ALFONSO GEORGREDO 2775/1583
LOT #7 JOSEPH KIMSEY 1664/048
LOT #8 ROBERT STARR 2840/1281
LOT #9 KENNETH SNOW 2746/1371
LOT #10 PHI McCASLIN 2052/1059
LOT #11 STEVE DELLINGER 2080/572
LOT #12 KEVIN KNIGHT 2699/1885
LOT #13 STEVE DELLINGER 2080/572
LOT #14 STEVE DELLINGER 2080/572
LOT #15 TERRY RHONEY 1619/662
LOT #16 JAMES FOSTER 2775/575
LOT #17 # #18 CECIL CAMPBELL 2164/1746
LOT #19 PHIL DUNCAN 2732/905
LOT #21 KELLY STEWART 2320/1045
LOT #22 KELLY STEWART 2364/982
LOT #23 DARRELL LAIL 2219/1133
LOT #24 JEFF PATRICK 2687/232
LOT #25 BERNICE HARVEY 2814/996

COMMON OPEN SPACE

SITE DATA:

1. TOTAL ACREAGE: 129.17 AC. (±) (58.7 AC.+– IN PHASE IV & V)
2. TOTAL COS PROVIDED: 33.02 AC.+–
   NET ACREAGE: 113.39± AC. (LESS R/W)
   COS PROVIDED: 33.02/113.39 = 29.13%
3. SURVEYED: JUNE 2007 BY DEDMON SURVEYING, DENVER, NC
4. OWNER: MAISTRO INVESTMENTS, INC DEVELOPER: NS WYNSWEPT 2, LLC
   531 BRENTWOOD RD #328
   DENVER, NC 28037
5. SINGLE FAMILY DATA:
   CURRENT ZONING: R–40 (DEVELOPED AS CLUSTER), W–PO
   TOTAL NUMBER OF LOTS: 90
6. SETBACKS: FRONT: 30'
   REAR: 30'
   SIDE: 15'
   SIDESTREET: 30'
7. 50' PERIMETER SETBACK SHOWN MAY BE REPLACED WITH 30' PERMANENT WOODED BUFFER (PER CLUSTER ZONING).
   100' SETBACK ON HWY. 16
   40' SETBACK ON RANT DRUM ROAD WITH 30' BERM
8. PARCEL ID: 3678–0461–4029 DEED 3309–674
9. TOTAL L.F. OF STREET: 11532± L.F.
10. NOT LOCATED INSIDE A FLOOD HAZARD ZONE.
    FEMA FLOOD PANEL # 370050–0325B
    ZONE: C DATED: 9–03–80
11. NO PUBLIC WATER OR SEWER AVAILABLE.
12. LOTS ALONG RANT DRUM RD. MUST HAVE INTERNAL ACCESS

200 0 200 400 600
GRAPHIC SCALE – FEET

REV. NO.	REVISIONS	DATE

DEDMON SURVEYS
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
4837 NC HIGHWAY #16 NORTH
P.O. BOX 494 – DENVER, NC 28037
PHONE: 704/483/4908
FAX: 704/483/2170

NORTH CAROLINA PROFESSIONAL SEAL L–3762 LAND SURVEYOR DAVID POOLE

DEVELOPER:
NS WYNSWEPT 2, LLC
388 NORTH HIGHWAY 16 – SUITE B
DENVER, NORTH CAROLINA 28037
704–489–1183

WYNSWEPT SUBDIVISION
CATAWBA COUNTY *NORTH CAROLINA*
PRELIMINARY SITE PLAN
PHASES IV AND V

DATE: AUG. 2019
SCALE: 1" = 200'
DRAWN BY: CP
CHECKED BY: CP
PROJECT NO: RANT PRELIM