Book 44 Page 57

N.C. GEODETIC MONUMENT "HARRIS TEETER"
N.C. GRID COORDINATES (NAD 83)
N = 595,311.326 (FEET)
E = 1,537,539.517 (FEET)
COMBINED GRID FACTOR 0.999849
ALL DISTANCES SHOWN ARE GROUND
DISTANCES UNLESS OTHERWISE NOTED

TIE LINE
(NOT TO SCALE)
S31°50'18"W 5809.13'
GRID DISTANCE 5808.25'
COMBINED GRID FACTOR 0.999849

IRON PIN FOUND
N.C. GRID COORDINATES (NAD 83)
N = 590,376.99 (FEET)
E = 1,534,475.52 (FEET)

IRON ROD FOUND AT 31.23'

DAN MOSER COMPANY, INC.
PARCEL # 5538493765
ZONING = MDR
D.B. 3863 PG. 30

SOUTHBROOK PHASE 2
M.B. 25 PG. 22

BRIAN & BEVERLY TAYLOR
PARCEL # 5538495535
ZONING = HDR
M.B. 25 PG. 22

OCTAVIA H. SHABAZZ
PARCEL # 5538494459
ZONING = HDR
M.B. 25 PG. 22

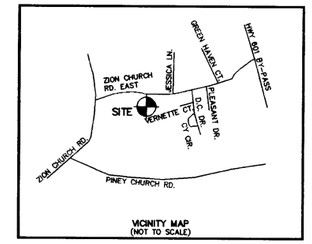
127 SOUTHBROOK INC.
PARCEL # 5538493471
ZONING = HDR
M.B. 25 PG. 22

115 BILLY MARVIN QUEEN
PARCEL # 5538492394
ZONING = HDR
M.B. 25 PG. 22

114 TED M. QUEEN
PARCEL # 5538492234
ZONING = HDR
M.B. 25 PG. 22

PLEASE SEE SHEET 2 OF 3 FOR SS EASEMENT DETAILS

N.C. GRID (NAD 83)



VICINITY MAP
(NOT TO SCALE)

DAN MOSER COMPANY, INC.
PARCEL # 5538380655
ZONING = MDR
D.B. 4600 PG. 207

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

JOHN WILLIE REID and wife, DELLA L. REID
PARCEL # 5538290760
ZONING = MDR
D.B. 189 PG. 255

Street Blades:
[1] 4100 Margate St SW at 950 Zion Church Rd E

[2] 4130 Margate St SW at 950 Ramsgate Dr SW

[3] 4130 Broadstairs Dr SW at 1020 Ramsgate Dr SW

[4] 4230 Broadstairs Dr SW at 1060 Ramsgate Dr SW

ZION CHURCH ROAD EAST
VARIABLE R/W (60'-65')
35' DEDICATED SOUTH OF CENTERLINE TO N.C.D.O.T.

MARGATE STREET SW
60' PUBLIC R/W

RAMSGATE DRIVE SW
60' PUBLIC R/W

BROADSTAIRS DRIVE SW
60' PUBLIC R/W

COS 0.52 ACRE
COS 3.86 ACRES
COS 0.11 ACRE

DAN MOSER COMPANY, INC.
PARCEL # 5538380655
ZONING = MDR
D.B. 4600 PG. 207

JOHN C. REID and wife, MILDRED R. REID
PARCEL # 5538299962
ZONING = MDR
D.B. 529 PG. 557

JOHN C. REID
PARCEL # 5538298650
ZONING = MDR
D.B. 618 PG. 671

PHYLLIS A. REID
PARCEL # 5538296461
ZONING = MDR
D.B. 618 PG. 653

OLD JACK FOUND
EYE BOLT FOUND
RAILROAD SPIKE FOUND
IRON ROD FOUND

NORTH CAROLINA PROFESSIONAL SEAL L-1519 LAND SURVEYOR EDWARD L. KILLOUGH

NOTE:
USERS OF THIS PLAT MUST USE SHEETS 2 & 3 FOR NOTES, AND EASEMENTS

FINAL SUBDIVISION PLAT
OF
RAMSGATE SUBDIVISION PHASE 1 – MAP 1 (SHEET 1 OF 3)
FOR
DAN MOSER COMPANY, INC.
TOWNSHIP #11, CABARRUS COUNTY, NORTH CAROLINA
JANUARY 12, 2004

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SURVEYED BY EDWARD L. KILLOUGH N.C.P.L.S. L-1519
EDWARD KILLOUGH SURVEYING
5823 HIGHWAY 74
P.O. BOX 369
INDIAN TRAIL, NC 28079
TEL. (704) 821-7111
FAX (704) 821-7152
EMAIL: ekillo@trellis.net

7C\RAMSGATE\RG-RM1.DWG