

Certificate of Survey and Accuracy

I, T. Riley Casey, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book 5284, Page 2459); that the boundaries not surveyed are clearly indicated as drawn from information found in as shown Book _____ page _____ that the ratio of precision as calculated is 1:10,000 +; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this 28th day of July A.D., 2023.

T. Riley Casey P.L.S., L-4896

SURVEYOR'S CERTIFICATE AS TO THE LAND USE REGULATIONS

That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

T. Riley Casey P.L.S., L-4896

The certificate shall be substantially in the following form:

"I, T. Riley Casey, 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 A
- (2) Positional accuracy: 0.05
- (3) Type of GPS field procedure: RTK
- (4) Date of survey: 07/17/2023
- (5) Datum/Epoch: NAD83 (2011)
- (6) Published Fixed-control use: VRS
- (7) Ground Model: NGS2018
- (8) Combined grid factor(s): 0.9998495
- (9) Units: US SURVEY FEET

Witness my original signature, registration number and seal this 28th day of July A.D., 2023.

T. Riley Casey P.L.S., L-4896

Review Officer Certificate
State of North Carolina County of Gaston

I, Robert Pennington Review Officer of Gaston County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Date 8-31-23
Review Officer

Certificate of Ownership

Know all men by these presents, that I/we hereby certify that I/we are/are the owner/s of the property shown hereon, and that I/we hereby acknowledge this plat and allotment to be my/our free act and deed and that I hereby dedicate to the public use of all streets, walks, parks, playgrounds, open spaces and easements to public or private use forever all as is shown or indicated on said plat.

Owner Joel Hardin Date 8-30-23
Linda D. Pennington-Hardin Date 8-30-23 Linda D. Pennington-Hardin

This is to certify that part of the property does not lie within a 100 year flood plain.

T. Riley Casey P.L.S., L-4896 07-28-2023

This Plat is located in a designated Surface Water Supply Watershed Area of Gaston County or the municipalities for which Gaston County administers Watershed Regulations. This area is defined as the Indian Creek Protected II and named as Indian Creek and this area is accurately depicted.

07-28-2023
T. Riley Casey
Surveyor

I hereby certify that the plat shown hereon is not located in a Special Flood Hazard Area and that these areas have been accurately depicted. This area is further shown on FEMA Flood Insurance Rate Map (FIRM) Panel # 3710268100K, dated as of September 28th, 2007.

07-28-2028
T. Riley Casey
Surveyor

APPROVAL OF WATER SHED

I certify that the plat shown hereon complies with the Watershed Protection Regulations and is approved by the Watershed Administrator for recording in the Gaston County Register of Deeds office.
Date 8-31-23
Watershed

Approval for Recording

I, Robert Pennington hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Gaston County, North Carolina, and is approved for recording in the Office of the County Register of Deeds.
Date 8-31-23
Subdivision Administrator

FAMILY EXEMPTION STATEMENT

It is declared that the Grantor hereon, Joel Hardin, of the Grantor, Joel Wayne Hardin & wife, Linda Diane Pennington-Hardin, and this conveyance is made in compliance with the Subdivision Regulations of the Gaston County Unified Development Ordinance, as referenced in Section 13.15.3 (D), exempting families from certain regulations for Lots to Abate a Public Street.

REGISTER OF DEEDS

Filed for registration on _____ day of _____ A.D., 20____ at _____ o'clock
M. & Registered in the office of Register of Deeds, Gaston County, NC.

In Book _____ Page _____

By: _____
Assistant Register of Deeds

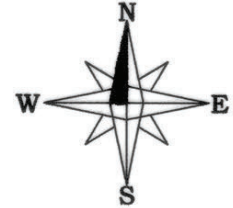
NORTH CAROLINA
GASTON COUNTY

I, _____ Register of Deeds, in & for the aforesaid county & state hereby certify this to be a true copy of document which is recorded in Book _____ Page _____

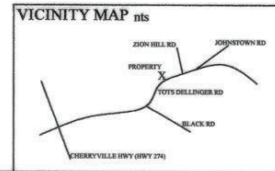
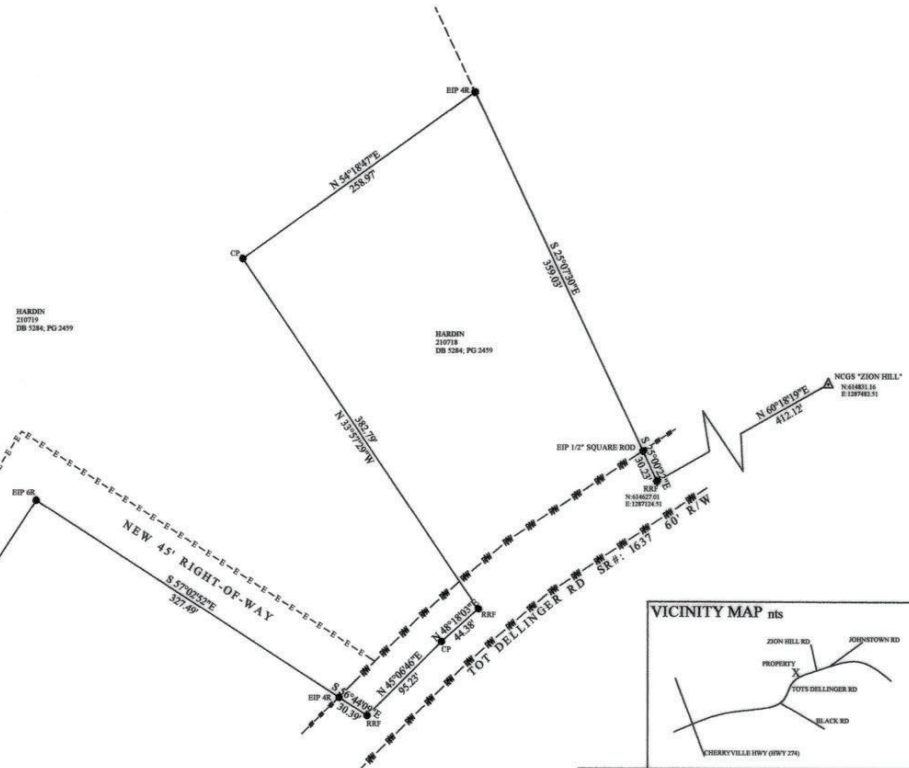
WITNESS my hand & seal of office this _____ day of _____, 20____

Register of Deeds

By: _____
Assistant/Deputy



NORTH REFERENCE
NAD 83



FAMILY SUBDIVISION OF THE HARDIN PROPERTY

PDN: 2681644961
PARCEL #: 210719

PARCEL ADDRESS:
1332 TOT DELLINGER RD, CHERRYVILLE NC 28021

CHERRYVILLE TOWNSHIP GASTON COUNTY, NC

REFERENCE DEED BOOK 5284, PAGE 2459 SCALE: 1" = 80'

DATE OF SURVEY: 07-17-2023 DATE: 07-28-2023

T. RILEY CASEY, P.L.S. L-4896

OWNER/RETURN TO:
HARDIN
1328 TODD DELLINGER ROAD
CHERRYVILLE, NC 28021

CASEY LAND SURVEYING, PLLC
PO BOX 195
LINCOLNTON, NC 28093
(704) 308-0701

JOB FILE: TOTDELLINGER07172023

NOTES:

-The purpose of this plat is to show a Family Subdivision of PIN 2681644961 to create 2 lots.

-Property may be subject to recorded or unrecorded Right-of-Ways or Easements not observed.

-There is a 10' utility and drainage easement along all rear and side property lines.

-This property is not located within a Voluntary Agricultural District.

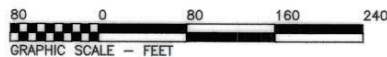
DATA:

Total Acreage: 2.00 AC +/-
Created Lot: 2
Proposed Use: Residential
Zoning: R-1

SETBACKS PER R-1 ZONING:
FRONT - 30'
SIDE - 15'
REAR - 25'

MINIMUM LOT WIDTH: 80' AT BUILDING LINE
MINIMUM LOT SIZE: 30,000 sq. ft.

Owner to verify zoning and setbacks prior to planning or construction.



LEGEND:

NIP New Iron Pin
EIP Existing Iron Pin
PED Pediment
PB Power Box
PT Point
RW Right-of-way
PP Power Pole
OHU Overhead Utility
LP Light Pole
PED Utility Pedestal
PKS PK Nail Set
PKF PK Nail Fout
RRF RR Spike Found

- E - E - E - EDGE OF EASEMENT
- - - - - OVERHEAD UTILITY
- - - - - ADJOINING LAND OWNER
- - - - - EDGE OF ROAD R/W