REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
GASTON COUNTY

I, PEYTON RATCHFORD, REVIEW OFFICER OF GASTON COUNTY, N.C. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Peyton Ratchford 2/6/2024
REVIEW OFFICER DATE

APPROVAL FOR RECORDING

I, Lora Griffin, 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.

2-6-24
LAND USE SERVICES DATE

CERTIFICATE OF FLOODPLAIN ADMINISTRATOR APPROVAL

THIS PLAT HAS BEEN REVIEWED AND MEETS THE APPROVAL OF GASTON COUNTY FLOODPLAIN ADMINISTRATOR.

SIGNED THE 1st DAY OF February 2024.

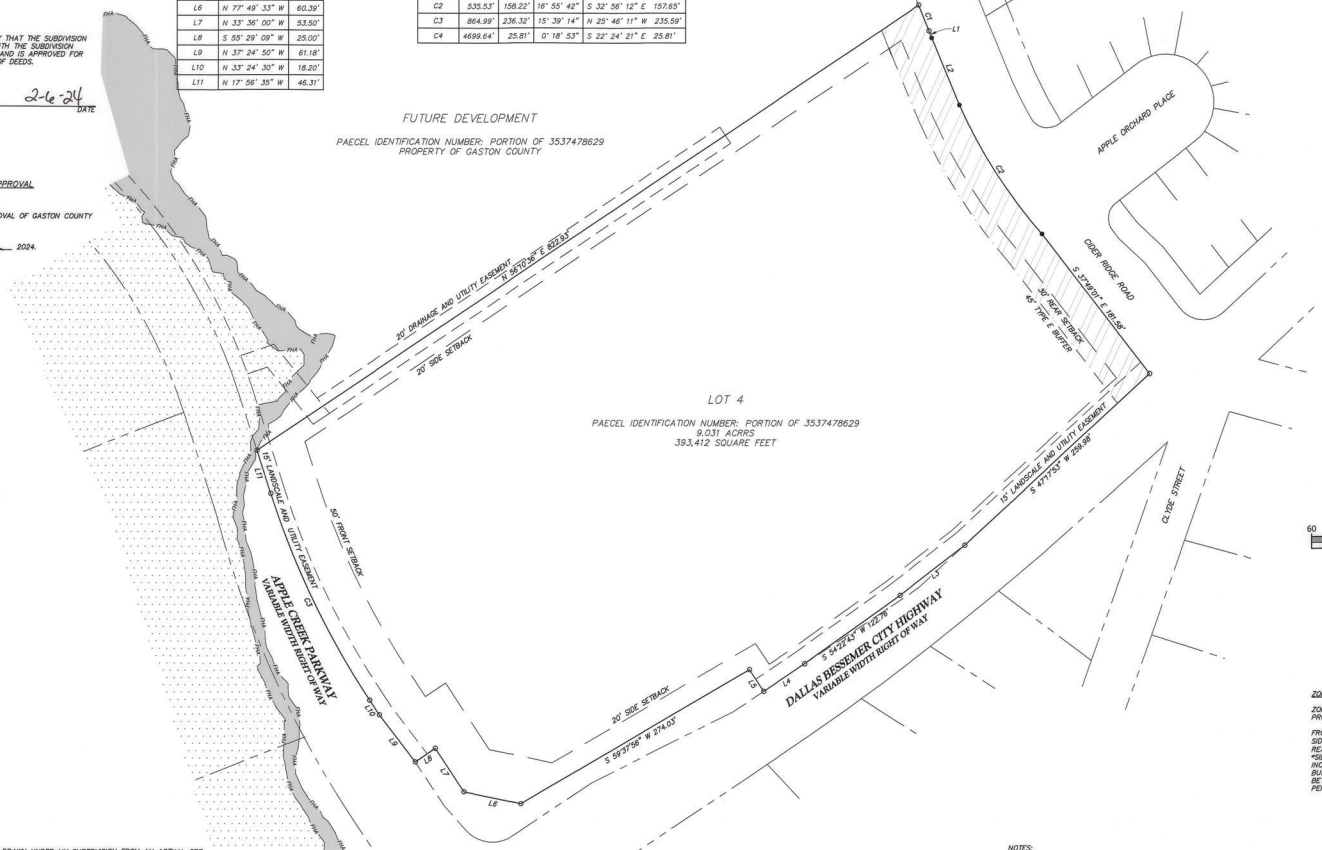
Lena Goodman
FLOODPLAIN ADMINISTRATOR

Doc ID: 022341700001 Type: CRP
Recorded: 02/08/2024 at 01:03:08 PM
Fee Amt: $26.00 Page 1 of 1
Gaston, NC
Susan S. Lockridge Register of Deeds
BK 102 PG 126

NORTH CAROLINA • GASTON COUNTY
I, SUSAN S. LOCKRIDGE, Register of Deeds, in and for the aforesaid county and state hereby certify this to be a true copy of document which is recorded in Book 102A Page 126 WITNESS my hand and seal of office this 8th day of 20 24
Susan S. Lockridge • Register of Deeds
By: Deputy / Assistant / Deputy

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S 22° 33' 25" E	7.74'
L2	S 22° 33' 25" E	74.58'
L3	S 52° 19' 03" W	84.26'
L4	S 56° 24' 31" W	50.75'
L5	N 33° 33' 36" W	26.95'
L6	N 77° 49' 33" W	60.39'
L7	N 33° 36' 00" W	53.50'
L8	S 55° 29' 09" W	25.00'
L9	N 37° 24' 50" W	61.18'
L10	N 33° 24' 30" W	18.20'
L11	N 17° 56' 35" W	46.31'

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	4699.64'	28.84'	0° 21' 06"	S 22° 04' 22" E 28.84'
C2	535.53'	158.22'	16° 55' 42"	S 32° 56' 12" E 157.65'
C3	864.99'	236.32'	15° 39' 14"	N 25° 46' 11" W 235.59'
C4	4699.64'	25.81'	0° 18' 53"	S 22° 24' 21" E 25.81'



VICINITY MAP

60 0 60 120
SCALE : 1" = 60'

ZONING:

ZONING RESTRICTIONS PER ZONING ORDINANCE:
PROPERTY ZONED: I-2

FRONT YARD SETBACK: 50 FOOT
SIDE YARD SETBACK: 20 FOOT/25*
REAR YARD SETBACK: 30 FOOT
*SIDE YARD REQUIREMENTS IN OVERLAY DISTRICTS INCREASE TO 25 FOOT
BUFFER: 45 FOOT TYPE E BUFFER REQUIRED BETWEEN INDUSTRIAL AND RESIDENTIAL ZONING PER GASTON COUNTY UDO SECTION 11.3.2

CERTIFICATE OF SURVEY AND ACCURACY

I, TRACY THANE BISHOP, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 5009, PAGE 403 AND DEED BOOK 4988, PAGE 847); THAT THE GPS SURVEY WAS PERFORMED TO FIRST ORDER FGCC SPECIFICATIONS AND THAT I USED RTK GPS FIELD PROCEDURES AND COORDINATES WERE OBTAINED BY A NETWORK ADJUSTMENT; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AS SHOWN; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.,

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY A
2. FIELD PROCEDURE RTK
3. TYPE OF ADJUSTMENT NETWORK ADJUSTMENT
4. POSITIONAL ACCURACY 0.07'
5. DATUM NAD83
6. GEOID MODEL GEOID18 (CONUS)
7. UNITS US SURVEY FOOT
8. COMBINED GRID FACTOR 0.9998458035
9. TYPE OF RECEIVER(S) USED TRIMBLE R12

THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND..

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 31ST DAY OF JANUARY, 2024.

Tracy Thane Bishop
TRACY THANE BISHOP, L-4765
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.
DOING BUSINESS AS MASER CONSULTING
NC FIRM NO: C-4746

NORTH CAROLINA PROFESSIONAL SEAL L-4765 LAND SURVEYOR TRACY THANE BISHOP

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (FEMA FLOOD MAP 3710353700J, EFFECTIVE 09/28/2007)
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAY, EASEMENTS, OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.
5. AREA BY COORDINATE COMPUTATION.
6. A HORIZONTAL CONTROL MONUMENT OF A FEDERAL OR STATE AGENCY WAS NOT FOUND WITHIN 2,000 FEET OF THE SUBJECT PROPERTY.
7. THE COORDINATE INFORMATION SHOWN HEREON WAS ESTABLISHED USING RTK GPS SURVEYING METHODS.
8. THIS SITE IS LOCATED IN DALLAS TOWNSHIP, GASTON COUNTY, NORTH CAROLINA
9. OWNER: GASTON COUNTY
PO BOX 1578
GASTONIA, NORTH CAROLINA 28053
12. REFERENCES:
DEED BOOK 5009, PAGE 403
DEED BOOK 4988, PAGE 874
MAP BOOK 92, PAGE 14-22

OWNERS CERTIFICATE:

KNOW BY ALL MEN PRESENT, THAT I, Kim Eagle, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, AND THAT I HEREBY ACKNOWLEDGE AND ADOPT THIS PLAT AND ALLOTMENT TO BE MY FREE ACT AND DEED, AND THAT I HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS, ALLEYS, WALKS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS TO PUBLIC OR PRIVATE USE FOREVER ALL AREAS AS SHOWN OR INDICATED ON SAID PLAT.

Kim Eagle 2/5/24
OWNER/SR MANAGER DATE
Gaston County

LEGEND

- PROPERTY LINE
- PROPERTY LINE NOT SURVEYED
- SETBACK LINE
- EASEMENT AS DESCRIBED
- TIE LINE
- TOP OF BANK
- FHA FLOOD HAZARD AREA
- IRON ROD SET
- IRON ROD FOUND
- COMPUTED POINT
- 0.2% ANNUAL CHANCE FLOOD HAZARD
- ZONE AE

Colliers Engineering & Design
ARCHITECTURE, LANDSCAPE ARCHITECTURE SURVEYING CT, P.C.
www.colliersengineering.com

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REV	DATE	DRAWN BY	DESCRIPTION

SUBDIVISION PLAT

RETURN TO
GASTON COUNTY

APPLE CREEK
CORPORATE PARK, LOT 4
DEED BOOK 5009-403
DEED BOOK 4988-847
PLAT BOOK 92-14 THRU 22

DALLAS TOWNSHIP
GASTON COUNTY
NORTH CAROLINA

Colliers Engineering & Design
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Phone: 980.245.3161
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/31/2024	TTB	CEL

PROJECT NUMBER:	DRAWING NAME:
23014110A	V-SUBD-LOT4

SHEET TITLE:
SUBDIVISION PLAN

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2023-23014110A\Survey\Plats\SUBD-LOT4.dwg\V-SUBDIVISION By: TRAVIS BISHOP