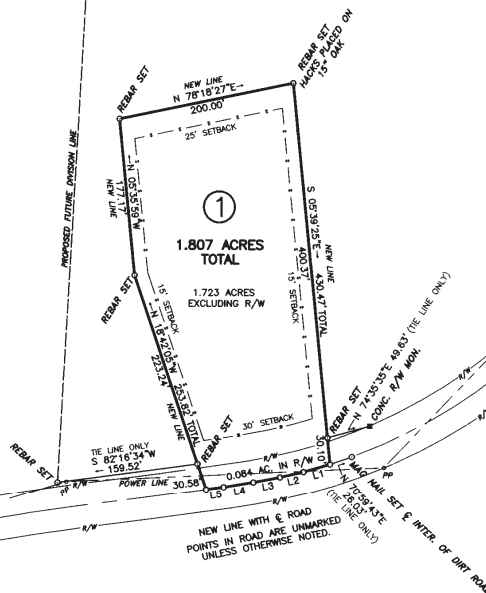


SIZE OF OUT-PARCEL = 124.193 ACRES ±

DANYO HAGANS ESTATE  
1502-514  
FIRST TRACT

DONNA S. ROSE  
4877-1323

DANYO HAGANS ESTATE  
1502-514  
FIRST TRACT



DANYO HAGANS ESTATE  
1502-514  
FIRST TRACT

McNULTY CHIROPRACTIC, PLLC  
5277-277  
LOT 1  
PLAT BK. 96 PG. 37

MATTHEW BENJAMIN ICARD  
5366-1367  
LOT 2  
PLAT BK. 96 PG. 37

McNULTY CHIROPRACTIC, PLLC  
5277-277  
LOT 3  
PLAT BK. 96 PG. 37

#### NOTES :

NUMBER OF LOTS = 1

ZONING : R-1

ALL ADJOINING PROPERTIES ZONED R-1.

MINIMUM ZONING SETBACK LINES :

FRONT = 30' FROM ROAD R/W

SIDE = 15'

REAR = 25'

PROPOSED USE OF LOTS = SINGLE FAMILY RESIDENTIAL

TOTAL ACREAGE BEING DIVIDED = 126 ACRES ±

ACREAGES COMPUTED BY COORDINATE METHOD.

THIS PROPERTY IS NOT WITHIN A WATER SUPPLY WATERSHED.

10' DRAINAGE & UTILITY EASEMENT ALONG ALL SIDE LOT

LINE AND 10' ALONG REAR LOT LINE UNLESS OTHERWISE NOTED.

NO GRID MONUMENT FOUND WITHIN 2000' OF PROPERTY.

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED

RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE

AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN

ORDINANCE THAT REGULATE PARCELS OF LAND.

CERTIFIED BY :

W. BRADLEY FREEMAN  
P.L.S. L-3119



Course	Bearing	Distance
L1	S 73°51'34" W	31.05'
L2	S 76°51'12" W	27.25'
L3	S 79°00'10" W	30.56'
L4	S 80°37'25" W	33.97'
L5	S 82°12'59" W	19.92'

#### LEGEND :

- : EXISTING CORNER; TYPE NOTED
- : IPF : IRON PIPE FD.
- : IRF : IRON ROD FD.
- : CORNER SET; TYPE NOTED
- : CENTER LINE
- R/W - : RIGHT OF WAY
- P : PROPERTY LINE
- PP : POWER POLE
- S - : SETBACK LINE
- E - : EASEMENT
- C.M.P. : CORRUGATED METAL PIPE
- R.C.P. : REINFORCED CONCRETE PIPE
- : UNMARKED POINT

#### FLOOD CERTIFICATE :

BASED UPON REVIEW OF FLOOD INSURANCE RATE MAP,  
PANEL 3512, MAP NUMBER 3710351200A, MAP REVISED:  
9/28/2007, THE PROPERTY DEPICTED ON THIS SURVEY  
IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE  
OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

#### APPROVAL FOR RECORDING :

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.

LAND USE SERVICES  
DATE 1-13-23

#### REVIEW OFFICER CERTIFICATE :

STATE OF NORTH CAROLINA  
COUNTY OF GASTON  
REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THIS MAP OR  
PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL  
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER  
DATE 1-13-23

#### OWNERS CERTIFICATE :

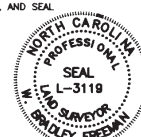
KNOW BY ALL MEN PRESENT, THAT I HEREBY CERTIFY THAT I AM  
THE OWNER OF THE PROPERTY SHOWN HEREON, AND THAT I HEREBY  
ACKNOWLEDGE AND ADOPT THIS PLAT AND ALLOTMENT TO BE MY FREE  
ACT AND DEED AND THAT I HEREBY DEDICATE TO THE PUBLIC USE OF  
ALL STREETS, ALLEYS, WALKS, PARKS, PLAYGROUNDS, OPEN SPACES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

OWNER DATE 1-13-23

#### CERTIFICATE OF SURVEY AND ACCURACY :

I, W. BRADLEY FREEMAN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT  
WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION  
AND SUPERVISION; THAT THE RATIO OF PRECISION IS 1 : 10,000+; THAT BOUNDARIES  
NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN  
HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS  
AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL.  
THIS 9th DAY OF NOVEMBER, 2022.

W. BRADLEY FREEMAN  
PROFESSIONAL LAND SURVEYOR  
L-3119  
LICENSE NUMBER



## MINOR DIVISION FOR DANYO HAGANS ESTATE

CROWDERS MOUNTAIN TOWNSHIP  
GASTON COUNTY, N.C.

REF. DEED BK. 1502 PG. 514	REF. PLAT BK. PG.
REF. DEED BK. PG.	PARCELS 156389
OWNER : DANYO HAGANS ESTATE 6483 LEWIS ROAD KINGS MOUNTAIN, NC 28086	
RETURN TO : FREEMAN SURVEYING LICENSE NO. F-0205 W. BRADLEY FREEMAN, P.L.S. L-3119 1416 PLEASANT GROVE CHURCH ROAD CROUSE, N.C. 28033	PHONE (704) 732-0404
SCALE : 1" = 100'	SURVEY BY : WBF
CHECKED BY : WBF	DATE OF PLAT PREPARATION : NOV. 9, 2022
DRAWN BY : WBF, DWF	DATE OF SURVEY : NOV. 3, 2022
FD. BK. MAGNET	JOB NO. 227

NORTH DEED BK. 624 PG. 492  
NORTH PLAT BK. 4 PG. 92  
ROTATED TO JOB NO. 0070