North NAD 83 (2011)

State of North Carolina
County of Gaston

I, _____ 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 ____. Page ____. WITNESS my hand and seal of office ___day of _____ 20__.
Register of Deeds

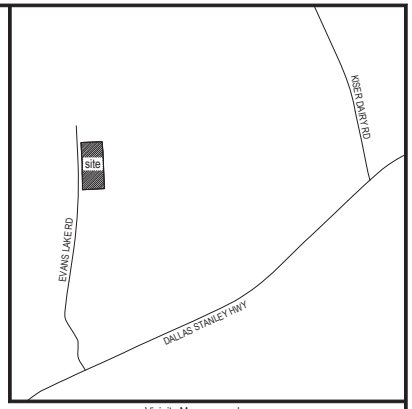
By: _____
Assistant/Deputy

State of North Carolina
County of Gaston

I, _____Review Officer of Gaston County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer Date

(1) Class of survey: A
(2) Positional accuracy of Control Corners: 95% =0.10'
(3) Type of GPS field procedure: RTK/VRS
(4) Dates of survey: Dec. 2024
(5) Datum/Epoch: NAVD 88 NAD(83)/2011
(6) Published/Fixed-control used: VRS
(7) Geoid model: 2018
(8) Combined grid factor(s): 0.99984470
(9) Units: U. S. Survey Foot



Vicinity Map no scale

A portion of this property lines within a voluntary agricultural district

LINE	BEARING	DISTANCE
L1	N 00°20'24" W	34.84'
L2	N 01°21'52" W	100.05'
L3	N 01°40'36" W	33.69'
L4	N 01°40'36" W	21.10'
L5	N 02°13'30" W	61.05'
L6	N 02°38'41" W	99.84'

Rebecca S. Ramsey
5502-2214
Parcel No 169885

Totherow Road

EVANS LAKE ROAD
S.R. 1859 60' R/W (public)
(not verified)

Christopher J. Gibson
4966-75
Parcel No 169886

leaning 1" pipe(f) @ 29.25'
N 88°20'54" E 185.61'
tail 2" pipe(f)
N= 580540.95'
E= 1354784.46'
bldg.
S 03°37'33" E 79.98'
#5 rebar(s)
asphalt
carport
house
1
Stephen Newman
Vanessa H. Newman
3599-650
Parcel No 169894
0.78 AC.
0.65 Ac. outside R/W
S 02°30'58" E 100.91'
S 87°58'05" W 187.54'
#5 rebar(s) @ 157.53'
#5 rebar(s)
2
Stephen Newman
Vanessa H. Newman
3599-650
Parcel No 169894
0.73 AC.
0.62 Ac. outside R/W
S 02°30'58" E 169.92'
pipe(f) @ 166.32'
r/w mon(f)
S 88°22'37" W 191.38'
angle iron(f)
S 03°07'34" E 58.69'
r/w mon(f)
leaning #5 iron(f)

Kevin C. Evans
Elizabeth C. Evans
4384-2236
Parcel No 169884

Barry C. Evans
Brent A. Evans
5461-1011
Parcel No 169897

NOTES:

1. AREA BY COORDINATE COMPUTATION.
2. ALL DISTANCES ARE HORIZONTAL GROUND, IN US FEET.
3. SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE REGISTER OF DEEDS OFFICE, CLERK OF COURT, TOWN OR COUNTY TAX OFFICE, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
4. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG THE PROJECT AREA.
5. NC GRID COORDINATES AS SHOWN HEREON ARE BASED ON GPS OBSERVATION UTILIZING NCGS NETWORK RTK SYSTEM AND OPUS AND ARE REFERENCED TO THE NAD 83(2011) DATUM.
6. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, LATTIMORE AND PEELER CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES .
7. NC DOT RIGHT OF WAYS ARE APPROXIMATE UNLESS OTHERWISE NOTED.
8. NO TITLE SEARCH BY LATTIMORE AND PEELER SURVEYING,
9. PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.

Building Setbacks as follows:

Zoning: R-1 & US(Urban Standards Overlay)
Front: 30' from right of way
Side: 15'
Rear: 25'

50 0 50 100 150
GRAPHIC SCALE – FEET

RETURN TO:
STEPHEN NEWMAN & VANESSA NEWMAN
160 EVANS LAKE RD.
DALLAS, NC 28034

Subdivision for Stephen & Vanessa Newman

SURVEY FOR

Stephen & Vanessa Newman

OWNER: Stephen and Vanessa Newman
DEED BOOK 3599 PAGE 650
ADDRESS: 160 Evans Lake Rd.
Dallas, NC 28034
TAX PARCEL ID: 169894
COUNTY: Gaston
STATE: NC
TOWNSHIP: Dallas
SCALE: 1" = 50'

C.F.169894
D.F. 169894
DATE: Jan 7, 2025
DRAWING NO. 25-005B

LATTIMORE & PEELER SURVEYING
105 LONDON ROAD
LAWNDALE, NORTH CAROLINA 28090
(704) 538-3443

The purpose of this plat is to create new lot

LEGEND

SURVEYED BOUNDARY LINES
LINES NOT SURVEYED
RIGHT OF WAY LINE
FENCE LINE
ELECTRIC LINE
BE BURIED ELECTRIC LINE
W WATER LINE
G GAS LINE
SS SAN.SEWER LINE
T TELEPHONE LINE
HYDRANT
G GAS METER
W WATER METER
POWER POLE
T TELEPHONE BOX
NEW IRON PIN (NIP)
EXISTING IRON PIN (EIP)
UNMONUMENTED POINT
MAG NAIL
CONCRETE MONUMENT
R.R. SPIKE SET
R.R. SPIKE FOUND
(f) = FOUND
(s) = SET
STONE
TREE
W WELL

APPROVED
by: Peyton Wiggins
01/23/2025 10:07:22 AM

Approval of Flood Plain
I hearby certify that the property shown on this plat is not located in a special flood hazard area. This area is further shown on FIRM Map #3710355800J Panel 3558 with revision date of Sept. 28, 2007

_____ _____
Date Surveyor

Certificate of Ownership and Dedication

Know all men by these presents,that I hereby certify that I am the owner of the property shown hereon, and that I hereby acknowledge this plat and allotment to by my free act and deed.

_____ _____
Date Stephen A. Newman

_____ _____
Date Vanessa H. Newman

Approval for Recording

I _____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 Subdivision Administrator

I, D. Dobbins Lattimore, Professional Land Surveyor No. L-3336 certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land and a certification of approval G.S.47-30(f)(11)(A) is required by Gaston County before the plat is presented for recordation and also certify to the following: Certificate of Survey and Accuracy I, D. Dobbins Lattimore, certify that this plat was drawn under my supervision from an actual survey made under my supervision deed description recorded in Book 3599, Page 650; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 3599, Page 650 and the surveys reference above ; that the ratio of precision as calculated is 1:12,000; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, License number and seal this 7th day of January A.D., 2025. License Number L-3336

_____
Surveyor

PRELIMINARY PLAT
NOT FOR SALES OR CONVEYANCES