

REGISTER OF DEEDS

FILED FOR REGISTRATION ON _____ DAY OF _____
A.D. 20____ AT _____ O'CLOCK _____ M. AND REGISTERED IN
THE OFFICE OF REGISTER OF DEEDS, GASTON COUNTY, N.C. IN
BOOK _____ PAGE _____
BY: _____
ASSISTANT REGISTER OF DEEDS

LOT 1 CATAWBA PROTECTED IV WATERSHED		
TOTAL LOT AREA	PERCENT (%)	AREA (SQ. FT.)
13,653	36%	4,915
MAX. ALLOWABLE IMPERVIOUS		
EXISTING IMPERVIOUS AREA	19.3%	2,633
REMAINING DEVELOPABLE AREA	16.7%	2,282
NOTE: THE PROPOSED PROJECT DOES NOT INCLUDE CURB & GUTTER SYSTEM		

LOT 2 CATAWBA PROTECTED IV WATERSHED		
TOTAL LOT AREA	PERCENT (%)	AREA (SQ. FT.)
7,423		
MAX. ALLOWABLE IMPERVIOUS	36%	2,672
EXISTING IMPERVIOUS AREA	18%	1,339
REMAINING DEVELOPABLE AREA	18%	1,333
NOTE: THE PROPOSED PROJECT DOES NOT INCLUDE CURB & GUTTER SYSTEM		

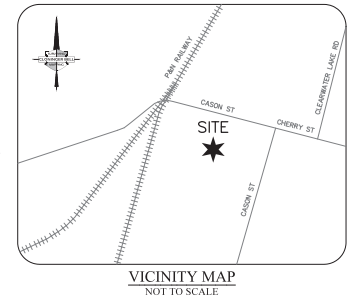
LOT 3 CATAWBA PROTECTED IV WATERSHED		
TOTAL LOT AREA	PERCENT (%)	AREA (SQ. FT.)
7,391		
MAX. ALLOWABLE IMPERVIOUS	36%	2,661
EXISTING IMPERVIOUS AREA	20.6%	1,520
REMAINING DEVELOPABLE AREA	15.4%	1,141
NOTE: THE PROPOSED PROJECT DOES NOT INCLUDE CURB & GUTTER SYSTEM		

LOT 4 CATAWBA PROTECTED IV WATERSHED		
TOTAL LOT AREA	PERCENT (%)	AREA (SQ. FT.)
7,387		
MAX. ALLOWABLE IMPERVIOUS	36%	2,659
EXISTING IMPERVIOUS AREA	20.8%	1,536
REMAINING DEVELOPABLE AREA	15.2%	1,123
NOTE: THE PROPOSED PROJECT DOES NOT INCLUDE CURB & GUTTER SYSTEM		

LOT 5 CATAWBA PROTECTED IV WATERSHED		
TOTAL LOT AREA	PERCENT (%)	AREA (SQ. FT.)
7,918		
MAX. ALLOWABLE IMPERVIOUS	36%	2,851
EXISTING IMPERVIOUS AREA	21.3%	1,686
REMAINING DEVELOPABLE AREA	14.7%	1,165
NOTE: THE PROPOSED PROJECT DOES NOT INCLUDE CURB & GUTTER SYSTEM		

RETURN TO (OWNER):

TMB REALTY LLC
813 CASON STREET
BELMONT, NC 28012



APPROVED
FOR PUBLIC HEARING PURPOSES ONLY
by Peyton Wiggins on 12/5/2024

LEGEND:

CO - CLEAN OUT
CP - CALCULATED POINT
DB - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
GDP - GUARD POST
GM - GAS METER
HVAC - HEATING, VENTILATION, AIR COND.
LP - LIGHT POLE
MB - MAP BOOK
NIR - NEW IRON ROD
PG - PAGE
PM - POWER METER
PP - POWER POLE
PVC - PLASTIC PIPE
R/W - RIGHT-OF-WAY
SSMH - SANITARY SEWER MANHOLE
WM - WATER METER
WV - WATER VALVE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY (NOT SURVEYED)
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
OVERHEAD ELECTRIC LINE
SANITARY SEWER LINE

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF GASTON
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
REFERENCE: 5498-1333); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS
PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR
FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24th DAY OF
SEPTEMBER, A.D., 2024.

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

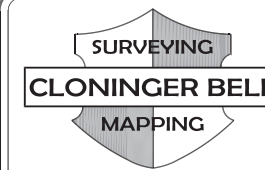
PRELIMINARY

PROFESSIONAL LAND SURVEYOR DATE

TOTAL AREA: 43,773 SQ. FT. (1.0049 ACRES)

SUBDIVISION PLAT

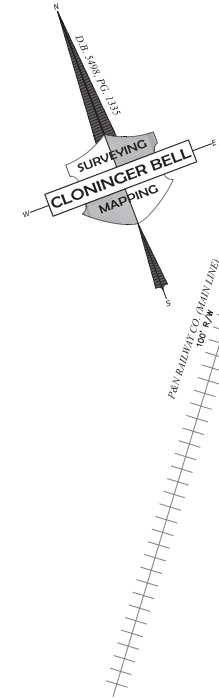
PREPARED FOR
TMB REALTY LLC
813 CASON STREET
SOUTH POINT TOWNSHIP, GASTON COUNTY, N.C.
DEED REFERENCE: 5498-1335
MAP REFERENCE: 9-94
TAX PARCEL: 181746



CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326

CREW: WA DRAWN: CH REVISED: SCALE: 1" = 30' DATE: SEPTEMBER 24, 2024 FILE NO: 4570

PLOTTED: 12/4/2024\CLONINGER SURVEYING 2021\JOBS\4570\DWG\4570.DWG



REVIEW OFFICER:

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

OWNER CERTIFICATION:

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 BE MY FREE ACT AND DEED.

TMB REALTY LLC (OWNER) DATE

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NOS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

WATERSHED CERTIFICATION:

THIS PLAT IS LOCATED IN WHOLE OR IN PART OF A DESIGNATED SURFACE SUPPLY
WATERSHED AREA OF GASTON COUNTY OR THE MUNICIPALITIES FOR WHICH GASTON
COUNTY ADMINISTERS WATERSHED REGULATIONS. THIS AREA IS DEFINED AS THE
CATAWBA PROTECTED IV WATERSHED AND NAMED AS CATAWBA HEIGHTS. AND THIS
AREA IS ACCURATELY DEPICTED.

SURVEYOR DATE

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.

WATERSHED ADMINISTRATOR DATE

AREAS OF RELIEF:

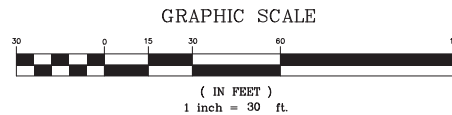
MINIMUM LOT SIZE OF: 7,387 SQ FT
MINIMUM FRONT YARD: 14 FT
MINIMUM SIDE SETBACK ON A SIDE STREET: 0 FT
MINIMUM LOT WIDTH: 50 FT

ZONING:

PROPOSED ZONING: CD-RS-8

MINIMUM FRONT YARD: 14 FT
MINIMUM SIDE YARD: 7 FT
MINIMUM REAR YARD: 30 FT
MINIMUM SIDE STREET: 0 FT
MINIMUM LOT WIDTH: 50 FT
MINIMUM LOT SIZE: 7,387 SQ FT

FOR FURTHER INFORMATION CONTACT THE
GASTON COUNTY ZONING DEPARTMENT.



Know what's below.
Call before you dig.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
SEPTEMBER 2, 2015.
COMMUNITY PANEL NO: 3710359600L