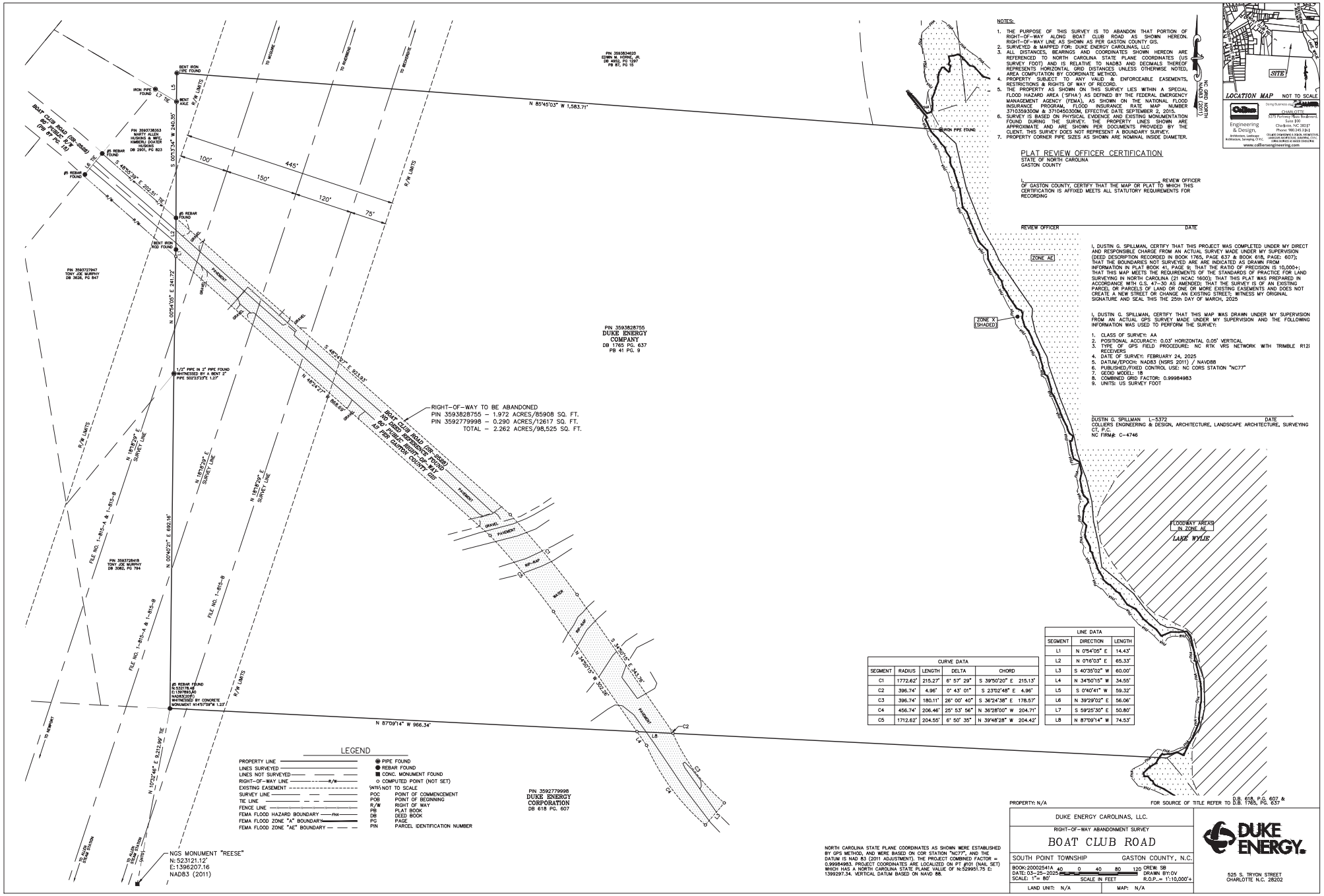

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ABANDON THAT PORTION OF RIGHT-OF-WAY ALONG BOAT CLUB ROAD AS SHOWN HEREON. RIGHT-OF-WAY LINE AS SHOWN AS PER GASTON COUNTY GIS.
2. SURVEYED & MAPPED FOR: DUKE ENERGY CAROLINAS, LLC
3. ALL DISTANCES, BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO NORTH CAROLINA STATE PLANE COORDINATES (US SURVEY FOOT) AND IS RELATIVE TO NAD83 AND DECIMALS THEREOF REPRESENTS HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED, AREA COMPUTATION BY COORDINATE METHOD.
4. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.
5. THE PROPERTY AS SHOWN ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA ('SFHA') AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 3710359300M & 3710450300M, EFFECTIVE DATE SEPTEMBER 2, 2015.
6. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THE SURVEY. THE PROPERTY LINES SHOWN ARE APPROXIMATE AND ARE SHOWN PER DOCUMENTS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY.
7. PROPERTY CORNER PIPE SIZES AS SHOWN ARE NOMINAL INSIDE DIAMETER.

PLAT REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
GASTON COUNTY

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 _____

I, DUSTIN G. SPILLMAN, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1765, PAGE 637 & BOOK 618, PAGE: 607); THAT THE BOUNDARIES NOT SURVEYED ARE ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 41, PAGE 9; THAT THE RATIO OF PRECISION IS 10,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 1600); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 25th DAY OF MARCH, 2025

I, DUSTIN G. SPILLMAN, 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: AA
2. POSITIONAL ACCURACY: 0.03' HORIZONTAL 0.05' VERTICAL
3. TYPE OF GPS FIELD PROCEDURE: NC RTK VRS NETWORK WITH TRIMBLE R12I RECEIVERS
4. DATE OF SURVEY: FEBRUARY 24, 2025
5. DATUM/EPOCH: NAD83 (NSRS 2011) / NAVD88
6. PUBLISHED/FIXED CONTROL USE: NC CORS STATION "NC77"
7. GEOID MODEL: 18
8. COMBINED GRID FACTOR: 0.99984983
9. UNITS: US SURVEY FOOT

DUSTIN G. SPILLMAN L-5372 DATE
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.
NC FIRM#: C-4746

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	1772.62'	215.27'	6° 57' 29"	S 39°50'20" E 215.13'
C2	396.74'	4.96'	0° 43' 01"	S 23°02'48" E 4.96'
C3	396.74'	180.11'	26° 00' 40"	S 36°24'38" E 178.57'
C4	456.74'	206.46'	25° 53' 56"	N 36°28'00" W 204.71'
C5	1712.62'	204.55'	6° 50' 35"	N 39°48'28" W 204.42'

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 0°54'05" E	14.43'
L2	N 0°16'03" E	65.33'
L3	S 40°35'02" W	60.00'
L4	N 34°50'15" W	34.55'
L5	S 0°40'41" W	59.32'
L6	N 39°29'02" E	56.06'
L7	S 59°25'30" E	50.80'
L8	N 87°09'14" W	74.53'

LEGEND

PROPERTY LINE	⊕ PIPE FOUND
LINES SURVEYED	● REBAR FOUND
LINES NOT SURVEYED	■ CONC. MONUMENT FOUND
RIGHT-OF-WAY LINE R/W	○ COMPUTED POINT (NOT SET)
EXISTING EASEMENT	\ATS\ NOT TO SCALE
SURVEY LINE	POC POINT OF COMMENCEMENT
TIE LINE	POB POINT OF BEGINNING
FENCE LINE	R/W RIGHT OF WAY
FEMA FLOOD HAZARD BOUNDARY FHA	PB PLAT BOOK
FEMA FLOOD ZONE "A" BOUNDARY	DB DEED BOOK
FEMA FLOOD ZONE "AE" BOUNDARY	PG PAGE
	PIN PARCEL IDENTIFICATION NUMBER

NORTH CAROLINA STATE PLANE COORDINATES AS SHOWN WERE ESTABLISHED BY GPS METHOD, AND WERE BASED ON CORS STATION "NC77", AND THE DATUM IS NAD 83 (2011 ADJUSTMENT). THE PROJECT COMBINED FACTOR = 0.99984983, PROJECT COORDINATES ARE LOCALIZED ON PT #101 (NAIL SET) WHICH HAS A NORTH CAROLINA STATE PLANE VALUE OF N:529951.75 E: 1399297.34. VERTICAL DATUM BASED ON NAVD 88.

PROPERTY: N/A

FOR SOURCE OF TITLE REFER TO D.B. 618, P.G. 607 & D.B. 1765, PG. 637

DUKE ENERGY CAROLINAS, LLC.

RIGHT-OF-WAY ABANDONMENT SURVEY

BOAT CLUB ROAD

SOUTH POINT TOWNSHIP GASTON COUNTY, N.C.

BOOK: 20002541A
DATE: 03-25-2025
SCALE: 1"= 80'
0 40 80 120
SCALE IN FEET
CREW: SB
DRAWN BY: OV
R.O.P.:= 1':10,000'+
LAND UNIT: N/A
MAP: N/A

DUKE ENERGY.
525 S. TRYON STREET
CHARLOTTE N.C. 28202

Colliers Engineering & Design
Architecture, Landscape Architecture, Surveying, P.A.C.
CHARLOTTE
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Charlotte, NC 28217
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