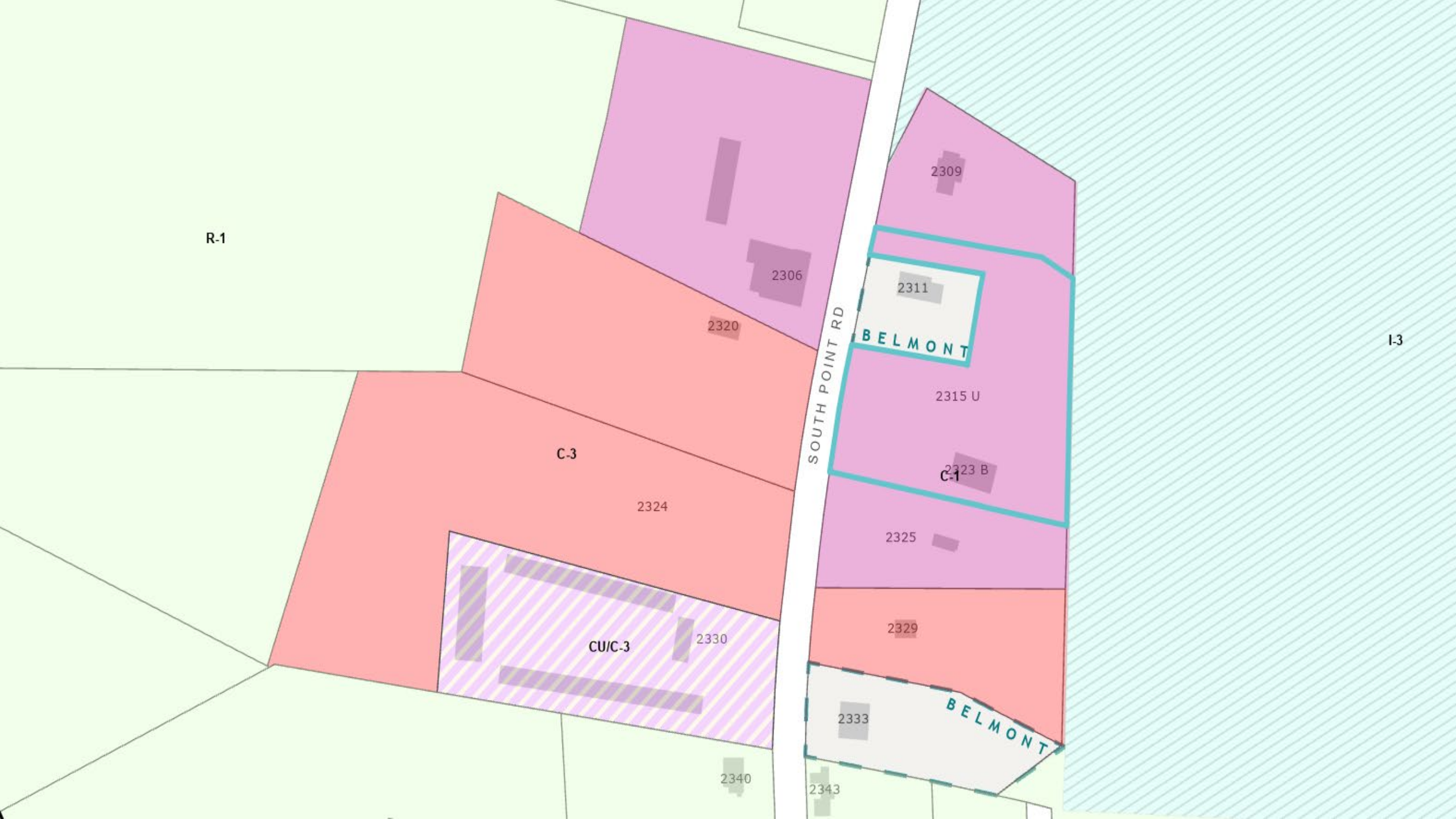
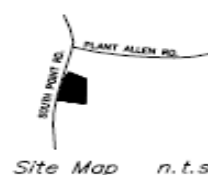


2323-B South Point Rd

PID No.: 313222







REGISTER OF DEEDS CERTIFICATION
SUSAN S. LOCKMIDGE
REGISTER OF DEEDS
GASTON COUNTY, NORTH CAROLINA
I, SUSAN S. LOCKMIDGE, REGISTER OF DEEDS, IN
AND FOR THE APPLICANT 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
THIS _____ DAY OF _____ 20____
BY:
SUSAN S. LOCKMIDGE, REGISTER OF DEEDS
ASSISTANT / DEPUTY.

LEGEND

- PROPERTY LINE
- SURROUNDING PROPERTY LINE
- RIGHT-OF-WAY
- FENCE LINE
- POWER LINE
- CM - CONC. MONUMENT
- EP - EXISTING IRON PIN
- FP - FLAG POLE
- IPS - IRON PIN SET
- SD - STORM DRAIN
- UP - UTILITY POLE

LINE	BEARING	DISTANCE
L1	N 12°33'48" E	43.22'

NO GEODETIC MONUMENTATION WITHIN 2,000 FEET OF SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THE SUBJECT PROPERTY () IS (X) NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY N.C. FEMA PANEL #37103592000 EFFECTIVE DATE: 9/28/2007 (NO FLOOD SURVEY MADE).

SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING IRON PINS.

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.

I, FRANKLIN E. TANNER, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED BY AN "X"

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

B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

C. ANY ONE OF THE FOLLOWING:

1. THAT THIS PLAT IS OF A SURVEY OF EXISTING PARCELS OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

2. THAT THIS PLAT IS OF AN EXISTING BUILDING OR OTHER STRUCTURE OR NATURAL FEATURE, SUCH AS A WATERCOURSE.

3. THAT THIS IS A RESULT OF CONTROL SURVEY.

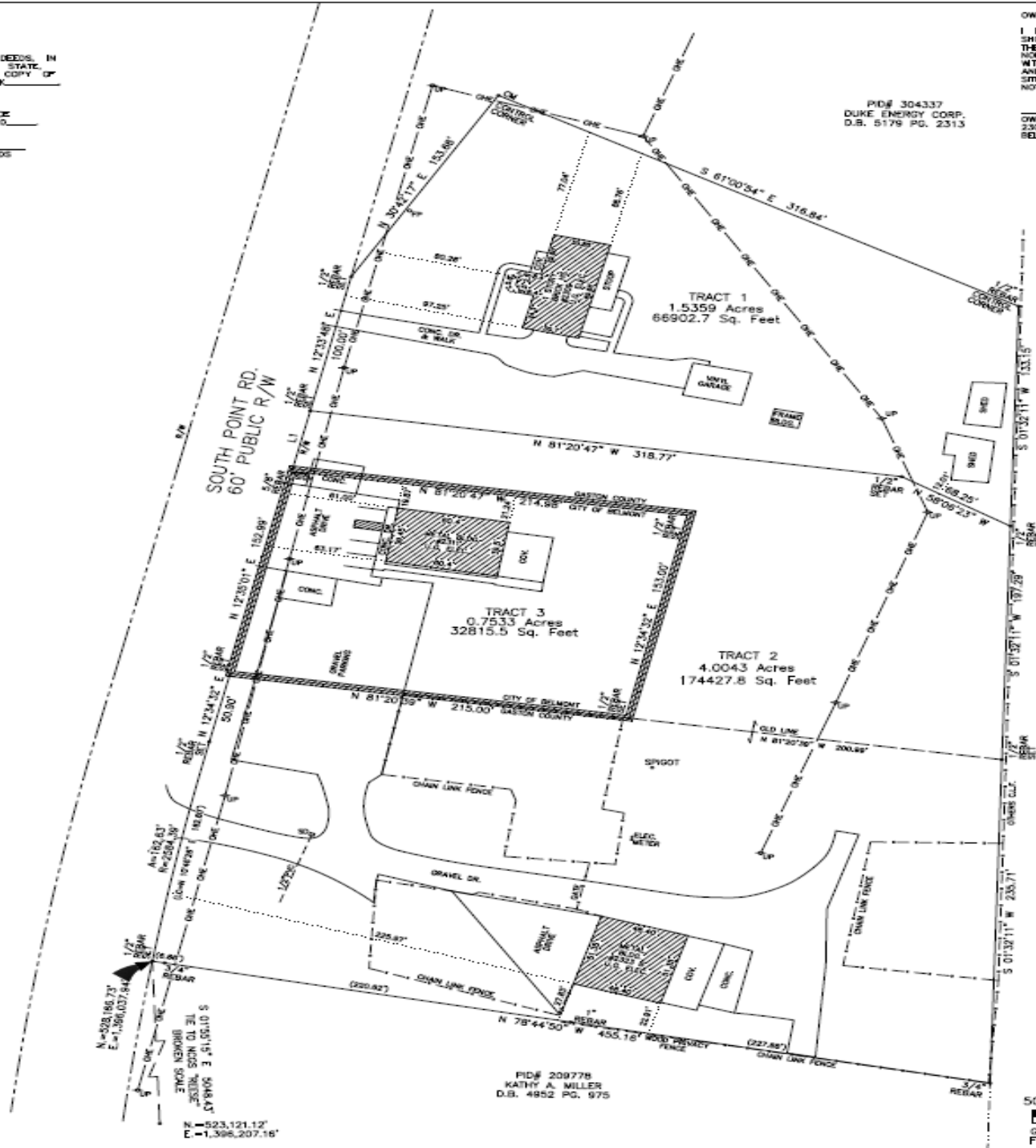
D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

I, FRANKLIN E. TANNER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____) AS SUBDIVISION (T) (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:1,396,007.16. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 14TH DAY OF MAY, 2024.

PRELIMINARY
NOT FOR DEED CONVEYANCE
OR RECORDATION

Franklin E. Tanner - PLS # 2534



OWNER'S CERTIFICATION
I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF GASTON, NORTH CAROLINA AND THAT I ADOPT THIS RECORDED PLAT WITH MY FREE CONSENT. I ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, PARKS, AND OTHER STREETS AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.
OWNER: TIMOTHY S. DEON
2309 SOUTH POINT RD.
BELMONT, NC 28012

CERTIFICATION
GASTON COUNTY PLANNING & DEVELOPMENT SERVICES
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.

LAND USE SERVICES
DATE _____
CERTIFICATE OF REVIEW OFFICER
REVIEW OFFICER OF GASTON COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS REFERRED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER _____
DATE _____

ZONED C-1
FRONT SETBACK = 30'
SIDE SETBACK = 10'
REAR SETBACK = 20'

PID# 304337
DUKE ENERGY CORP.
D.B. 5179 PG. 2313

RETURN COPY TO:
TANNER AND MCCONNAUGHEY, P.A.
1361-C.E. GARRISON BLVD.
GASTON, NC 28054

"MINOR SUBDIVISION"
SOUTHPOINT TOWNSHIP
GASTON COUNTY, N.C.
Survey made at the request of

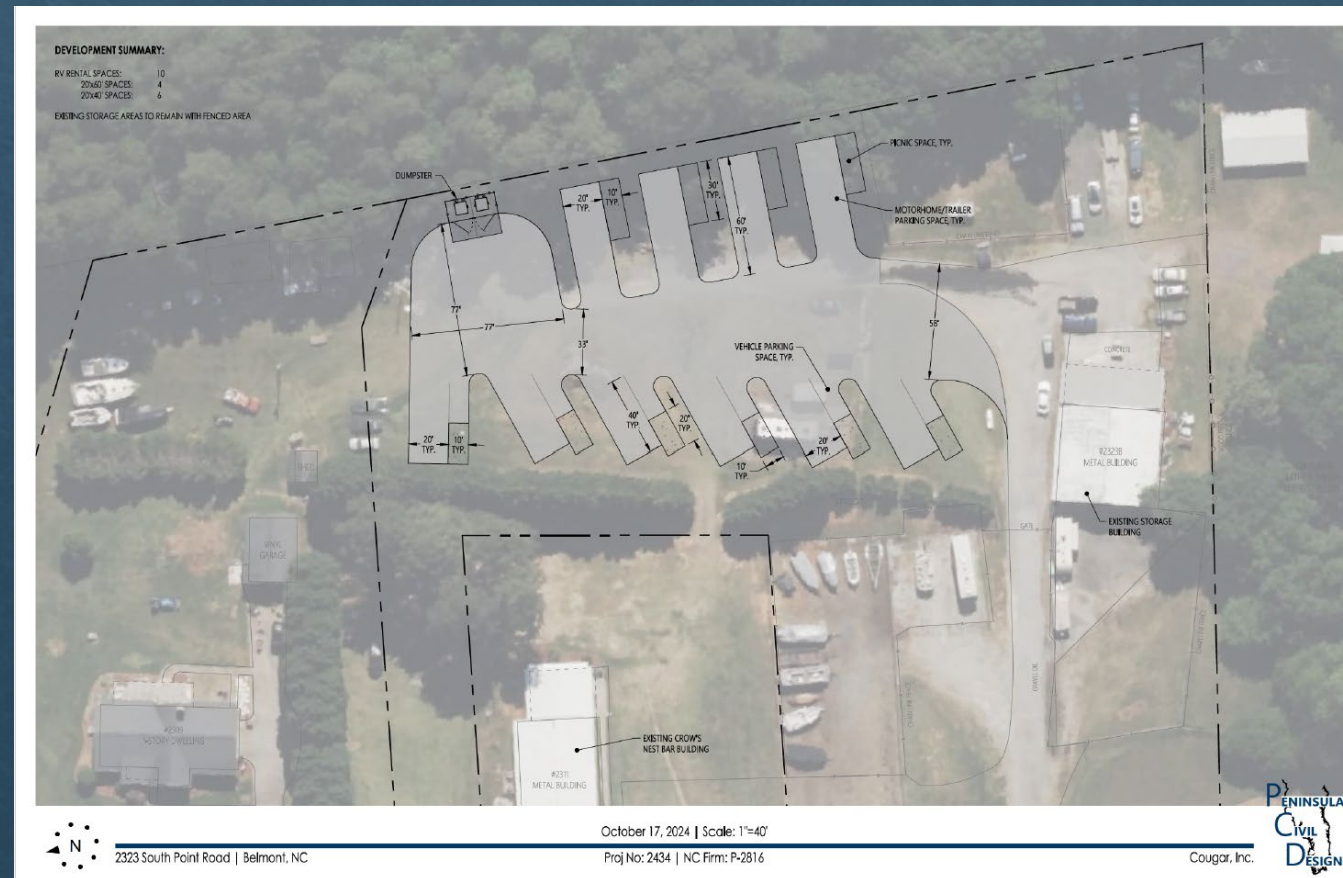
SKIP WEILL

Scale: 1"=50' Date: APRIL 30, 2024
Survey By: REV: MAY 15, 2024
TANNER AND MCCONNAUGHEY, P.A.
Professional Surveyors
1361-C.E. Garrison Blvd. Gaston, N.C.
(704) 866-8421 OR (704) 864-2611
2390 521
D.B. 4710 PG. 2022 Lots P/O 3 Block
Subd. JUSTUS ARMSTRONG P.B. 11 PG. 11
Tax Map # 15 Page 89 Parcel P/O 10
PID# 221888, 221889



Proposed Uses/Potential Expansion

- ◆ Trailer storage
- ◆ RV storage
- ◆ Boat storage



(As allowed by UDO requirements)