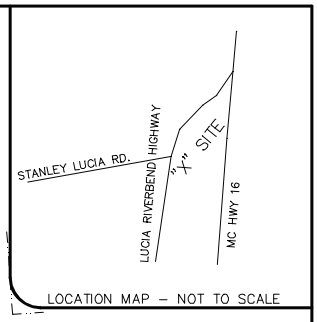
STATE OF NORTH CAROLINA
GASTON COUNTY

I certify that this map was drawn from an actual survey made under my supervision.
The unadjusted error of closure as calculated is 1': 10,000'+.
Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book SHOWN, Page SHOWN.
Witness my hand and seal this 19 day of FEBRUARY, 20 26.

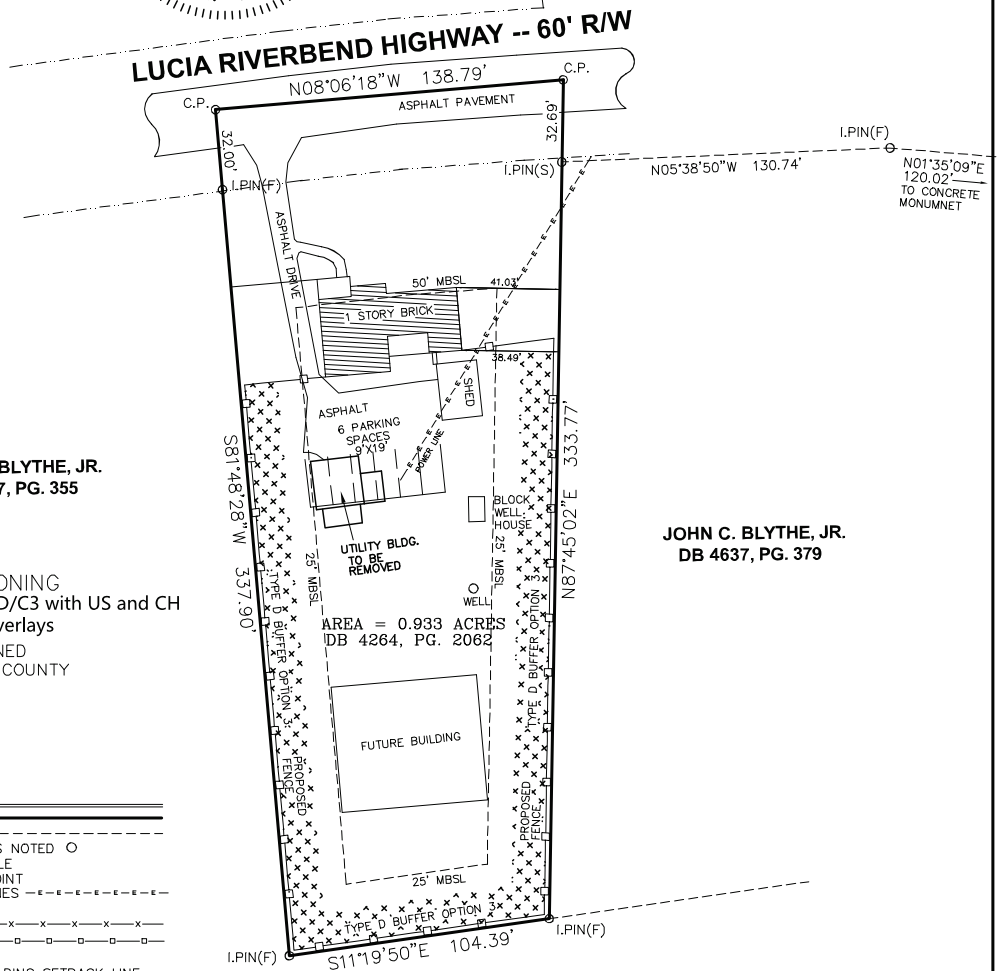
Michael L Cloninger
Professional Land Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-3490 LAND SURVEYOR MICHAEL L. CLONINGER

REFERENCED DB 4637, PG. 379



LOCATION MAP – NOT TO SCALE



PROPOSED ZONING
DISTRICT – CD/C3 with US and CH overlays

PROPERTY IS ZONED
R-1 BY GASTON COUNTY
MIN. SETBACKS
FRONT – 50'
SIDE – 25'
REAR – 25'

LEGEND

LINES SURVEYED
LINES NOT SURVEYED
ALL CORNERS ARE AS NOTED O
N.T.S. NOT TO SCALE
C.P. CALCULATED POINT
OVERHEAD UTILITY LINES
UTILITY POLE
METAL FENCE
FENCE
SEWER MANHOLE (S)
MBSL – MINIMUM BUILDING SETBACK LINE
I.PIN(S) – IRON PIN SET
I.PIN(F) – IRON PIN FOUND
I. – IRON CMF – CONCRETE MONUMENT(F)
(F) FOUND

TYPE D BUFFER OPTION 3

NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.

GRAPHIC SCALE
60 30 0 60 120
SCALE IN FEET

CLONINGER BELL SURVEYING & MAPPING

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

SITE PLAN
OF
14556 LUCIA RIVERBEND HIGHWAY

SCALE: 1" = 60' RIVER BEND TOWNSHIP – COUNTY, NC DATE: FEBRUARY 19, 2026

PROPERTY TO BE ACQUIRED BY:

MAP RECORDED IN BOOK 4264 AT PAGE 2062 DEED RECORDED IN BOOK 4264 PAGE 2062
CADD # 5899 BILLY RICK WORK ORDER # 5899 DRAWN BY: MLC TAX ID NO. 173544