

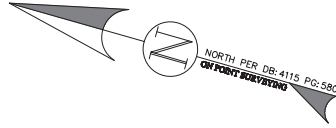
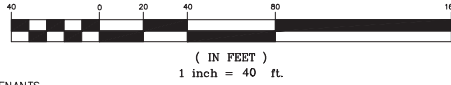
NOTES:

1. PARCEL ID#:168515
2. DEED RECORDED AT DB:5497 PG:657
3. MAP RECORDED AT DB:10 PG:137
4. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
5. THIS PROPERTY IS LOCATED IN ZONE X, PER FIRM COMMUNITY PANEL 37103548000, EFFECTIVE 09-28-2007.
6. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
7. AREA COMPUTED BY COORDINATED METHOD.
8. NO NGS MONUMENT FOUND WITHIN 2000'.
9. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

APPROVED
FOR PUBLIC HEARING PURPOSES ONLY
by Peyton Wiggins on 4/21/2025

TOTAL AREA
100,146 Sq Ft
2.30 Ac.

GRAPHIC SCALE



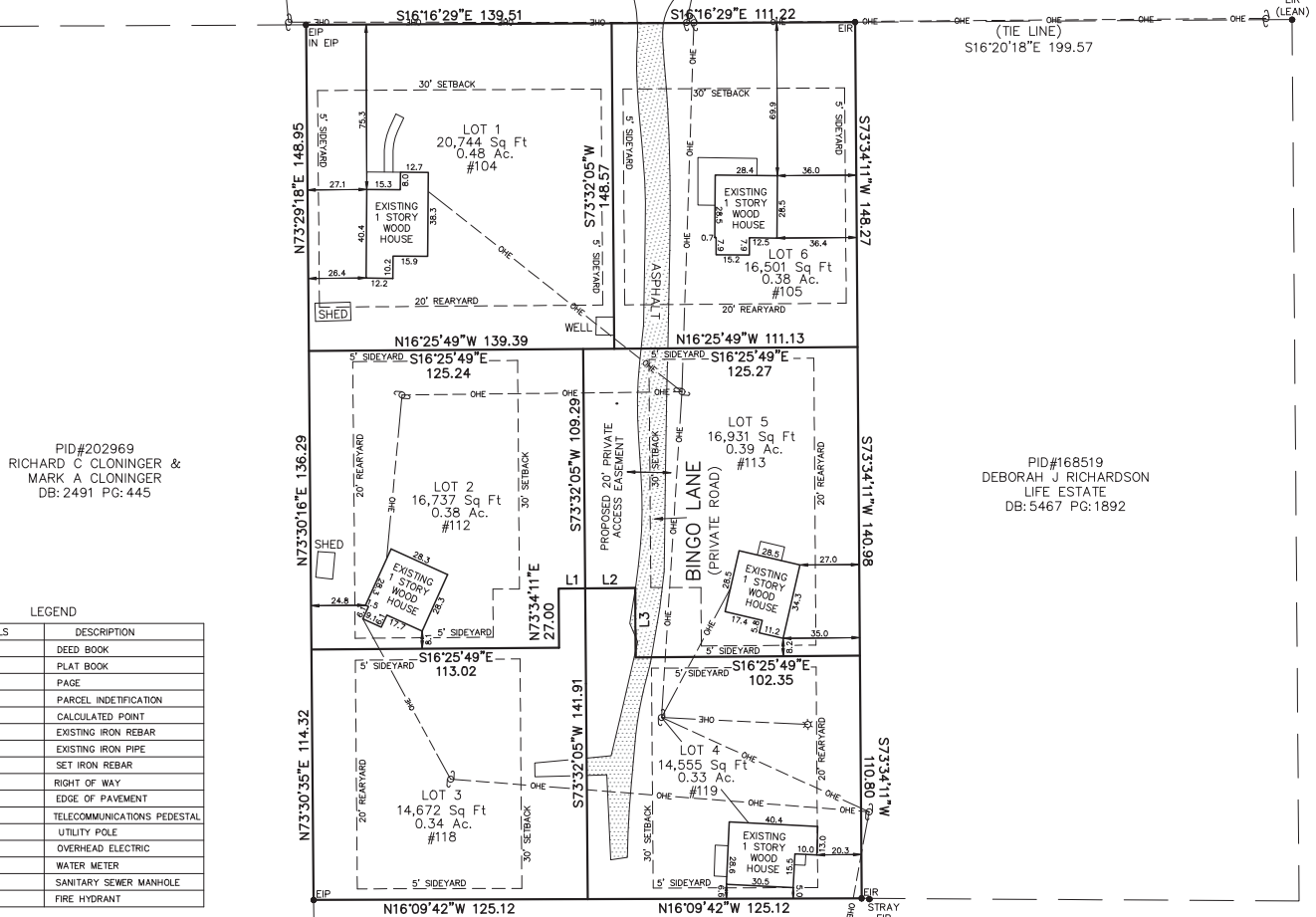
I, JUSTIN G. MCKEOWN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB:5497 PG:657, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT CAB:-- PAGE ---; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL. THIS 16TH DAY OF APRIL, 2025.

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

PRELIMINARY

NCPLS #L-4739

DALLAS HIGH SHOALS HWY
(60' PUBLIC R/W)

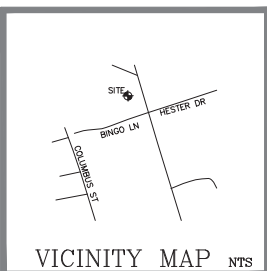


PID#202969
RICHARD C. CLONINGER &
MARK A. CLONINGER
DB: 2491 PG: 445

PID#168519
DEBORAH J. RICHARDSON
LIFE ESTATE
DB: 5467 PG: 1892

LEGEND

| SYMBOLS | DESCRIPTION |
|---------|-----------------------------|
| DB | DEED BOOK |
| PB | PLAT BOOK |
| PG | PAGE |
| PID | PARCEL IDENTIFICATION |
| CP | CALCULATED POINT |
| EIR | EXISTING IRON REBAR |
| EIP | EXISTING IRON PIPE |
| SIR | SET IRON REBAR |
| R/W | RIGHT OF WAY |
| EP | EDGE OF PAVEMENT |
| ● | TELECOMMUNICATIONS PEDESTAL |
| ○ | UTILITY POLE |
| ○ | OVERHEAD ELECTRIC |
| ○ | WATER METER |
| ○ | SANITARY SEWER MANHOLE |
| ○ | FIRE HYDRANT |



COLUMBUS ST
(40' PUBLIC R/W)

PID#168512
AMERICAN IRA LLC
DB: 4780 PG: 878

GENERAL INFO/ZONING:

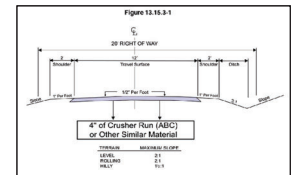
CURRENT ZONING= (R-1) SINGLE FAMILY LIMITED
WITH (US) OVERLAY
PROPOSED ZONING= (CD/RS-12)
WITH (US) OVERLAY
MINIMUM FRONT YARD= 30' MINIMUM SIDE YARD= 5'
MINIMUM REAR YARD= 20' MINIMUM LOT WIDTH= 65'

AREAS OF RELIEF:

SIDE SETBACK= 5'
ADDITIONAL BUILDING TYPE: MANUFACTURED HOME FOR THE PROPERTY AT 118 BINGO LANE.
MINIMUM LOT SIZE= 14,555 SQ FT
MINIMUM LOT SIZE FOR LOTS OFF AN EASEMENT

PROPOSED CONDITIONS OF APPROVAL:

SEPTIC EASEMENTS AGREEMENTS MUST BE RECORDED AND SHOWN ON THE FINAL PLAT PRIOR TO FINAL APPROVAL.
ANY USES ALLOWED IN THE (R-12) SINGLE-FAMILY 12,000 SQ FT WOULD BE PERMITTED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS AS ADOPTED IN THE GASTON COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO).
ACCESSORY STRUCTURES ARE PERMITTED IN ACCORDANCE WITH SECTION 9.9 OF THE UDO.
MINOR MODIFICATIONS ARE PERMITTED IN ACCORDANCE WITH SECTION 5.15 OF THE UDO.
A ROAD MAINTENANCE AGREEMENT MUST BE RECORDED WITH THE FINAL PLAT.



| LINE | LENGTH | BEARING |
|------|--------|--------------|
| L1 | 12.14 | S16°25'49\"E |
| L2 | 22.96 | S16°25'49\"E |
| L3 | 31.69 | S73°34'11\"W |

Revisions:

Scale:
1\"=40'
(H)
(V)

Drawn by:
J.G.M.
Approved by:
E.G.M.
Date:
4-16-2025
LDD:
BINGOLANE104

A SITE PLAN OF
#104 BINGO LANE
LOTS 45-54 & 109-118 COLUMBUS SMITH PROPERTY
DALLAS, GASTON COUNTY, NC
OWNER: DUCK A DUCK TRUST

On Point Surveying, PLLC
2110 Station Road, License No: P-0716
Marshallville NC 28103, Tel: 980-328-8500
Justin McKeown, PLS L-4739