

X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP =

Use	R-2
Animal Grooming Service for household pet (indoor kennels)	SP
Animal Hospital (Outdoor kennel)	SPs
Animal Hospital, (Indoor kennel)	SPs
Animal Kennel	SPs
Automobile Hobbyist	Xs
Bed and Breakfast Inn	SPs
Bona Fide Farms	Xs
Botanical Garden	Xs
Camping and Recreational Vehicle Park	SPs
Cemetery	SPs
Church / Place of Worship	Xs
College / University	SP
Conference / Retreat / Event Center	SPs
Continuing Care Facility	SPs
Country Club	SPs
Day Care Center, Class A	Xs
Day Care Center, Class B	Xs/SPs
Day Care Center, Class C	SPs
Dwelling, Manufactured Home Class A	X
Dwelling, Manufactured Home Class C	Es
Dwelling, Manufactured Home Class D	Es
Dwelling, Single Family	X
Dwelling, Two Family	Xs
Essential Services Class 1	X
Essential Services Class 2	Xs
Essential Services Class 3	SP
Essential Services Class 4	Xs/SPs
Family Care Home	Xs/SPs
Flex Space	Xs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	SPs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	SPs
Golf Course; Golf Driving Range; Golf Miniature	SPs
Group Home	Xs
Home Occupation, Customary	Xs
Home Occupation, Rural	Xs
Library	SP

Manufactured Home Park	Es
Marina, Accessory	Xs
Marina, Commercial	SP
Maternity Home	Xs/SPs
Military Reserve Center	SPs
Museum	SP
Nursery (Garden)	SPs
Nursing Home, Rest Home	SPs
Paint Ball / Laser Tag Facility	SPs
Park	Xs/SPs
Parking Lot	SPs
Planned Residential Development (PRD)	Xs/CDs
Planned Unit Development (PUD)	Xs/CDs
Private Residential Quarters (PRQ)	Xs
Produce Stand	Xs
Recreation Center and Sports Center	SPs
Recycling Deposit Station, accessory	X
Recycling Deposit Station, principal use	SPs
Restaurant, within other facilities	Xs
Riding Stables	SPs
Rodeo / Accessory Rodeo	SPs
School for the Arts	SP
School, Elementary & Middle (public & private)	Xs
School, Senior High (public & private)	Xs
Small House Community	SP
Special Events Facility	SPs
Special Events Facility, Accessory	SPs
Stadium	Xs/SPs
Taxidermy	X
Telecommunication Antennae & Equipment Buildings	Xs
Telecommunication Tower & Facilities	SPs
Tourist Home	X
Tower and/or Station, Radio & Television Broadcast	SPs
Traditional Neighborhood Development (TND)	Xs/CDs
Wood Waste Grinding Operation	SPs
Zoo	SP

oncomp
GASTON COUNTY SEPTIC TANK INSPECTION RECORD
ENVIRONMENTAL HEALTH DIVISION

S.T. ID # 11169

CODE/SUB 20

DATE: 7-7-94

Owner Name: ROBERT GERCESSY
Address: 4536 S. NEW HOPE RD.
City/St.: GASTON NC
Zip: _____
Prev. Owner: _____

No. of Tanks: 1 Cap: 1000
No. of Tanks: _____ Cap: _____
Type Sewer System: IIa (Sand, Pump)
Site Class: PS (S, PS, N)

WATER SYSTEM #: _____
Sys. Name: _____
Loc/SubDiv.: S. NEW HOPE RD FROM
GASTON, FIRST DRIVE ON RT JUST PAST
BELVOIR DR. 1/4 MI. BEFORE TWIN TOPS
FIRST CORNER

SEPTIC TANK I.D. #: REC # 18347
Date Installed: 7-7-94
Improve. Permit #: 11960
Type Dwelling: H
No. of Bedrooms: 3
Users/Tot. People: 3
Garbage Disposal: N (Y/N)
Basement: N Plumbing: N (Y/N)
Est. Daily Flow: 360

Type Well: C Lot # _____ Block # _____
Lot Area: 3 1/2 AC
Contractor: DAVID WATTS PH # _____
Precast Contractor: DELLINGER

No. of Trenches: 4 Sq. Ft.: 900 Lin. Ft.: 300 Width: 36" Max. Depth: 36"
[Repair] # Trenches: _____ Sq. Ft.: _____ Lin. Ft.: _____ Width: _____ Max. Depth: _____
Sep. Trench/Wash: _____ Sq. Ft.: _____ Lin. Ft.: _____ Width: _____ Max. Depth: _____
Depth of Stone: 12"

Other Materials: _____
Tax Book #: 15 Tax Map #: 74 Tax Parcel #: 10.02
Code #: 20 X Coordinates: _____ Y Coordinates: _____

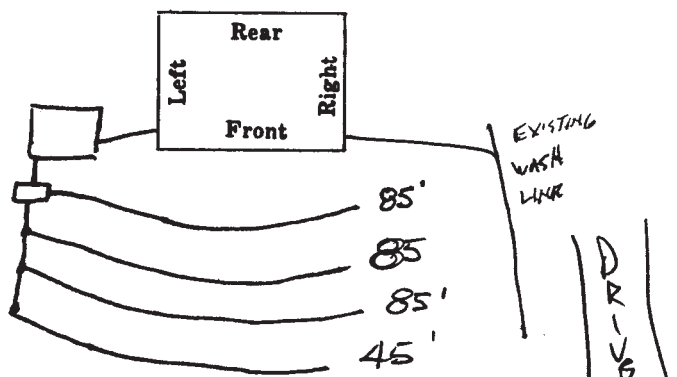
(A) Public Comm. (B) Public Non-Comm. (C) Priv. (D) Comm. (E) Municipal

IP Issued By: PHILIP PETTY

Inspected By: CTO HARRIS RS

S8
S9

LOCATION



HOUSE SEWER: 2 feet from right, left, front, rear corner.

SEPTIC TANK: Front, rear right side, left side of building.
Perpendicular, parallel, angle 12 feet from building.

DISTRIBUTION BOX: 2 feet from end, side, corner of septic tank.

NITRIFICATION FIELD OR FILTER: 12 feet from building at nearest point.

WELL (IF ANY): 100' feet from septic tank
 and 100' feet from disposal field.

SOIL APPEARANCE: Suitable, Provisionally suitable

REMARKS: _____

REGISTER OF DEEDS CERTIFICATION

Susan S. Lockridge
Register of Deeds
Gaston County, North Carolina

North Carolina, Gaston County

I, Susan S. Lockridge, Register of Deeds in and for the aforesaid 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. Lockridge Register of Deeds Assistant/Deputy

State of North Carolina
County of Gaston

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 _____

CERTIFICATION GASTON COUNTY EXEMPTION

I hereby certify that this subdivision of Land if exempt
in accordance with Chapter 132 (A) of the Gaston County
Unified Development Ordinance, and may be recorded with
the Gaston County Registrar of Deeds.

Date _____ ADMINISTRATOR _____

RETURN TO :

TOM KELSO LAND SURVEYOR
621 HILLCREST AVENUE
GASTON, NORTH CAROLINA 28052
704-853-9323

1584
1310

RANDY AUSTIN
5337-1470
PID 304868

CHRISTOPHER
LOWRANCE
5036-278

PID 301259

PATRICIA GADDIS
4186-1052
PID 189355

LISA HERRON
1142-252
PID 189356

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 document
to be my free act and deed.

Owner _____ Date _____
LINDA GRESSEY
4538 S. NEW HOPE RD.
CRAMERTON, NC

GERALD RAMSEY 5039-1736
PID 190584

DISTANCE
BEARING
COURSE

COURSE	DISTANCE	BEARING
1	1.31	N 53°43'59" E
2	1.31	N 53°43'59" E
3	1.31	N 53°43'59" E
4	1.31	N 53°43'59" E
5	1.31	N 53°43'59" E
6	1.31	N 53°43'59" E
7	1.31	N 53°43'59" E
8	1.31	N 53°43'59" E
9	1.31	N 53°43'59" E
10	1.31	N 53°43'59" E
11	1.31	N 53°43'59" E
12	1.31	N 53°43'59" E
13	1.31	N 53°43'59" E
14	1.31	N 53°43'59" E
15	1.31	N 53°43'59" E
16	1.31	N 53°43'59" E
17	1.31	N 53°43'59" E
18	1.31	N 53°43'59" E
19	1.31	N 53°43'59" E
20	1.31	N 53°43'59" E

PRELIMINARY PLAN

Approved - L. Hamilton
05/05/2023 7:54:02 AM

MINOR FAMILY SUBDI VISION :

LINDA GERESSEY

DEED BOOK 1848 PAGE 68
NEAR TOWN OF CRAMERTON
SOUTHPOINT TWSP., GASTON CO., N.C.

TAX PID # 190582

SURVEYED 28th day of February 2019
DIVIDED MAY 1, 2023

OWNER:
LINDA GRESSEY
4538 S. NEW HOPE RD.
CRAMERTON, NC

SURVEYORS CERTIFICATE OF SUBDIVISION

This plat is of a survey of another category, such as recombination
of existing parcels, a court ordered survey or other exemptions or
exceptions to the definition of subdivision.

I, Robert T. Kelso, Professional Land Surveyor certify that this plat
is drawn from an actual site survey under my direct supervision of the physical
monuments which are relevant to the deeds noted, improvements, and obvious
easements, however, unobserved easements may exist, lines not surveyed
are drawn as noted that the ratio of precision is as calculated as 1"=10,000
that this plat is drawn in accordance with N.C.G.S. 47-30 as amended.
Witness my original hand and seal this 1st day of May, 2023

LEGEND

iron pin found
iron pin set
concrete monument
electric service line
line not surveyed
line not to scale
sewer line
fence line
water line
electric transformer

IPF
IPS
CWA
E
S
X
W
ET

ZONE COUNTY R-1

BUILDING SETBACKS
30 FT FRONT
15 FT SIDES
25 FT REAR

NOT LOCATED IN A WATERSHED DISTRICT
NOT LOCATED WITH A FLOOD HAZARDOUS AREA
NO N.C.G.S. CONTROL WITHIN 2,000 FT
PROPERTY MAY BE SUBJECT TO RECORDING AND
UNRECORDED EASEMENTS AND R/W'S NOT OBSERVED

120 90 60 30 0 60 120
Scale in Feet
1" = 60'
SP190582

Tom Kelso
Land Surveyor
P.O. Box 1593 RLS L-3145
GASTON, NC 28052

