

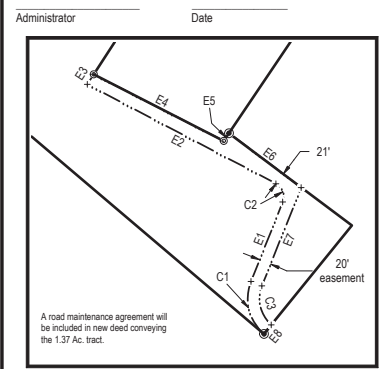
State of North Carolina  
County of Gaston

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 \_\_\_\_\_

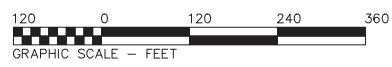
Exempt Certificate

I hereby certify that this subdivision of land is exempt in accordance with Chapter 13.2(A) of the Gaston County Unified Development Ordinance, and may be recorded with the Gaston County Register of Deeds Office.



LINE	BEARING	DISTANCE
E1	N 21°47'31" E	145.85
E2	N 82°13'42" W	363.89
E3	N 33°06'54" E	20.09
E4	S 62°53'15" E	249.11
E5	N 34°04'30" E	15.37
E6	S 53°05'28" E	154.07
E7	S 21°47'31" W	180.62
E8	S 39°03'29" W	20.01

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS
C1	79.00	98.38	92.15	N 13°3'05" W
C2	25.00	36.66	33.46	N 20°13'06" W
C3	59.00	72.99	68.43	S 13°39'02" E



Return to:  
Kathy W. Bridges  
158 Wrightview Ln.  
Kings Mountain, NC 28086

reference survey by Joseph A. Gray for Evelyn S. Wright dated Aug. 13, 2014 and revised Dec. 19, 2014

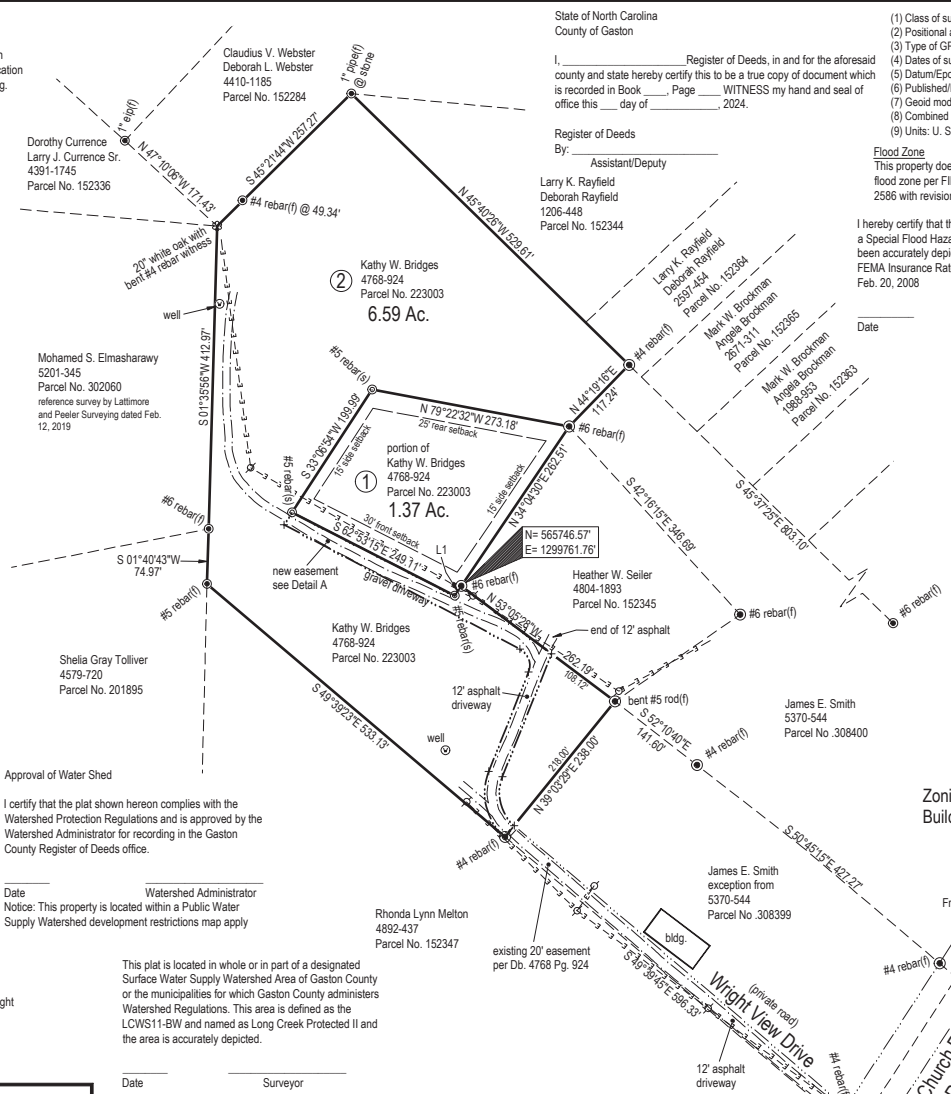
**Family Subdivision Plat for Kathy W. Bridges**

**SURVEY FOR  
Kathy W. Bridges**

OWNER: Kathy W. Bridges  
DEED BOOK 4768 PAGE 924  
ADDRESS: 144 Wrightview Drive  
Kings Mountain, NC 28086  
TAX PARCEL ID: 223003  
COUNTY: Gaston  
STATE: NC  
TOWNSHIP: Crowders Mtn.  
SCALE: 1" = 120'

C.F. 152337  
D.F. 152337-6-16-2024  
DATE: June 19, 2024  
DRAWING NO. 24-125B

**LATTIMORE & PEELER SURVEYING**  
105 LONDON ROAD  
LAWDALE, NORTH CAROLINA 28090  
(704) 538-3443



Approval of Water Shed

I certify that the plat shown hereon complies with the Watershed Protection Regulations and is approved by the Watershed Administrator for recording in the Gaston County Register of Deeds office.

Date \_\_\_\_\_ Watershed Administrator  
Notice: This property is located within a Public Water Supply Watershed development restrictions map apply

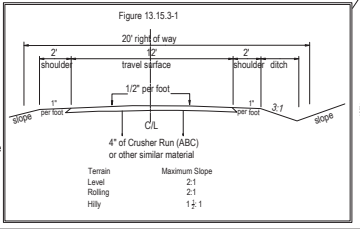
This plat is located in whole or in part of a designated Surface Water Supply Watershed Area of Gaston County or the municipalities for which Gaston County administers Watershed Regulations. This area is defined as the LCWS11-BW and named as Long Creek Protected II and the area is accurately depicted.

Date \_\_\_\_\_ Surveyor

**Certificate of Ownership and Dedication**

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 allotment to be by my free act and deed.

Date \_\_\_\_\_ Kathy W. Bridges



State of North Carolina  
County of Gaston

I, \_\_\_\_\_ 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 \_\_\_\_\_, 2024.

Register of Deeds  
By: \_\_\_\_\_ Assistant/Deputy

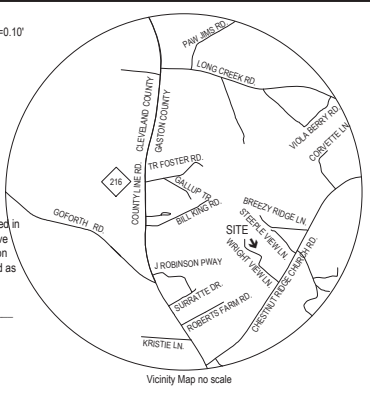
Larry K. Rayfield  
Deborah Rayfield  
1206-448  
Parcel No. 152344

- (1) Class of survey: A  
(2) Positional accuracy of Control Corners: 95% = 0.10'  
(3) Type of GPS field procedure: VRS  
(4) Dates of survey: June 17, 2024  
(5) Datum/Epoch: NAVD 88 NAD(83)/2011  
(6) Published/Fixed-control used: VRS  
(7) Geoid model: 2018  
(8) Combined grid factor(s): 0.99983148  
(9) Units: U. S. Survey Foot

**Flood Zone**  
This property does not lie within a designated flood zone per FIRM Map #3710258600K Panel 2586 with revision date of Feb. 20, 2008

I hereby certify that the plat shown hereon is not located in a Special Flood Hazard Area and that these areas have been accurately depicted. This area is further shown on FEMA Insurance Rate Map (FIRM) Panel #2586 dated as Feb. 20, 2008

Date \_\_\_\_\_ Surveyor



- NOTES:**
- AREA BY COORDINATE COMPUTATION.
  - ALL DISTANCES ARE HORIZONTAL GROUND, IN US FEET.
  - SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE REGISTER OF DEEDS OFFICE, CLERK OF COURT, TOWN OR COUNTY TAX OFFICE, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
  - PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG THE PROJECT AREA.
  - NC GRID COORDINATES AS SHOWN HEREON ARE BASED ON GPS OBSERVATION UTILIZING NCGS NETWORK RTX SYSTEM AND OPUS AND ARE REFERENCED TO THE NAD 83(2011) DATUM.
  - OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, LATTIMORE AND PEELER CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
  - NC DOT RIGHT OF WAYS ARE APPROXIMATE UNLESS OTHERWISE NOTED.
  - NO TITLE SEARCH BY LATTIMORE AND PEELER SURVEYING.
  - PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.

**Zoning: R-1**  
**Building Setbacks as follows:**

- From street r/w 30'
- From side lot line 15'
- From rear lot line 25'
- From side property line on corner lot 25'

**LEGEND**

	SURVEYED BOUNDARY LINES		NOT SURVEYED
	RIGHT OF WAY LINE		NEW IRON PIN (NIP)
	FENCE LINE		EXISTING IRON PIN (EIP)
	ELECTRIC LINE		UNMONUMENTED POINT
	BURIED ELECTRIC LINE		MAG NAIL
	WATER LINE		CONCRETE MONUMENT
	GAS LINE		R.R. SPIKE SET
	SAN SEWER LINE		R.R. SPIKE FOUND
	TELEPHONE LINE		(F) = FOUND
	HYDRANT		(E) = SET
	GAS METER		STONE
	WATER METER		TREE
	POWER POLE		WELL
	TELEPHONE BOX		

Course	Bearing	Distance
L1	N 34°04'30" E	15.97'

I, D. Dobbins Lattimore, Professional Land Surveyor No. L-3336 certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land and a certification of approval is required by Gaston County before the plat is presented for recordation and also certify to the following: Certificate of Survey and Accuracy I, D. Dobbins Lattimore, certify that this plat was drawn under my supervision from an actual survey made under my supervision deed description recorded in Book 4768, Page 924; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 4768, Page 924 and the surveys reference above; that the ratio of precision as calculated is 1:12,000; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, License number and seal this 19th day of June A.D., 2024. License Number is L-3336

**PRELIMINARY PLAT**  
**NOT FOR SALES OR CONVEYANCES**

Surveyor \_\_\_\_\_