

STATE OF NORTH CAROLINA)
COUNTY OF GASTON)

PETITION TO CLOSE STREET

TO: GASTON COUNTY BOARD OF COUNTY COMMISSIONERS

The undersigned, Charles Dean Morgan, a resident of Gaston County, respectfully shows and requests unto the Gaston County Board of Commissioners, the following:

1. That the Petitioner, Charles Dean Morgan, is the owner of several parcels of land. The relevant parcels are as follows:
 - a. **PARCEL 182731**
 - i. Physical Address: 924 Stowe Lane, Gastonia, NC 28056
 - ii. Mailing Address: 924 Stowe Lane, Gastonia NC 28056
 - iii. Book 1898, Page 0081
 - iv. Map Book 14, Page 32, Parcel B28
 - b. **PARCEL 207077**
 - i. Physical Address: 919 Stowe Lane, Gastonia, NC 28056
 - ii. Mailing Address: 924 Stowe Lane, Gastonia, NC 28056
 - iii. Book 4510, Page 1965
 - iv. Map Book 06, Page 71, Parcel B29
 - c. **PARCEL 300083**
 - i. Physical Address: Not addressed
 - ii. Mailing Address: 924 Stowe Lane, Gastonia, NC 28056
 - iii. 4992, Page 384 (tract 2)
 - iv. No new recorded plat
 - d. **PARCEL 300082**
 - i. Physical Address: Not addressed
 - ii. Mailing Address 924 Stowe Lane, Gastonia, NC 28056
 - iii. Book 4992, Page 384 (tract 1)
 - iv. No new recorded plat
2. An impassable right-of-way, which exists only on paper as such, bisects these four parcels of land. A map depicting such right-of-way is attached.

3. To the two northernmost parcels, 182731 and 207077 are at the southernmost terminus of Stowe Lane. As indicated by NCDOT signage, the right-of-way that exists through these two parcels of land is not a state maintained road, as the state maintained part of Stowe Lane ends immediately north of these parcels.
4. The right-of-way that traverses over parcels 182731 and 207077 does not connect with the right of way that bisects parcels 300082 and 300083. The Petitioner believes in good faith that closing the right-of-way in question will not cause hardship to any adjacent property owner, as it will not detrimentally impact such individuals' ingress or egress.
5. The right-of-way over these four parcels is named Lake Street and Stowe Lane. Lake Street is not maintained by the NCDOT. The right of way bisecting the northern parcels of 182731 and 202077 is Stowe Lane. The portion of Stowe Lane described herein is also not maintained by the NCDOT.
6. Closing the portion of the right-of-way that bisects the four above-mentioned Parcels will not detrimentally impact third parties, as the right of way is currently unpassable. Due to the topography and tree growth in this area, it is unlikely the NCDOT will spend monies to connect Stowe Lane with Lake Road.
7. Due to trespassers, the Petitioner requests to close the right-of-way and for Gaston County to extinguish any interest it might have in such right-of-way.
8. Pursuant to North Carolina General Statute Section 160A-299, the following individuals have a right to receive notice of the right-of-way public hearing, should the Gaston County Board of Commissioners schedule a public hearing to close such right-of-way:

TREVOR AND KATIE LAWRENCE, 913 STOWE LN, GASTONIA, NC 28056

JUDSON AND BERRY ABERNATHY, 2965 SOUTH POINT PRARIE RD, WENTZVILLE, MO 63385

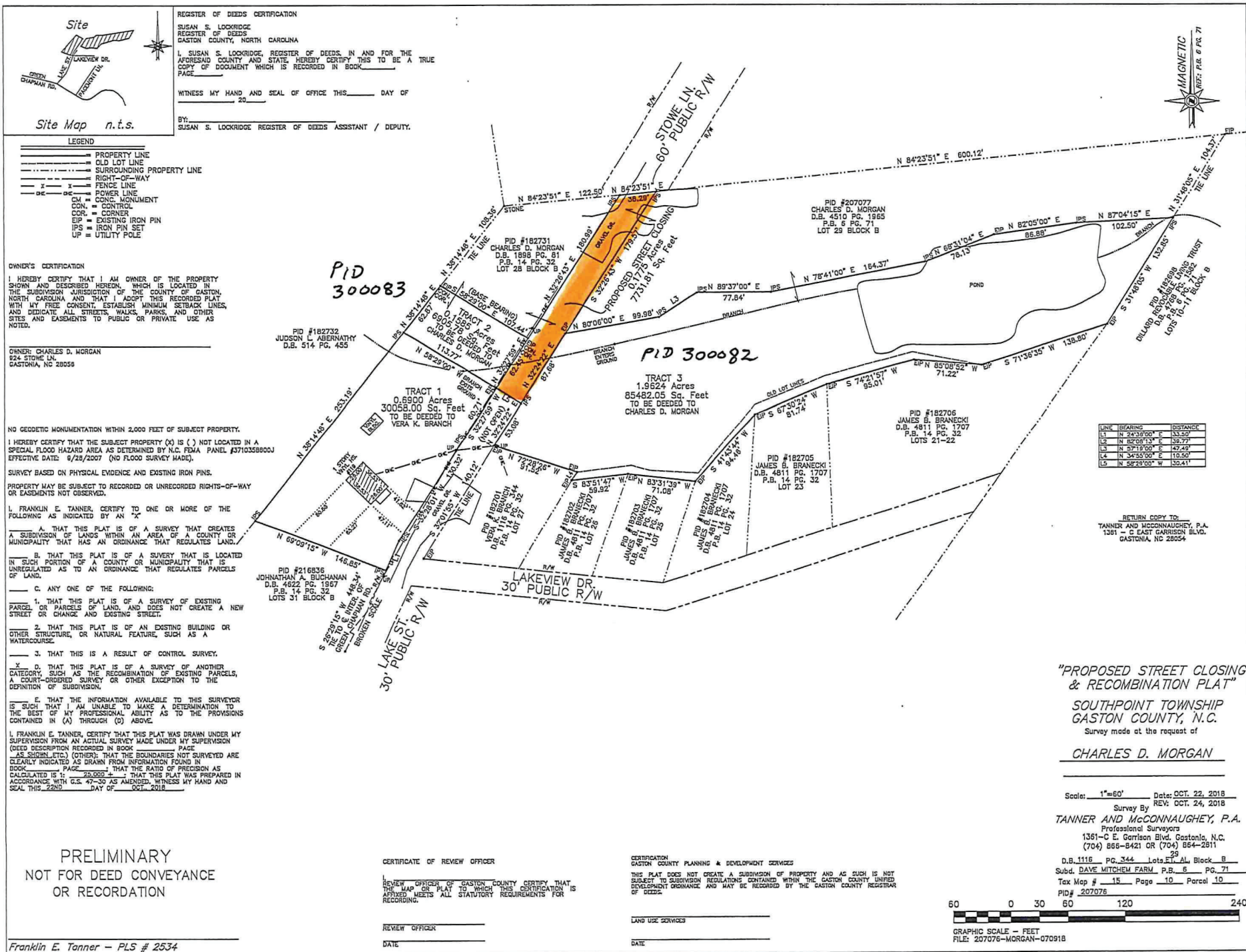
VERA KING BRANCH, 119 LAKE STREET, GASTONIA, NC 28056

9. That the Gaston County Board of Commissioners is authorized by North Carolina General Statute Section 153A-241 to close that portion of the right-of-way as herein described.

WHEREFORE, the undersigned Petitioner requests that the Gaston County Board of County Commissioners declare their intent to close that portion of Lake Street and Stowe Lane as described herein, and they give notice in accordance with the provisions of N.C. General Statutes Section 153A-241 by publishing notice of said hearing once a week for three (3) consecutive weeks in the Gaston Gazette, a newspaper of general circulation in Gaston County, North Carolina, and by posting notices of the closing and public hearing prominently along the portion of the general area in at least two locations, and by mailing via registered or certified mail the individuals described herein who have an ownership interest in the property located adjacent to the subject area.

This the 30 day of October, 2018


Charles Dean Morgan, Petitioner



Site
Site Map n.t.s.

LEGEND
PROPERTY LINE
OLD LOT LINE
SURROUNDING PROPERTY LINE
RIGHT-OF-WAY
FENCE LINE
POWER LINE
CONC. MONUMENT
CORNER
EXISTING IRON PIN
UTILITY POLE

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, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: CHARLES D. MORGAN
824 STOWE LN.
GASTON, NC 28055

NO GEODETIC MONUMENTATION WITHIN 2,000 FEET OF SUBJECT PROPERTY.
I HEREBY CERTIFY THAT THE SUBJECT PROPERTY (S) IS (S) NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY N.C. FEMA PANEL #371035800J EFFECTIVE DATE: 6/28/2007 (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"
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 AND 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 SHOWN, ETC.) (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 1:25,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY HAND AND SEAL THIS 22ND DAY OF OCT., 2018.

PRELIMINARY
NOT FOR DEED CONVEYANCE
OR RECORDATION

Franklin E. Tanner - PLS # 2534

CERTIFICATE OF REVIEW OFFICER

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

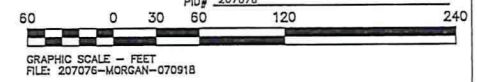
CERTIFICATION
GASTON COUNTY PLANNING & DEVELOPMENT SERVICES

THIS PLAT DOES NOT CREATE A SUBDIVISION OF PROPERTY AND AS SUCH IS NOT SUBJECT TO SUBDIVISION REGULATIONS CONTAINED WITHIN THE GASTON COUNTY UNIFIED DEVELOPMENT ORDINANCE AND MAY BE RECORDED BY THE GASTON COUNTY REGISTRAR OF DEEDS.

LAND USE SERVICES
DATE

"PROPOSED STREET CLOSING
& RECOMBINATION PLAT"
SOUTHPOINT TOWNSHIP
GASTON COUNTY, N.C.
Survey made at the request of
CHARLES D. MORGAN

Scale: 1"=60' Date: OCT. 22, 2018
Survey By: REV: OCT. 24, 2018
TANNER AND McCONNAUGHEY, P.A.
Professional Surveyors
1361-C E. Garrison Blvd., Gaston, N.C.
(704) 866-8421 OR (704) 864-2811
D.B. 1116 PG. 344 Lots E, F, G, Block B
Subd. DAVE MITCHEM FARM P.B. 8 PG. 71
Tax Map # 15 Page 10 Parcel 10
PID# 207078



1D
300083



Scale: —