

Chad Morris Parker
DB 5463, Pg. 1430
Parcel: 166671

D.B. 5316, Pg. 1176
D.B. 2020, Pg. 261
C/L Creek is P/L

Bennington Creek Community Association
DB 5170, Pg. 1656
Common Open Space
P.B. 91, Pg. 75
Parcel: 303621

Aaron Mitchem
DB 5316, Pg. 1176
PIN: 167562

D.B. 5316, Pg. 1176
D.B. 2020, Pg. 261
C/L Creek is P/L

Genena Kay Hutchins
DB 3104, Pg. 732
Parcel: 167557

William Todd Landers
DB 5020, Pg. 1287
Parcel: 167563

Heather M. Hicks
DB 4862, Pg. 1751
Parcel: 167564

Selena Mauney Henkel
DB 4767, Pg. 1945
Parcel: 167550

Abbey Meadow
DB 5062, Pg. 700
Lot 51, Block A
P.B. 58, Pg. 59
Parcel: 167664

Rebekah Yahagi Takeshi Yahagi
DB 4852, Pg. 1980
Lot 50, Block A
P.B. 58, Pg. 59
Parcel: 167663

Kevin C. Brittain Elisa C. Brittain
DB 5273, Pg. 1901
Lot 49, Block A
P.B. 58, Pg. 59
Parcel: 167662

Joseph R. Basso Kathryn L. Basso
DB 4994, Pg. 2224
Lot 48, Block A
P.B. 58, Pg. 59
Parcel: 167661

LINE	BEARING	DISTANCE
L1	S18°56'57"W	55.56'
L2	S54°05'15"E	101.00'
L3	S13°30'43"E	50.99'
L4	S10°57'59"W	47.95'
L5	S68°33'25"W	52.68'
L6	N33°31'47"W	67.92'
L7	S49°09'33"W	40.60'
L8	S28°51'10"E	59.45'
L9	S01°18'02"W	93.95'
L10	S43°24'41"E	32.90'
L11	N76°48'57"E	39.21'
L12	S18°44'02"E	20.82'
L13	S23°37'42"W	71.62'
L14	S35°03'22"W	88.48'
L15	S23°34'12"E	29.22'
L16	N34°28'15"W	59.98'

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- THIS IS NOT A BOUNDARY SURVEY TO NC STANDARDS. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF THE PROPOSED HOUSE, IN RELATION TO THE PROPERTY LINES PER D.B. 5316, PG. 1176.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. NO GUARANTEE CAN BE MADE THAT ALL UNDERGROUND UTILITIES PRESENT, EITHER IN SERVICE OR ABANDONED, ARE SHOWN. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION, AS OBSERVED AT THE TIME OF THIS SURVEY. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION. CORNERSTONE PROFESSIONAL LAND SURVEYING IS NOT LIABLE FOR MIS-IDENTIFIED, MISSING, OR WRONGFULLY LOCATED UTILITIES.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CORNERSTONE PROFESSIONAL LAND SURVEYING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED 9/28/2007; FEMA MAP NO. 3710356900J (ZONE X)
- SEPTIC AREAS SHOWN ARE APPROXIMATE, AND BASED ON HAND DRAWN SKETCH.

LEGEND:

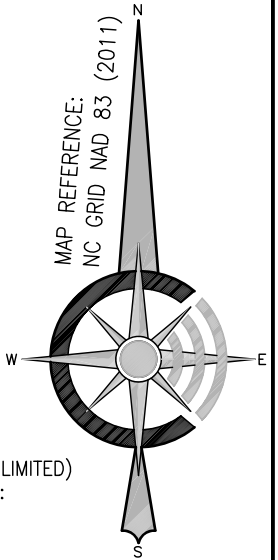
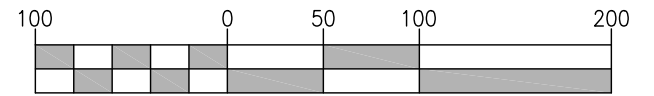
- CP - CALCULATED POINT
- C/L - CENTERLINE
- D.B. - DEED BOOK
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- PIN - PARCEL IDENTIFICATION NUMBER
- P/L - PROPERTY LINE
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- (T) - TOTAL

ZONING:

SUBJECT PROPERTY ZONED: R-1 (SINGLE FAMILY LIMITED)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

- MINIMUM SETBACK: 30'
- MINIMUM SIDE YARD: 15'
- MINIMUM REAR YARD: 25'
- MAXIMUM BUILDING HEIGHT: 45'

NOTE: OWNER / CONTRACTOR TO VERIFY ZONING RESTRICTIONS PRIOR TO DEVELOPMENT OF THIS SITE.



I, L NATHAN DUBOSE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A (0.10'+50ppm)
- POSITIONAL ACCURACY: 95% CONFIDENCE LEVEL
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- DATES OF SURVEY: 4/8/24
- DATUM/EPOCH: NAD83 (2011), NAVD88
- PUBLISHED/FIXED-CONTROL USE: NC VRS NETWORK
- GEOID MODEL: GEOID18 (CONUS)
- COMBINED GRID FACTOR(S): 0.999849
- UNITS: US SURVEY FEET

THIS IS TO CERTIFY THAT ON THE 12TH DAY OF APRIL, 2024 THIS PLOT PLAN WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES WERE PLOTTED FROM INFORMATION PROVIDED BY OTHERS, AND THE IMPROVEMENTS, UNLESS OTHERWISE INDICATED, ARE PROPOSED. A COMPLETE FIELD SURVEY WAS NOT PERFORMED IN THE PREPARATION OF THIS MAP. THIS IS A PRELIMINARY MAP AND IS NOT INTENDED TO BE USED FOR CONVEYANCES, RECORDATION OR SALES.



CORNERSTONE
PROFESSIONAL LAND SURVEYING
LICENSURE NO: P-2533
P.O. BOX 1296, MONROE, NC 28111 TEL. (704) 956-5611
www.cornerstonepls.net

CREW: TR	SCALE: 1" = 100'	DATE: APRIL 12, 2024	JOB NO. 2024-88
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PLOT PLAN PREPARED FOR:
Aaron Mitchem
1114 MAUNEY ROAD
STANLEY, GASTON COUNTY, NORTH CAROLINA
DEED REFERENCE: BOOK 5316, PAGE 1176
TAX PARCEL NO: 167562