

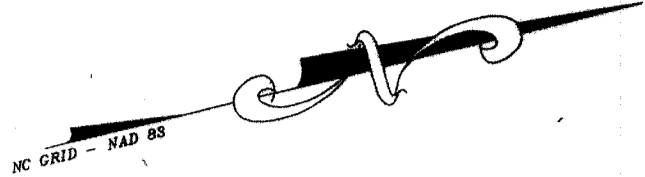
STATE OF NORTH CAROLINA
GASTON COUNTY

I, Michael Cloninger, certify that this plot was drawn under my supervision from an actual survey made under the following description recorded in Book AS, Page SHOWN; that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS Page SHOWN; that the ratio of precision as calculated is 1:10,000+; that this plot was prepared in accordance with G.S. 47-20 as amended. Witness my original signature, registration number and seal this 2 day of February, A.D. 2022.

M. Cloninger
Professional Land Surveyor

SUBDIVISION CERTIFICATION:
THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-CROSSED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

M. Cloninger
PROFESSIONAL LAND SURVEYOR



Filed for registration on _____ day of _____ A.D.
20____ at _____, _____, and registered in the
office of the Register of Deeds, Gaston County, North Carolina
in Book _____ Page _____
Susan S. Lockridge, Register of Deeds
By _____ Assistant/Deputy

L. Lancaster Review Officer of
Gaston County, certify that the map or plat to which this
certification is affixed meets all statutory requirements for
recording.
Heith
Review Officer
Date 2-21-22

LOCATION MAP-NOT TO SCALE

CERTIFICATE OF APPROVAL FOR RECORDING
I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WS DISTRICT REGULATIONS OF
GASTON COUNTY AND IS APPROVED FOR RECORDING IN THE GASTON COUNTY REGISTER OF DEEDS
OFFICE

ADMINISTRATOR

- NOTES:
- 1.) O DENOTES IRON PIN AT ALL LOT CORNERS UNLESS OTHERWISE SPECIFIED.
 - 2.) SUBJECT PROPERTY IS ZONED UR BY BESSEMER CITY.
MINIMUM LOT AREA = 12,000 SQ. FT.
MINIMUM LOT WIDTH = 80'
MINIMUM FRONT SETBACK = 20'
MINIMUM SIDE SETBACK = 6'
MINIMUM SIDE STREET SETBACK = 20'
MINIMUM REAR SETBACK = 30'
 - 3.) GENERAL DRAINAGE AND UTILITY EASEMENTS ARE DEDICATED AS FOLLOWS:
10' ALONG ALL REAR AND EXTERIOR LOT LINES.
5' ALONG EACH SIDE OF ALL INTERIOR LOT LINES.
 - 4.) SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA.
REFERENCE FIRM PANEL 3710-3573-00J DATED 9-28-07.
 - 5.) NO EXISTING NGCS OR USGS MONUMENT WAS FOUND WITHIN 2000' OF SUBJECT PROPERTY.

LEGEND

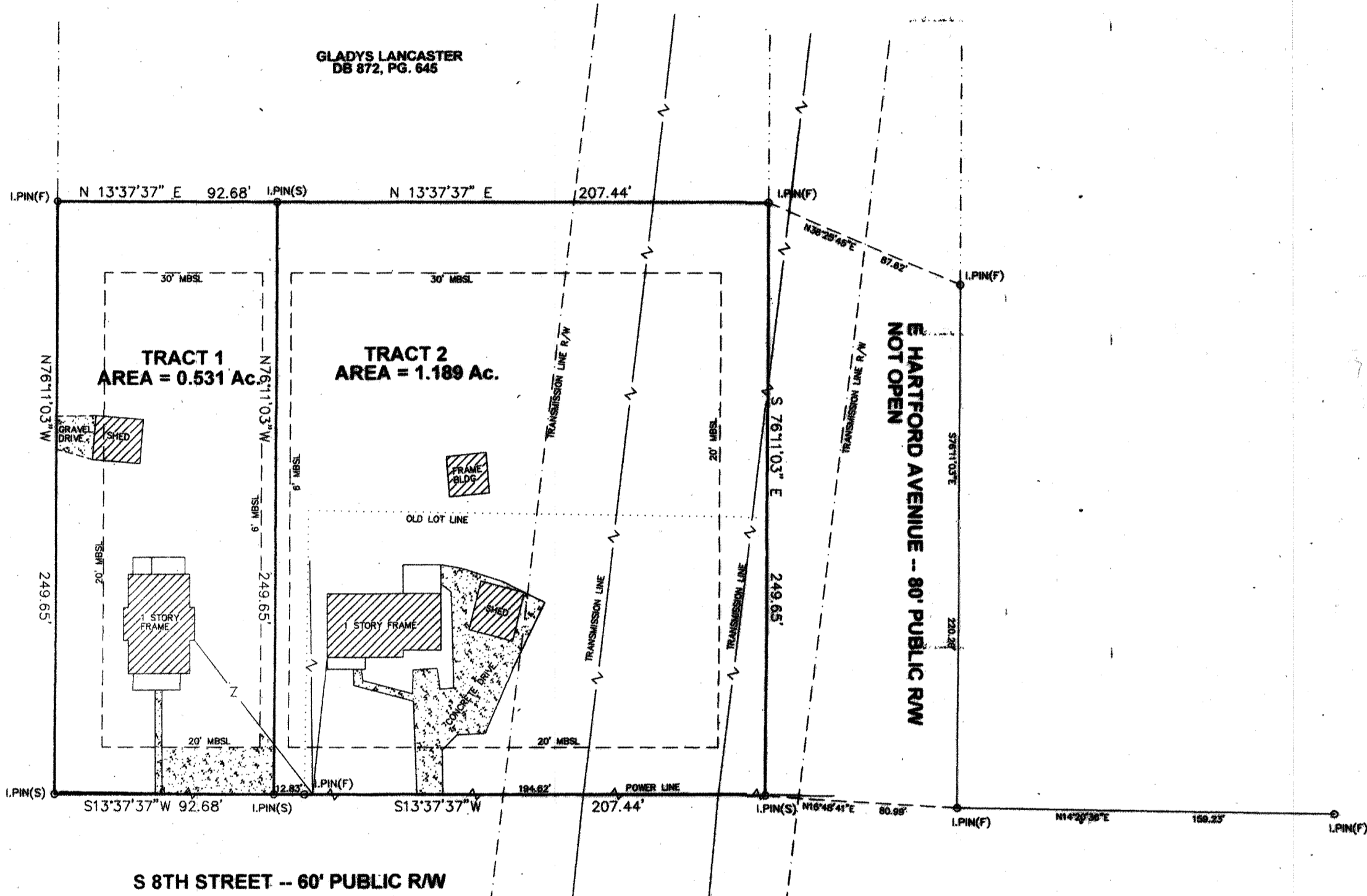
---	LINE SURVEYED
---	LINE NOT SURVEYED
○	ALL CORNERS ARE AS NOTED ○
N.T.S.	NOT TO SCALE
C.P.	CALCULATED POINT
---	OVERHEAD UTILITY LINES
○	UTILITY POLE
---	METAL FENCE
---	WOODEN FENCE
○	SEWER MANHOLE
---	MBSL - MINIMUM BUILDING SETBACK LINE
○	LPIN(S) - IRON PIN SET
○	LPIN(F) - IRON PIN FOUND
I	IRON
CMF	CONCRETE MONUMENT(F)
(F)	FOUND
(S)	SET

NOTES: SURVEY MADE USING EXISTING PHYSICAL
EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO
RECORDED OR UNRECORDED EASEMENTS,
RIGHT-OF-WAYS, SETBACKS AND/OR
RESTRICTIVE COVENANTS NOT SHOWN
HEREON.



CLONINGER SURVEYING & MAPPING, PLLC
201 W. 2nd AVENUE, SUITE C
GASTONIA, NC 28052
704.864.9007
LICENSE P-2326



GLADYS LANCASTER
DB 872, PG. 646

Doc ID: 021102870001 Type: CRP
Recorded: 02/28/2022 at 04:29:45 PM
Fee Amt: \$26.00 Page 1 of 1
Gaston, NC
Susan S. Lockridge Register of Deeds
BK 95 PG 126

NORTH CAROLINA - GASTON COUNTY
I, SUSAN S. LOCKRIDGE, Register of Deeds, in and
for the above county and state hereby certify this to
be a true copy of document which is recorded in
Book 95 Page 126. WITNESS my hand
and seal of office this 28th day of
February, 2022.
SUSAN S. LOCKRIDGE - REGISTER OF DEEDS
By *Rachel S. Zapp* Assistant Deputy

OWNER
PECK ESTATE
714 S. 8TH STREET
BESSEMER CITY, NC 28016
DEED BOOK 384, PAGE 390
DEED BOOK 834, PAGE 322

RECOMBINATION SURVEY
OF
714 & 716 E. 8TH STREET
PARCEL ID 121985 & 121986
FOR
PECK ESTATE
BESSEMER CITY
GASTON COUNTY, N.C.

Know all men by these presents, that I hereby certify that I am the owner of the
property shown hereon, and that I hereby dedicate to public use as streets,
alleys, walks, open spaces and easement forever all areas as
shown or indicated on said plat.
dated this 10 day of February, 2022
Karen Van Brock, Executor 02/10/22
OWNER DATE

I HEREBY CERTIFY THAT THE RECOMBINATION SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE,
IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE BESSEMER CITY LAND
DEVELOPMENT CODE AND THAT THIS FINAL RECORDING PLAT FOR THE
PEAK ESTATE RECOMBINATION HAS BEEN APPROVED ON 2/20/22 BY THE CITY FOR RECORDING
IN THE OFFICE OF THE GASTON COUNTY REGISTER OF DEEDS.
M. Cloninger February 10, 2022
ADMINISTRATOR DATE

RETURN TO:
CLONINGER SURVEYING & MAPPING, PLLC
201 W. 2nd AVENUE, SUITE C
GASTONIA, NC 28052
704.864.9007

DATE: DECEMBER 17, 2021
DRAWN BY: MLC
SCALE: 1" = 50'
TAX ID. NO. 121985
CADD #714EIGHTHESSEMER
SCALE IN FEET
WORK ORDER #