

1. PROPERTY DESCRIPTION:
LOT 3 OF PLAT ENTITLED "MINOR SUBDIVISION FOR McCURRY FARMS
PHASE 1", RECORDED IN PLAT BOOK 25 PAGE 15.
(LINCOLN COUNTY REGISTER OF DEEDS)

2. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
TOTAL LOT AREA 89,183 sqft/2.047 acres.

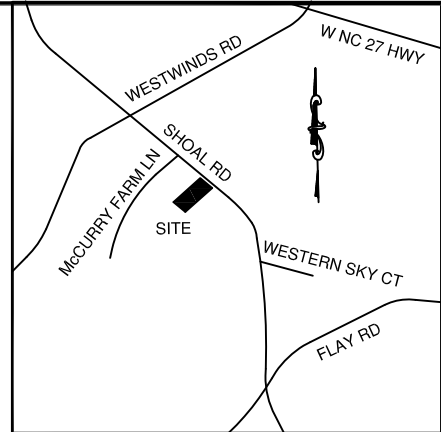
4.	MINIMUM SETBACK	30'
	MINIMUM SIDE YARD	10'
	MINIMUM REAR YARD	40'

5. THIS PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR R/W'S EITHER RECORDED OR IMPLIED. A COMPLETE AND FULL TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY.

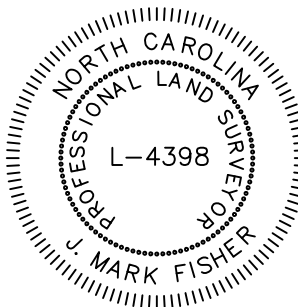
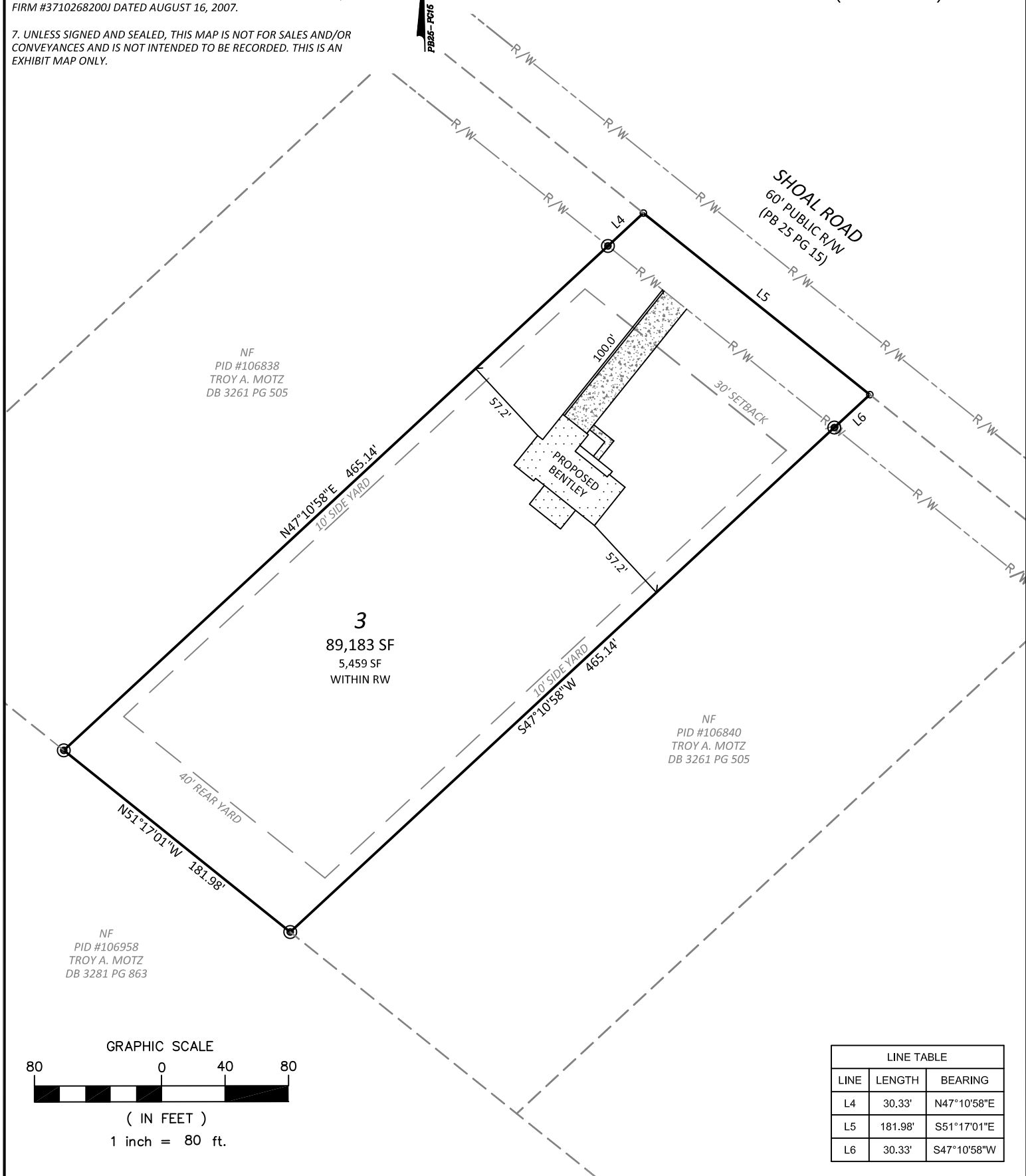
6. THIS PARCEL LIES WITHIN FEMA ZONE "X" (MINIMAL FLOOD RISK) PER FIRM #3710268200J DATED AUGUST 16, 2007.

7. UNLESS SIGNED AND SEALED, THIS MAP IS NOT FOR SALES AND/OR CONVEYANCES AND IS NOT INTENDED TO BE RECORDED. THIS IS AN EXHIBIT MAP ONLY.

— — — —	LINES NOT SURVEYED
⊙.....	#4 REBAR (FOUND)
⊙.....	#4 REBAR (SET)
CI.....	CURB INLET
CO.....	SANITARY CLEAN OUT
EM.....	ELECTRIC METER
ET.....	ELECTRIC TRANSFORMER
FF.....	FIRE HYDRANT
GM.....	GAS METER
HVAC.....	HEAT & AIR UNIT
T.....	TELEPHONE PEDESTAL
TV.....	TELEVISION PEDESTAL
WM.....	WATER METER
WV.....	WATER VALVE



VICINITY MAP
(NOT TO SCALE)



THIS IS AN EXISTING PARCEL OF LAND WITHIN A MUNICIPALITY THAT REGULATES PARCELS OF LAND.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN DEED BOOK 3261 PAGE 505); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 25, PAGE 15; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
THIS 18th DAY OF MARCH, 2024.

PRELIMINARY

J. MARK FISHER

L-#4398

PLOT PLAN:
LOT 3 - SHOAL ROAD
DATE: 18 MAR 2024 SCALE: 1"=80'
LINCOLNTON, NORTH CAROLINA
LINCOLN COUNTY

PROPERTY OWNER:
TROY A. MOTZ
P.O. BOX 1747
LINCOLNTON, NC 28093

SURVEY PERFORMED BY:
VERITAS LAND SERVICES PC
3556A CENTRE CIRCLE
FORT MILL, SC 29715
(704) 506-0554 C-3126