Docusign Envelope ID: 6F7B51F4-FE9F-4D93-8F98-62C52656D8C0

CERTIFICATION:

I, CHEVIS L. KING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5408, PAGE 159; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 19th DAY OF SEPTEMBER, A.D., 2025.

DocuSigned by: Cherie King — C3306DFD5C7D431... 9/19/2025
PROFESSIONAL LAND SURVEYOR L-5188

That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

NORTH CAROLINA PROFESSIONAL SEAL L-5188 LAND SURVEYOR CHEVIS L. KING

APPROVAL FOR RECORDING

I, SHELBY BARKLEY, HEREBY, CERTIFY THAT THIS SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GASTON COUNTY, NORTH CAROLINA, AND IS APPROVED FOR RECORDED WITH THE GASTON COUNTY REGISTER OF DEEDS OFFICE.

Shelby Barkley — ADMINISTRATOR — 10/22/2025 DATE

CERTIFICATE OF FLOODPLAIN ADMINISTRATOR APPROVAL

THIS PLAT HAS BEEN REVIEWED AND MEETS THE APPROVAL OF GASTON COUNTY FLOODPLAIN ADMINISTRATOR. SIGNED THE _____ DAY OF SEPTEMBER, 2025

Signed by: Cindy Sofrit
FLOODPLAIN ADMINISTRATOR

STATE OF NORTH CAROLINA COUNTY OF GASTON

I, JONATHAN MEAD, 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 — 10/22/2025 DATE

INDIVIDUAL OWNER

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 MY FREE ACT AND DEED.

9/19/2025 DATE: — Signed by: Chantzler Bohanan — OWNER: BOHANAN CONSTRUCTION, LLC BY: CHANTZLER BOHANAN- OWNER

INDIVIDUAL OWNER

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 MY FREE ACT AND DEED.

9/19/2025 DATE: — Signed by: Ally Bohanan — OWNER: ALLY BOHANAN

INDIVIDUAL OWNER

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 MY FREE ACT AND DEED.

9/19/2025 DATE: — Signed by: Chantzler Bohanan — OWNER: CHANTZLER BOHANAN

NORTH CAROLINA
GASTON COUNTY

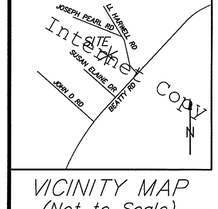
I, JONATHAN FLETCHER, REGISTER OF DEEDS, IN AND FOR THE AFORESAID COUNTY AND STATE HEREBY CERTIFY THIS TO BE A TRUE COPY OF DOCUMENT WHICH IS RECORDED IN BOOK _____ PAGE _____.
WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

JONATHAN FLETCHER
REGISTER OF DEEDS
ASSISTANT/DEPUTY

BY: _____

Doc ID: 023072330001 Type: CRP
Recorded: 10/22/2025 at 04:30:08 PM
Fee Amt: $26.00 Page 1 of 1
Gaston County, NC Register Of Deeds
Jonathan L. Fletcher, Registrar
BK 110 PG 14

PB 21 PG 69



VICINITY MAP
(Not to Scale)

ABBREVIATIONS:

RF	REBAR FOUND
RS	REBAR SET
NS	NAIL SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
CP	COMPUTED POINT
P/L	PROPERTY LINE

LINE/SYMBOL LEGEND:

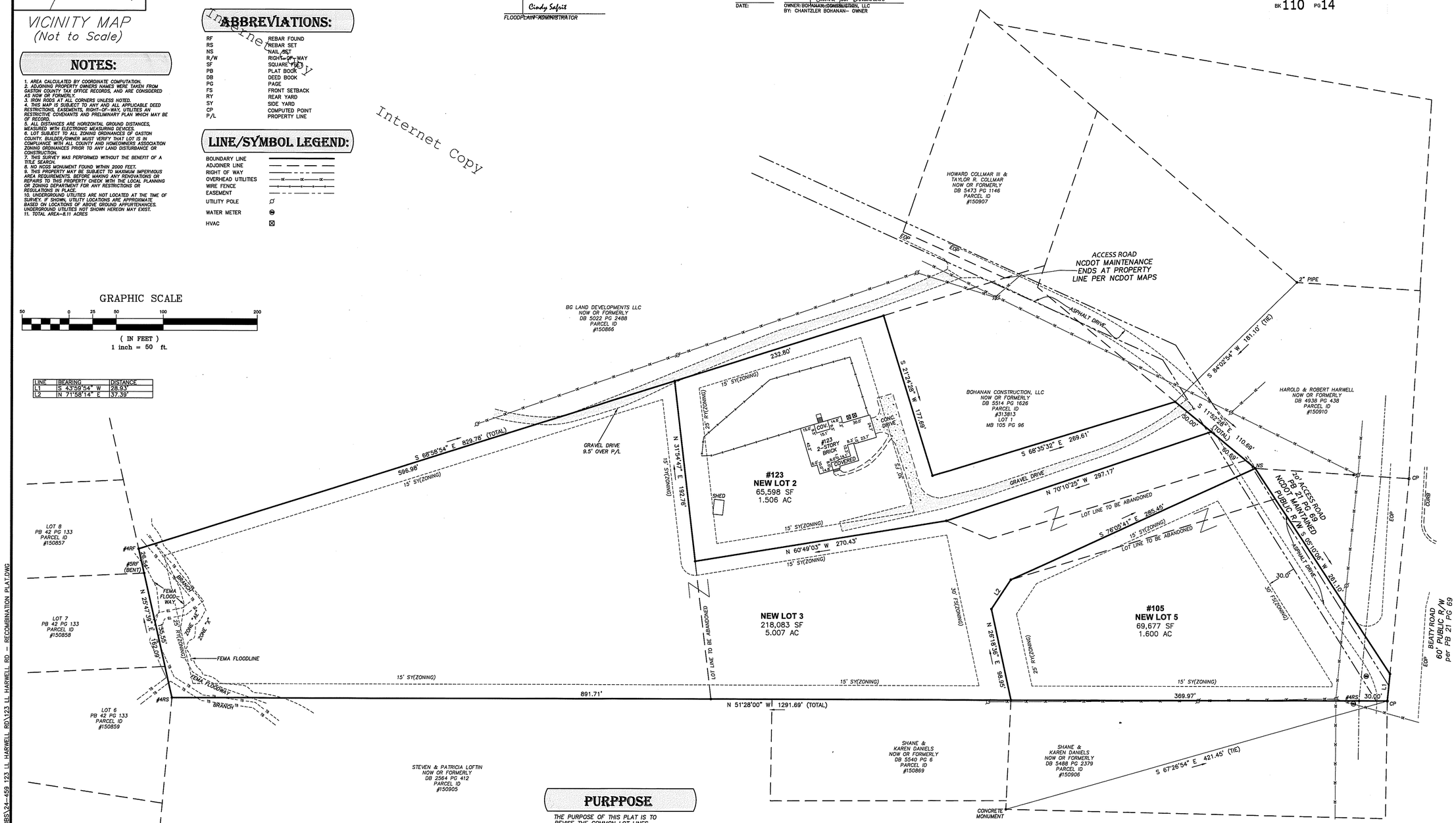
BOUNDARY LINE
ADJOINER LINE
RIGHT OF WAY
OVERHEAD UTILITIES
WIRE FENCE
EASEMENT
UTILITY POLE
WATER METER
HVAC

NOTES:

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM GASTON COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF GASTON COUNTY. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO MOSS MONUMENT FOUND WITHIN 2000 FEET.
9. THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.
10. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
11. TOTAL AREA-8.11 ACRES

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LINE	BEARING	DISTANCE
L1	S 43°59'54" W	28.93'
L2	N 71°58'14" E	37.39'



FLOOD NOTE:

A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL, 3710356300J, DATED: SEPTEMBER 28, 2007.

ZONING:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-1

FRONT:	30' FEET
SIDE YARD:	15' FEET
REAR YARD:	25' FEET

SEE THE GASTON COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) FOR MORE DETAIL
THIS PROPERTY IS IN THE US OVERLAY

811 Know what's below. Call before you dig.
NORTH CAROLINA ONE-CALL CENTER INC.
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.ncocc.org

PURPPOSE

THE PURPOSE OF THIS PLAT IS TO REVISE THE COMMON LOT LINES BETWEEN LOTS 2-5 AS SHOWN ON PLAT BOOK 105, PAGE 96 AND PLAT BOOK 109, PAGE 39 AS RECORDED IN THE GASTON COUNTY REGISTER OF DEEDS.

THIS PLAT ALSO ABANDONS THE ACCESS AND UTILITY EASEMENT TO SERVE LOT 3 ON PLAT BOOK 105, PAGE 39.

FURTHERMORE THIS PLAT COMBINES LOTS 3 & 4 AS SHOWN ON PLAT BOOK 105, PAGE 96.

OWNER:
BOHANAN CONSTRUCTION, LLC
123 LL HARWELL ROAD
GASTONIA, NC 28056

ALLY & CHANTZLER BOHANAN
123 LL HARWELL ROAD
GASTONIA, NC 28056

RETURN TO:
BOHANAN CONSTRUCTION, LLC
123 LL HARWELL ROAD
GASTONIA, NC 28056

CAROLINA GEOMATICS, PLLC
LAND SURVEYING & MAPPING
4045 SUMMIT AVENUE
GASTONIA, NC 28054
P: (980) 389-3388
CRING@CAROLINAGEOMATICS.COM
FIRM #P-1905
WWW.CAROLINAGEOMATICS.COM

MINOR SUBDIVISION REVISION

AT PROPERTY KNOWN AS
#105,111,123, & 125 LL HARWELL ROAD
LOT 2-5, PB 105 PG 39, & PB 105 PG 36
PARCEL ID #313817, 313816, 313815 & 313816
GASTONIA TOWNSHIP, GASTON COUNTY, NC
OWNER: BOHANAN CONSTRUCTION, LLC
& ALLY & CHANTZLER CONSTRUCTION, LLC (LOT 2)

Revisions

Job No.	24-459
Date	09/19/25
Proj. Mgr.	CLK
Drawn	AVD

NORTH CAROLINA PROFESSIONAL SEAL L-5188 LAND SURVEYOR CHEVIS L. KING

Scale: 1" = 50'

Sheet No. 1 Of 1

Z:\Shared\CG SURVEY 2024\JOBS\24-459 123 LL HARWELL RD\123 LL HARWELL RD - RECOMBINATION PLAT.DWG