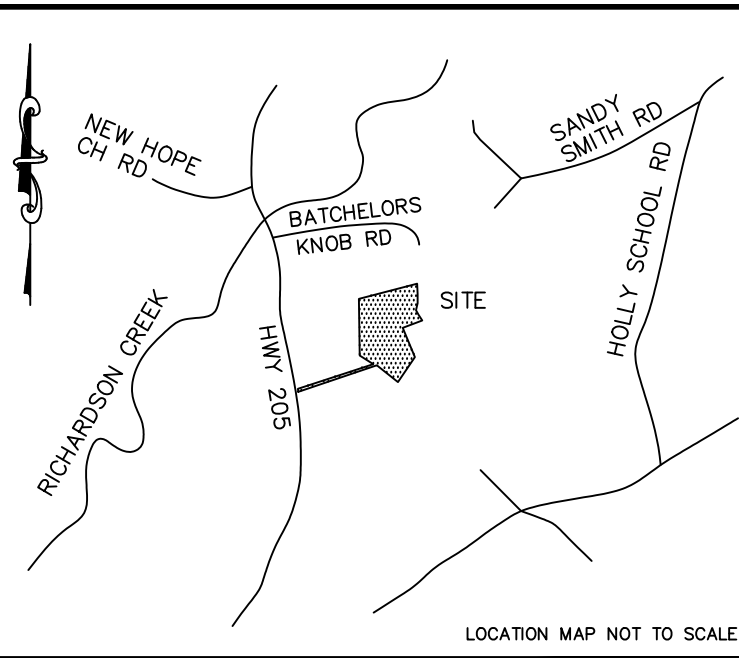


PRELIMINARY PLAT FOR REVIEW ONLY, NOT FOR RECORDING, CONVEYANCE OR SALES.

COPYRIGHT © 2024 CBS SURVEYING AND MAPPING, INC. ALL RIGHTS RESERVED. NO PORTION OF THIS PLAT MAY BE REPRODUCED BY PHOTOCOPYING OR BY ANY OTHER MEANS, STORED, PROCESSED OR ELECTRONICALLY TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE ORIGINAL PROFESSIONAL LAND SURVEYOR, HIS HEIRS OR ASSIGNS. THIS DOCUMENT IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL. (EXCEPTION—OFFICIAL USE BY GOVERNMENT OFFICIALS AND PROFESSIONAL LAND SURVEYORS FOR BOUNDARY RETRACEMENT PURPOSES).



STATE OF NORTH CAROLINA, COUNTY OF UNION
PLANNING APPROVAL CERTIFICATE

I, _____, UNION COUNTY PLANNING DIVISION DIRECTOR, CERTIFY THAT THIS PLAT DOES CONSTITUTE A SUBDIVISION AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING, BECAUSE OF ITS "EXEMPT" STATUS, THE COUNTY HAS NOT REVIEWED THIS PLAT FOR COMPLIANCE WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS (e.g., STREET STANDARDS). PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS FOR BUILDING AND DEVELOPMENT MAY BE DENIED FOR LOTS THAT DO NOT MEET APPLICABLE COUNTY STANDARDS. THIS APPROVAL EXPIRES IF NOT RECORDED BEFORE _____.

MARY T. SMITH
TMP# 01153005C
DB 459 PG 906

DIVISION DIRECTOR DATE

STATE OF NORTH CAROLINA, COUNTY OF UNION
PLANNING APPROVAL CERTIFICATE

I, _____, UNION COUNTY PLANNING DIRECTOR, CERTIFY THAT THIS PLAT CREATES A MINOR SUBDIVISION SUBJECT TO AND APPROVED IN ACCORDANCE WITH THE UNION COUNTY, NC DEVELOPMENT ORDINANCE AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. I ALSO CERTIFY THAT COPIES OF ALL NECESSARY APPROVALS OF OTHER STATE AND LOCAL AGENCIES HAVING JURISDICTION OVER STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN SUBMITTED TO ME AND ARE ON FILE IN MY OFFICE. THIS APPROVAL EXPIRES IF NOT RECORDED BEFORE _____.

DIVISION DIRECTOR DATE

STATE OF NORTH CAROLINA, COUNTY OF UNION
REVIEW OFFICER

I, _____, REVIEW OFFICER OF UNION COUNTY NC, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

STATE OF NORTH CAROLINA, COUNTY OF UNION
CERTIFICATE OF OWNERSHIP AND DEDICATION

I/WE, HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF UNION COUNTY, NC AND THAT WE HEREBY ADOPT THE PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC USE AS NOTED.

DATE OWNER
DATE OWNER

STATE OF NORTH CAROLINA, COUNTY OF _____
NOTARY PUBLIC

I, _____, NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

NOTARY PUBLIC DATE
MY COMMISSION EXPIRES: _____

GENERAL NOTES

CURRENT OWNER: RAYMOND GRIFFIN III, LLC
TAX MAP PARCEL #01153006

THIS PLAT OF SURVEY CREATES AN "EXEMPT" STATUS SUBDIVISION OF PROPERTY IN AN AREA OF THE COUNTY HAVING AN ORDINANCE REGULATING PARCELS OF LAND.

BECAUSE OF ITS "EXEMPT" STATUS, THE COUNTY HAS NOT REVIEWED THIS PLAT FOR COMPLIANCE WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS. PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS FOR BUILDING AND DEVELOPMENT MAY BE DENIED FOR LOTS THAT DO NOT MEET APPLICABLE COUNTY STANDARDS.

THIS SURVEY & PLAT IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ZONING ORDINANCES, EASEMENTS, AND RIGHT OF WAYS, IF ANY, AS MAY APPEAR OF RECORD OR ON THE SUBJECT PROPERTY.

ZONING - RA 40
SETBACKS - FRONT 40' REAR 40' SIDES 15'

COUNTY WATER AND COUNTY SEWER ARE NOT AVAILABLE TO SERVICE THIS PLAT. THE LAND REVIEW IS NOT TO BE CONSIDERED AS APPROVAL OR COMMITMENT FOR ANY PUBLIC WATER OR SEWER SERVICE.—PUBLIC WORKS

THE LAND USE REVIEW FOR THIS PLAT IS NOT TO BE CONSIDERED AS PERMITTING APPROVAL FOR ANY ON-SITE WASTEWATER DISPOSAL SYSTEM OR WELL.—ENVIRONMENTAL HEALTH LAND USE

NO EXISTING STRUCTURES, ON SITE WASTEWATER DISPOSAL SYSTEMS OR WELLS SHOWN ON FINAL PLAT.—ENVIRONMENTAL HEALTH LAND USE

LEGEND:

- △ CM(F) - CONCRETE MONUMENT(F)
- IPS - #4 REBAR(S)
- MN(S) - MAGNETIC NAIL(S)
- MN(F) - MAGNETIC NAIL(F)
- - TOP OF BANK
- R/W - RIGHT OF WAY
- P/L - PROPERTY LINE
- C/L - CENTERLINE
- - UTILITY POLE
- - POINT NO MONUMENT
- IPF - #4 REBAR(F)
- P/O - PART OF
- MFP - METAL FENCE POST
- PK - SURVEY NAIL

MARY T. SMITH
TMP# 01153005C
DB 459 PG 906

CHRISTIAN & POLLYANNA CUNNINGHAM
TMP# 01153011
DB 4948 PG 555

SURVEYORS SUBDIVISION STATEMENT

I, JAMES W. CAPPS, PLS, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JAMES W. CAPPS
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3316

TERESA R. CRAIG
TMP# 01153009A
DB 5461 PG 887

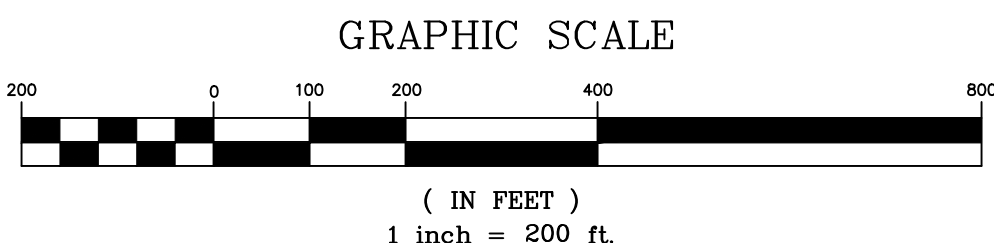
STATE OF NORTH CAROLINA

I certify that this map was drawn from an actual survey made under my supervision and was prepared in accordance with G.S. 47-30 as amended. The unadjusted ratio of precision is 1:5000. Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book 4088, Page 888.

Witness my hand and seal this 22nd day of AUGUST, 2024



PRELIMINARY PLAT
JAMES W. CAPPS
Professional Land Surveyor
L-3316
License No.



| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S06°49'48"E | 141.36' |
| L2 | S00°57'41"W | 119.84' |
| L3 | S02°23'34"W | 90.87' |
| L4 | S04°37'28"W | 54.98' |
| L5 | S09°57'02"W | 201.88' |
| L6 | S08°43'05"W | 47.25' |
| L7 | S32°14'44"E | 45.07' |
| L8 | S26°21'06"E | 124.19' |
| L9 | S36°06'36"E | 131.66' |
| L10 | N08°44'08"W | 15.08' |
| L11 | N08°44'08"W | 15.09' |

COARSES ALONG CENTERLINE
30' ACCESS EASEMENT

| LINE | BEARING | LENGTH |
|------|-------------|----------|
| L12 | N75°11'25"E | 2005.17' |
| L13 | N53°50'22"E | 123.23' |
| L14 | N57°33'03"E | 138.54' |
| L15 | N59°39'26"E | 259.19' |
| L16 | N67°01'00"E | 83.54' |
| L17 | N70°12'48"E | 104.74' |
| L18 | N75°08'08"E | 141.89' |
| L19 | N81°32'59"E | 78.62' |
| L20 | N85°31'48"E | 38.90' |
| L21 | S58°48'28"W | 19.64' |

DENNIS L. AUSTIN
TMP# 01126014
DB 8645 PG 498

NOTES:
(S) DENOTES OBJECT SET
(F) DENOTES OBJECT FOUND

PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED. NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR.

NAMES AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TITLE.

WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL CAUSES AND MAY AFFECT AREA AND LIMIT OF TITLE.

ALL RIGHT OF WAYS OR EASEMENT WIDTHS SHOULD BE VERIFIED FOR ACCURACY BY THE COMPANY, AGENCY, OR PUBLIC DEPARTMENT RESPONSIBLE FOR ACQUIRING, MAINTAINING, AND EXISTENCE OF THE EASEMENTS SHOWN. THE WIDTHS AS SHOWN, WERE ACQUIRED BY VARIOUS SOURCES AND ARE SUBJECT TO ERROR.

MINOR SUBDIVISION FOR:

ERIC WICKENHEISER

TOWNSHIP: GOOSE CREEK TAX I.D.: 01153006
COUNTY: UNION STATE: NORTH CAROLINA
DATE: AUGUST 22, 2024 JOB NO.: 0824110

| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |



CBS Surveying & Mapping, Inc.

3610 UNION HIGHWAY PO BOX 578
GAFFNEY, SC 29342
(864) 489-5068
EMAIL: CBS SURVEYING@AOL.COM