

I, MICHAEL BRON HYATT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION (DEED DESCRIPTIONS AS REFERENCED TO HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS TAKEN FROM INFORMATION REFERENCED TO HEREON; THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

CLASS A SURVEY  
 0.07" OR BETTER POSITIONAL ACCURACY  
 RTK FIELD PROCEDURES  
 DATE(S) OF SURVEY = 1-28-25  
 NAD 83 DATUM 2011 (EPOCH 2010)  
 FIXED CONTROL = SPC FOR POINT 10 AND NAD 83 PER GNSS  
 CGFU = 0.999863035  
 UNITS ARE US SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (f) (11) c.1. THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

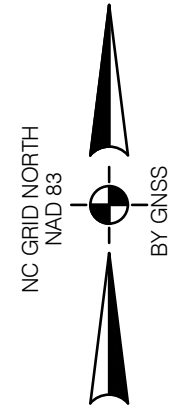
G.S. 47-30 (f) (11) c.1.  
 I, MICHAEL BRON HYATT, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS 30th DAY OF JANUARY, 2025, A.D.

LEE R. BIVENS & PAMELA B. MOORE  
 ESTATE FILE 21E-54  
 DB 274 PG 278  
 LOTS 3, 4 & 6 OF PB 2 PG 105  
 PIN 02230009A

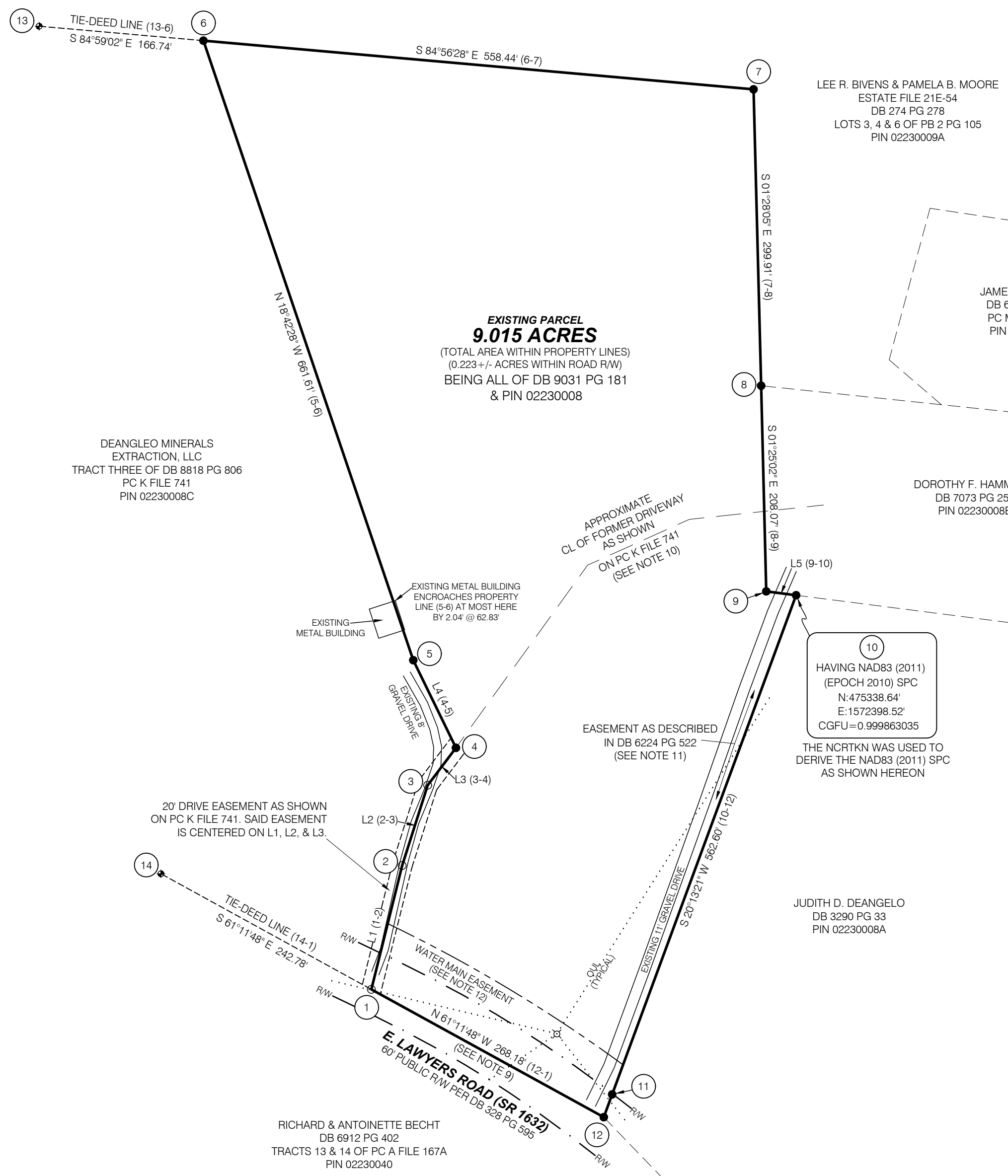
STATE OF NORTH CAROLINA  
 COUNTY OF UNION

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



REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS A PRELIMINARY PLAT; THIS PLAT IS FOR REVIEW PURPOSES ONLY AND NOT FOR RECORDATION, CONVEYANCES OR SALES.



DEANGELO MINERALS  
 EXTRACTION, LLC  
 TRACT THREE OF DB 8818 PG 806  
 PC K FILE 741  
 PIN 02230008C

LEE R. BIVENS & PAMELA B. MOORE  
 ESTATE FILE 21E-54  
 DB 274 PG 278  
 LOTS 3, 4 & 6 OF PB 2 PG 105  
 PIN 02230009A

JAMES L. BIVENS  
 DB 6563 PG 64  
 PC M FILE 895  
 PIN 02230009

DOROTHY F. HAMMOND  
 DB 7073 PG 254  
 PIN 02230008B

JUDITH D. DEANGELO  
 DB 3290 PG 33  
 PIN 02230008A

RICHARD & ANTOINETTE BECHT  
 DB 6912 PG 402  
 TRACTS 13 & 14 OF PC A FILE 167A  
 PIN 022300040

**POINT DESCRIPTIONS**

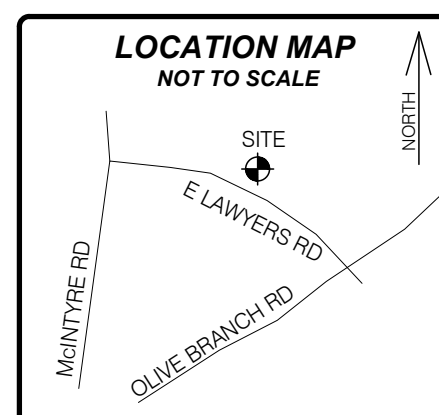
- 1) CALCULATED POINT 7.15' SOUTHWEST OF THE CL OF EAST LAWYERS RD (AN EXISTING NAIL WAS DISTURBED IN UNSURFACING)
- 2) CALCULATED POINT (NO MONUMENTATION) NEAR THE CL OF A GRAVEL DRIVE
- 3) CALCULATED POINT (NO MONUMENTATION) IN THE WEST EDGE OF A GRAVEL DRIVE
- 4) #5 RF (BENT) 0.65' BGS
- 5) #5 RF 0.20' BGS
- 6) #4 RF 0.10' BGS
- 7) 60d NF AT THE BASE OF A BENT 0.08' IPF 0.90' AGS
- 8) #4 RF 0.30' BGS BY A MFPF 4.30' AGS
- 9) #4 RF 0.30' BGS
- 10) 0.10' IPF 0.10' BGS BY WIRE FENCE CORNER
- 11) 0.09' IPF 0.10' BGS BY WIRE FENCE CORNER 0.03' LEFT OF LINE (10-12) @ 538.07'
- 12) RRSF 0.10' BAS 6' NORTH OF THE CL OF EAST LAWYERS RD
- 13) 0.19' FLAT IRON FOUND 0.20' BGS
- 14) #4 RF 0.10' BGS 0.90' NORTH OF THE NORTH EDGE OF PAVEMENT OF EAST LAWYERS RD

**NOTES**

- 1 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 2 UNDERGROUND UTILITIES, TANKS, AND OR LINES NOT SURVEYED UNLESS NOTED OTHERWISE.
- 3 AREA COMPUTED BY COORDINATE METHOD.
- 4 MONUMENTATION IS MEASURED TO THE OUTSIDE DIAMETER.
- 5 THIS SURVEY MAY BE SUBJECT TO OTHER EASEMENTS AND R/W'S WHETHER EXPRESSED OR IMPLIED. THIS SURVEY MAY ALSO BE SUBJECT TO FACTS DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.
- 6 ADJOINER INFORMATION IS THE BEST THAT COULD BE REASONABLY OBTAINED AT THIS TIME.
- 7 ALL DISTANCES AND COORDINATES AS SHOWN HEREON ARE UNITED STATES SURVEY FEET.
- 8 THIS PROPERTY DOES NOT APPEAR TO BE WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA FIRM 3710547700J (EFFECTIVE DATE 10-16-2008).
- 9 THE PROPERTY LINES OF PC A FILE 167A ON THE SOUTHWEST SIDE OF E. LAWYERS RD (SR 1632) ARE ALONG THE CL OF SAID RD. THEREFORE THERE IS A SMALL GAP & OVERLAP WITH THE SURVEY BASED DEED.
- 10 THE FORMER DRIVE AS SHOWN HEREON (EXISTING ON PC K FILE 741), IS THE EASEMENT MENTIONED IN DB 9031 PG 181. SAID EASEMENT IS THE SAME AS CONVEYED TO AUTHUR AND KATHRYN DeANGELO IN DB 3290 PG 35 AND THIS SURVEY IS SUBJECT TO SAID EASEMENT AND TO THE RIGHTS OF OTHERS, IF ANY, IN SAID FORMER DRIVE.
- 11 THE EASEMENT AS DESCRIBED IN DB 6224 PG 522 WAS CONVEYED TO CAMERON AND BETH CAUDLE. CAMERON AND BETH CAUDLE CONVEYED THEIR PARCEL TO WILLIAM C. HAMMOND JR AND DOROTHY F. HAMMOND BY DB 7073 PG 254. SAID DEED DOES NOT APPEAR TO HAVE CONVEYED THE EASEMENT DESCRIBED IN DB 6224 PG 522, BUT CONVEYED THE EASEMENT DESCRIBED IN DB 3290 PG 35 (ALONG THE FORMER DRIVE SHOWN HEREON), SAID EASEMENT IN DB 6224 PG 522 PURPORTS TO BE 30' WIDE, YET PLOTS 13'+ WIDE AND COVERS AN AREA WEST OF THE PROPERTY LINE (10-12) TO ABOUT THE CL OF THE EXISTING GRAVEL DRIVE NEARBY.
- 12 THIS PLAT IS SUBJECT TO A WATER MAIN EASEMENT RUNNING NORTHERLY OF THE NORTH R/W LINE OF EAST LAWYERS ROAD. THE PERMANENT EASEMENT IS 30' WIDE WITH AN ADDITIONAL 20' OF TEMPORARY CONSTRUCTION EASEMENT. THE CONSENT TO JUDGEMENT TO THIS EASEMENT IS RECORDED IN DB 8945 PG 683. SEE SAID DEED AND ATTACHED PLAT FOR A MORE COMPLETE DESCRIPTION.
- 13 THIS PLAT IS SUBJECT TO A 30' DUKE POWER EASEMENT FOR UTILITY LINES RECORDED IN DB 664 PG 517. THERE MAYBE OTHER EASEMENTS THAT THE SURVEYOR IS UNAWARE OF.

**LEGEND / NOMENCLATURE**

- |   |   |                                  |
|---|---|----------------------------------|
| CL = CENTERLINE   | NSCL = NAIL SET IN CL                               | FGS = FLUSH WITH GROUND SURFACE  |
| R/W = RIGHT-OF-WAY                                      | NFCL = NAIL FOUND IN CL                             | AGS = ABOVE GROUND SURFACE       |
| SR = STATE ROAD   | MNF = MAGNAIL FOUND                                 | BGS = BELOW GROUND SURFACE       |
| IRS = IRON ROD SET                                      | MNS = MAGNAIL SET                                   | FAS = FLUSH WITH ASPHALT SURFACE |
| IPF = IRON PIPE FOUND                                   | OUL = OVERHEAD UTILITY LINE                         | AAS = ABOVE ASPHALT SURFACE      |
| IPS = IRON PIPE SET                                     | RS = REBAR SET                                      | BAS = BELOW ASPHALT SURFACE      |
| DB = DEED BOOK  | RF = REBAR FOUND                                    |                                  |
| PB = PLAT BOOK  | PIN = PARCEL IDENTIFICATION NUMBER                  |                                  |
| PC = PLAT CABINET                                       | NAD 83 = NORTH AMERICAN DATUM 1983                  |                                  |
| PH = PLAT HANGER  | SPC = STATE PLANE COORDINATES                       |                                  |
| NTS = NOT TO SCALE                                      | GNSS = GLOBAL NAVIGATION SATELLITE SYSTEM           |                                  |
| PG = PAGE   | CGFU = COMBINED GRID FACTOR USED                    |                                  |
|   | NCGS = NORTH CAROLINA GEODETIC SURVEY               |                                  |
|   | NCRTKN = NORTH CAROLINA REAL TIME KINEMATIC NETWORK |                                  |
| — = SURVEYED PROPERTY LINE                              |   |                                  |
| - - - = PROPERTY LINE (NOT SURVEYED)                    |   |                                  |
| ..... = OUL = OVERHEAD UTILITY LINE                     |   |                                  |
| - . - . - = CALCULATED DEED LINE (APPROXIMATE LOCATION) |   |                                  |
| - - - - - = TIE & DEED LINE                             | ⊕ = UTILITY POLE                                    |                                  |
| - - - - - = TIE LINE                                    | ○ = CALCULATED POINT (NO MONUMENTATION)             |                                  |
| - - - - - = ROAD RIGHT OF WAY LINE                      |   |                                  |

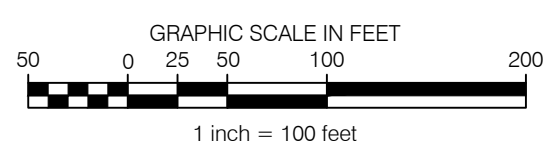


L1 THRU L5 ARE VARIOUS PROPERTY LINES

LINE	BEARING	DISTANCE
L1	N 13°59'00" E	129.12'
L2	N 17°35'57" E	85.24'
L3	N 37°05'50" E	47.39'
L4	N 25°57'13" W	98.61'
L5	S 82°38'00" E	30.44'

THIS PARCEL & ADJOINING PARCELS ARE CURRENTLY ZONED RA-40 BY UNION COUNTY SETBACKS; FRONT = 40', SIDE = 15' & REAR = 40'

**HYATT LAND SURVEYING, PLLC**  
 MICHAEL BRON HYATT, NCPLS L-4490  
 FIRM P-0676  
 1521 TUCKER ROAD  
 PEACHLAND, NC 28133  
 704 272-9269



JOB NUMBER: 25010 DRAWN BY: JW/MBH

CURRENT OWNER OF RECORD  
**NEWTH PROPERTIES, LLC**  
 26106 132nd ST SE  
 MONROE, WA 98272

EXISTING PARCEL BOUNDARY SURVEY FOR  
**NEWTH PROPERTIES, LLC**  
 MARSHVILLE TOWNSHIP, UNION COUNTY, NC  
 JANUARY 30th, 2025