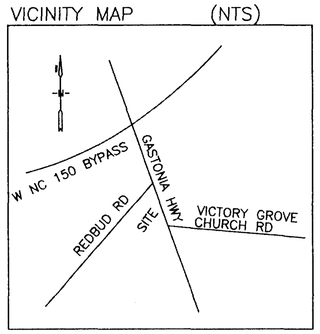
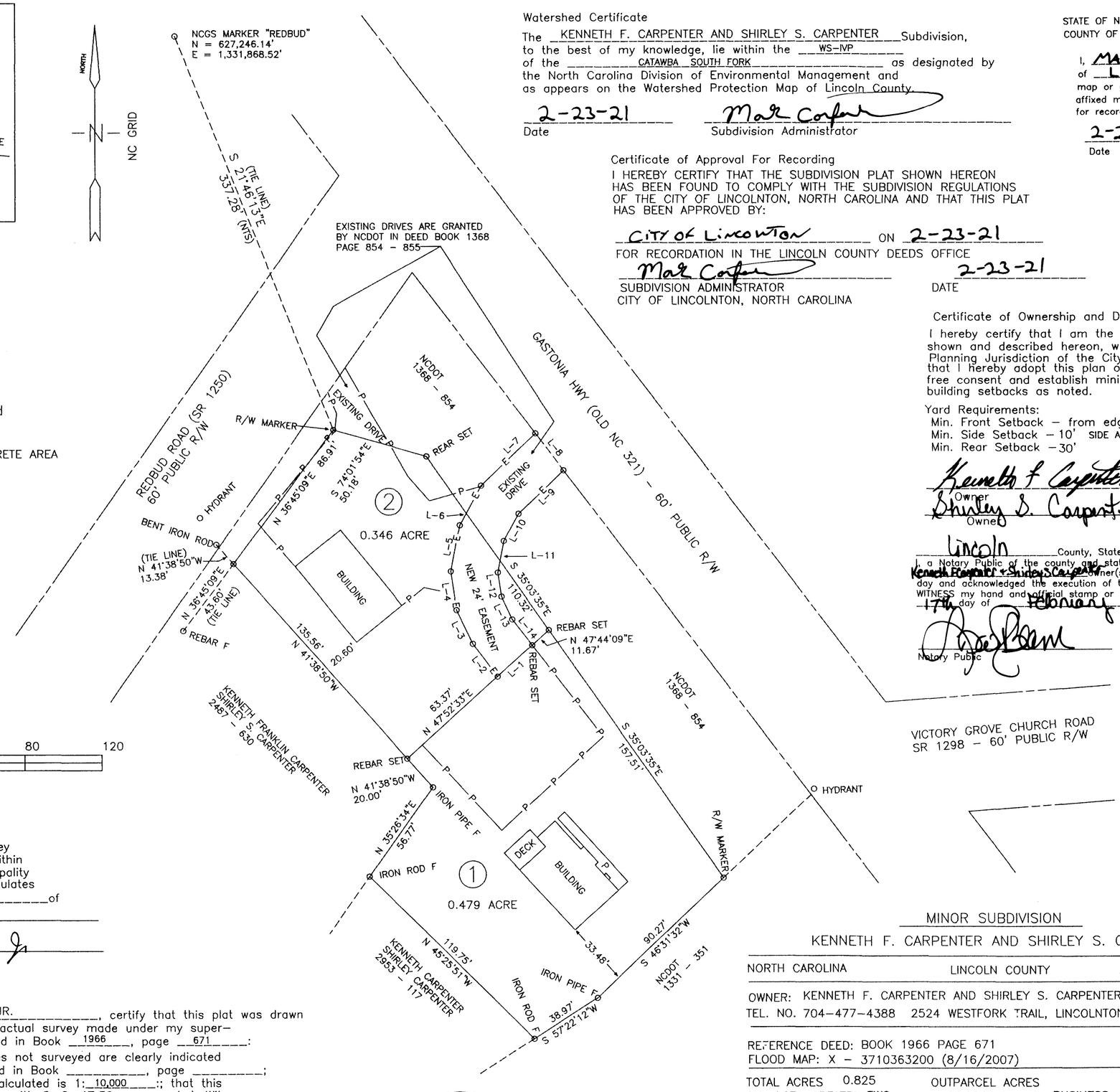
VICINITY MAP (NTS)





LEGEND:

EIP	Existing Iron Pin
IRS	Iron Rod Set
R/W	Right of Way
CL	Center Line
NTS	Not To Scale
UP	Utility Pole
P	Porch
IPS	Iron Pipe Set
IPF	Iron Pipe Found
F	FOUND
S	SET
—P—P—	ASPHALT & CONCRETE AREA
—E—E—	EASEMENT
— — —	R/W

COURSE	BEARING	DISTANCE
L-1	S 47°22'15"W	24.32'
L-2	N 36°52'56"W	21.47'
L-3	N 25°30'30"W	19.26'
L-4	N 08°35'05"W	20.28'
L-5	N 10°56'40"E	24.60'
L-6	N 28°17'58"E	23.54'
L-7	N 46°02'04"E	39.14'
L-8	S 37°10'22"E	24.17'
L-9	S 46°02'04"W	32.53'
L-10	S 28°17'58"W	16.14'
L-11	S 10°56'40"W	16.81'
L-12	S 08°35'05"E	12.58'
L-13	S 25°30'30"E	13.17'
L-14	S 37°27'56"E	16.77'

40 0 40 80 120

GRAPHIC SCALE – FEET

This is to 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, this 03 of FEBRUARY 2021

Forest E. Ross Jr
P. L. S.

I, FOREST E. ROSS, JR., certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 1966, page 671: etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; 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 03 day of FEBRUARY, A.D., 2021.

Forest E. Ross Jr
Surveyor

L – 3720
Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-3720 LAND SURVEYOR FOREST E. ROSS, JR.

Watershed Certificate

The KENNETH F. CARPENTER AND SHIRLEY S. CARPENTER Subdivision, to the best of my knowledge, lie within the WS-IVP of the CATAWBA SOUTH FORK as designated by the North Carolina Division of Environmental Management and as appears on the Watershed Protection Map of Lincoln County.

2-23-21 Date

Mark Carpenter
Subdivision Administrator

Certificate of Approval For Recording

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LINCOLNTON, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY:

CITY OF LINCOLNTON ON 2-23-21

FOR RECORDATION IN THE LINCOLN COUNTY DEEDS OFFICE

Mark Carpenter
SUBDIVISION ADMINISTRATOR
CITY OF LINCOLNTON, NORTH CAROLINA

2-23-21
DATE

STATE OF NORTH CAROLINA
COUNTY OF Lincoln

I, MARK CARPENTER, Review Officer of Lincoln County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

2-23-21 Date

Mark Carpenter
Review Officer

aje 02-22-21

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the Planning Jurisdiction of the City of Lincolnton and that I hereby adopt this plan of Subdivision with my free consent and establish minimum lot size and building setbacks as noted.

Yard Requirements:
Min. Front Setback – from edge of street R/W line – 40'
Min. Side Setback – 10' SIDE ADJACENT TO RESIDENTIAL & CORNER LOT – 20'
Min. Rear Setback – 30'

Kenneth F Carpenter
Owner

2-17-21
Date

Shirley S. Carpenter
Owner

2-17-21
Date

Lincoln County, State of North Carolina

I, a Notary Public of the county and state aforesaid, certify that Kenneth F. Carpenter + Shirley S. Carpenter Owner(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 17th day of February, 2021.

Notary Public

11/12/2024
Comm. Expires

BK 19 PG 90 - 90 (1)

This document presented and filed:
03/02/2021 02:27:27 PM
PLAT
Fee $21.00

626375

Lincoln County North Carolina
Danny R. Hester, Register of Deeds

MINOR SUBDIVISION

KENNETH F. CARPENTER AND SHIRLEY S. CARPENTER

NORTH CAROLINA LINCOLN COUNTY LINCOLNTON TOWNSHIP

OWNER: KENNETH F. CARPENTER AND SHIRLEY S. CARPENTER
TEL. NO. 704-477-4388 2524 WESTFORK TRAIL, LINCOLNTON, N. C. 28092

REFERENCE DEED: BOOK 1966 PAGE 671
FLOOD MAP: X – 3710363200 (8/16/2007) PIN NO. 3632-26-1702

TOTAL ACRES 0.825 OUTPARCEL ACRES WATERSHED: WS-IVP
NO. LOTS CREATED: TWO PROPOSED USE: BUSINESS
ZONED: G-B SCALE: ONE INCH – 40 FEET SIDE ADJACENT TO RESIDENTIAL & CORNER LOT – 20'

ZONING SETBACKS: FRONT 40' FROM ROAD R/W: REAR – 30' : SIDES – 10'
10' RESERVED ON ALL SIDE LINES, REAR, AND ROAD R/W FOR DRAINAGE & UTILITIES

DATE OF SURVEY: 01-22-2021 PLAT PREPARED ON: 01-25-2021
ROSS SURVEYS, PA: GENE ROSS PROFESSIONAL SURVEYOR # L-855
FOREST E. ROSS, JR. PROFESSIONAL SURVEYOR L-3720
1181 WEST HWY. 27, LINCOLNTON, N. C. 28092 TEL. NO. 704-735-6032
FIRM LICENSE NO. C-4587

BR 4480