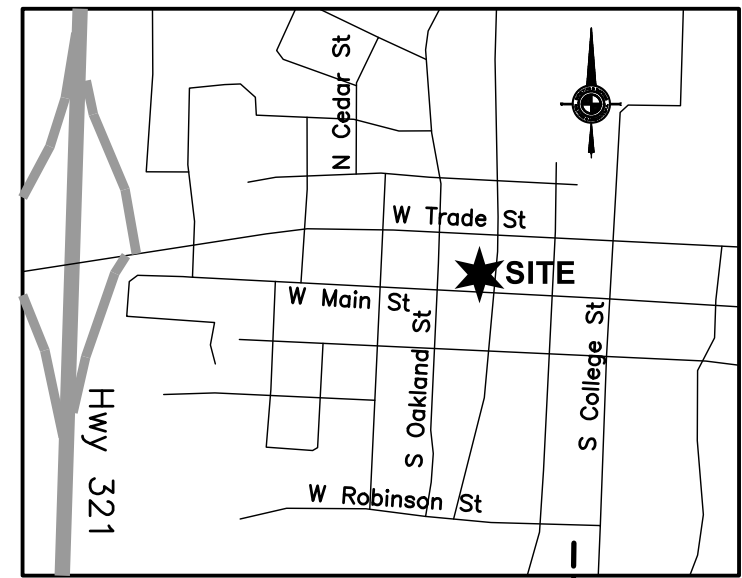
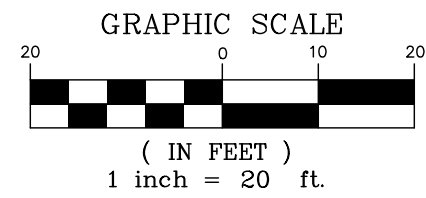
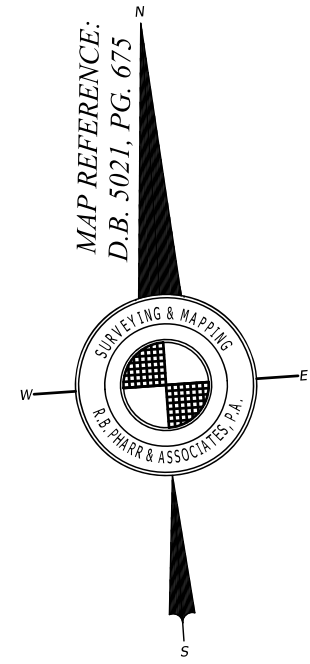


LEGEND:

- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CP - CALCULATED POINT
- C/O - CLEAN OUT
- D.B. - DEED BOOK
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EN - EXISTING NAIL
- EU - END UNKNOWN
- FH - FIRE HYDRANT
- GDP - GUARD POST
- GLT - GROUND LIGHT
- GM - GAS METER
- GP - GATE POST
- GV - GAS VALVE
- GW - GUY WIRE
- HVAC - HEATING, VENTILATION, AIR COND.
- ICV - IRRIGATION CONTROL VALVE
- LP - LIGHT POLE
- (M) - MEASURED
- MBX - MAILBOX
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- O/HANG - OVERHANG
- PB - POWER BOX
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PP - POWER POLE
- PG - PAGE
- PVC - PLASTIC PIPE
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- (T) - TOTAL
- TB - TELEPHONE BOX
- TERR. - TERRACOTTA PIPE
- WB - WATER BOX
- WM - WATER METER
- WV - WATER VALVE

LINE LEGEND:

- EASEMENT
- FENCE
- GUARD RAIL
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- CABLE TV LINE
- FIBER OPTIC LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- STORM DRAIN PIPE >12"
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- WOOD FENCE



VICINITY MAP
NOT TO SCALE

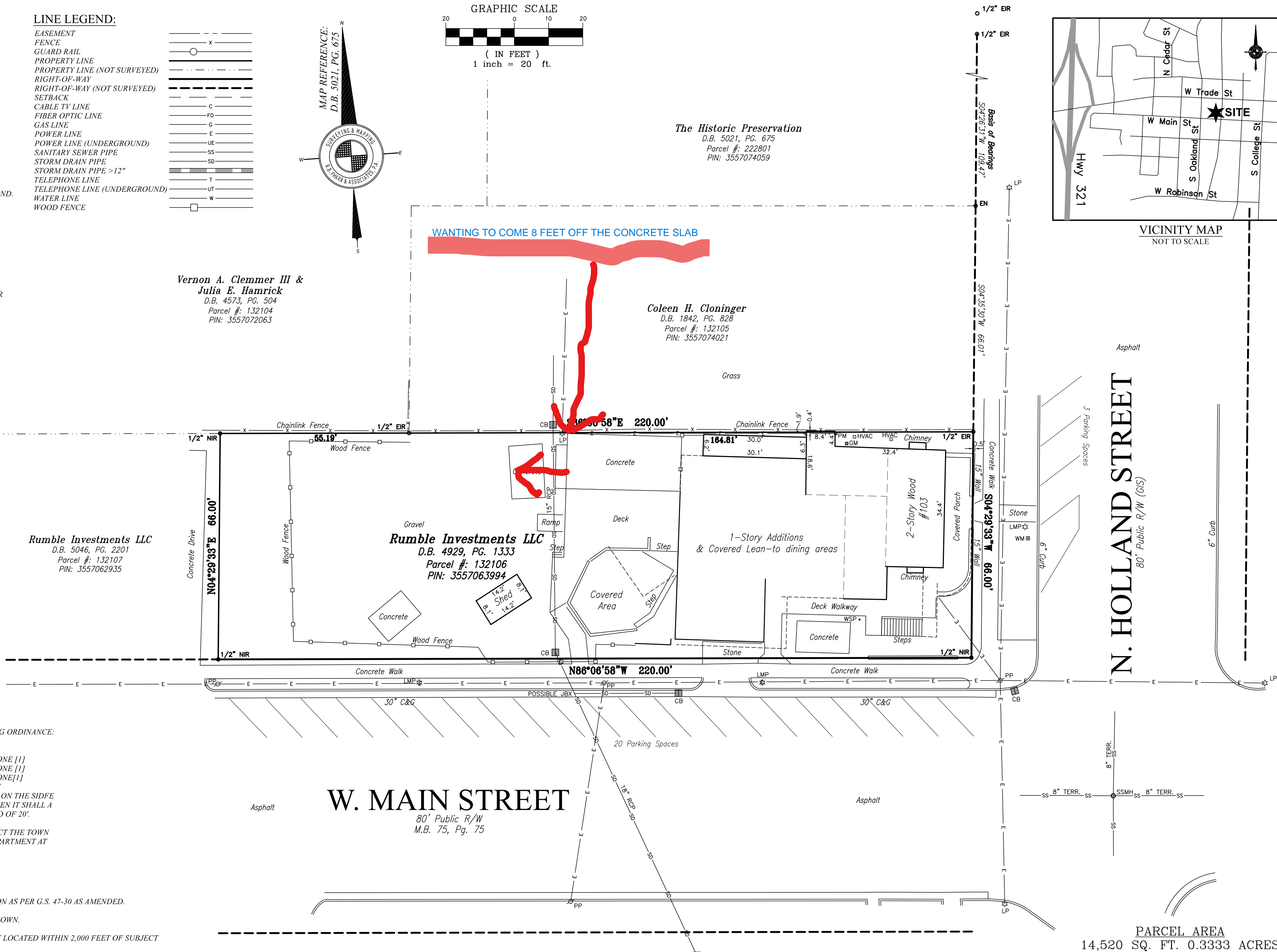
**Vernon A. Clemmer III &
Julia E. Hamrick**
D.B. 4573, PG. 504
Parcel #: 132104
PIN: 3557072063

The Historic Preservation
D.B. 5021, PG. 675
Parcel #: 222801
PIN: 3557074059

Coleen H. Cloninger
D.B. 1842, PG. 828
Parcel #: 132105
PIN: 3557074021

Rumble Investments LLC
D.B. 5046, PG. 2201
Parcel #: 132107
PIN: 3557062935

Rumble Investments LLC
D.B. 4929, PG. 1333
Parcel #: 132106
PIN: 3557063994



ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-3

- MINIMUM SETBACK: NONE [1]
- MINIMUM SIDE YARD: NONE [1]
- MINIMUM REAR YARD: NONE [1]
- MAXIMUM BUILDING HEIGHT: 80'
- [1] = EXCEPT WHERE THE LOT ABUTS ON THE SIDFE OF REAR OF A RESIDENTIAL ZONE, THEN IT SHALL A MIN. SIDE YARD OF 8', MIN. REAR YARD OF 20'.

FOR FURTHER INFORMATION CONTACT THE TOWN OF DALLAS PLANNING & ZONING DEPARTMENT AT 704-922-3176.

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

W. MAIN STREET

80' Public R/W
M.B. 75, Pg. 75



Know what's below.
Call before you dig.

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 28, 2007. MAP NUMBER: 3710355760J; ZONE 'X'

THIS IS TO CERTIFY THAT ON THE 7TH DAY OF DECEMBER 20 22 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

REVISIONS			SURVEY PREPARED FOR:		
			DOSTER INVESTMENT GROUP, INC. 103 NORTH HOLLAND STREET TOWN OF DALLAS, GASTON COUNTY, N.C. DEED REFERENCE: BOOK 4929, PAGE 1333 TAX PARCEL NO: 132106		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSURE NO.: C-1471 969 E. 7TH STREET, SUITE 100, CHARLOTTE, N.C. 28204 ~ TEL. (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
TM	NM		1" = 20'	DEC 7, 2022	94641

PARCEL AREA
14,520 SQ. FT. 0.3333 ACRES