



VICINITY MAP  
(Not to Scale)

### LEGEND

R/W - RIGHT OF WAY  
(F) - FOUND  
(B) - BENT  
a/s - AS SHOWN  
CP - CALCULATED POINT

Curve	Radius	Arc	Chord	Chord Bearing
C1	910.20'	253.84'	253.01'	S 00°33'28" E
C2	219.69'	77.40'	77.00'	S 03°13'54" W
C3	370.69'	210.08'	207.28'	S 05°01'28" W
C4	638.45'	255.79'	254.08'	S 10°35'36" W
C5	653.45'	265.51'	263.68'	N 10°25'51" E
C6	355.69'	201.09'	198.43'	N 05°05'53" E
C7	234.69'	83.46'	83.02'	N 03°08'15" E
C8	895.20'	248.88'	248.08'	N 00°34'57" W

Map Bk. 96, Pg. 52 Cabarrus Co. Registry

## REVIEW OFFICERS CERTIFICATE

State of North Carolina                      County of Cabarrus

I, Andrew S. Barrier, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed, meets all statutory requirements for recording.

Andrew Benier (RKS)  
Review Officer

7-29-25  
Date


## Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described herein and that I hereby adopt this plan of division of my property with my free consent, establishing any lines and features shown on this plat.

~~Officer~~ Owner GOLD HILL 120AD PROPERTIES LLC 7/28/2025 Date

Total Area  
3925647.34 sf  
90.120 AC

— = Approximate Location of Road

 = Approximate Septic Field Location

NOW OR FORMERLY  
Cline Dirt, LLC  
Deed Bk. 11000, Pg. 338  
PIN #5652835426  
Cabarrus Co. Registry

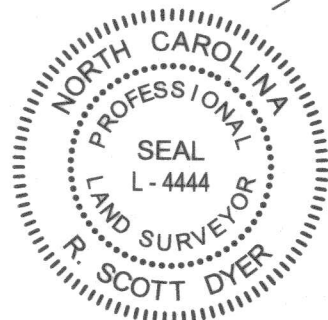
Line	Bearing	Distance
L1	N 41°02'06" E	37.00'
L2	N 12°06'33" E	96.58'
L3	N 08°39'24" W	48.51'
L4	N 75°28'33" E	15.08'
L5	N 75°28'33" E	15.08'
L6	N 75°28'33" E	15.08'
L7	S 14°47'06" E	35.19'
L8	N 08°39'24" W	48.14'
L9	N 08°39'24" W	47.83'
L10	N 29°10'24" E	102.28'
L11	N 12°06'33" E	99.33'
L12	N 29°10'24" E	103.75'
L13	N 12°06'33" E	102.08'
L14	S 08°32'50" E	33.01'
L15	S 13°19'32" W	146.10'
L16	S 12°39'37" E	61.61'
L17	S 21°17'54" E	188.37'
L18	S 16°33'52" E	140.88'
L19	S 19°35'40" W	194.03'
L20	S 22°16'47" W	124.88'
L21	N 22°16'54" E	124.43'
L22	N 19°35'43" E	160.75'
L23	N 19°35'43" E	33.30'
L24	N 16°35'33" W	140.25'
L25	N 21°17'54" W	188.12'
L26	N 12°39'37" W	63.49'
L27	N 13°19'32" E	145.32'
L28	N 08°32'50" W	31.44'

I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 17234, page 304, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book n/a, page n/a; that the ratio of precision as calculated exceeds 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 28th day of July, A.D., 2025.

I also certify to one or more of the following as indicated:

- ☐ A. That this plat is of a survey that creates a subdivision of land within the the area of county or municipality that has an ordinance that regulates parcels of land;
- ☐ B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- ☐ C. That this plat is of an existing parcel(s) of land;
- ☒ D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision;
- ☐ E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in A through D above.

R. Scott Dyer, PLS #4444



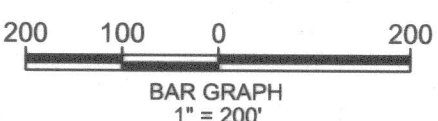
**AO Dimension Stds.**

Min. Lot Size -	1 AC.
Min Lot Width -	150'
Min Front Setback -	75' (Minor Collector Rd.)
Min Rear Setback -	30'
Min Side Setback -	20'

Owner: Gold Hill Properties, LLC  
303 Executive Park Drive  
Concord, NC 28025

NOTES:

- NOTES.
- \* Deed Reference - Deed Bk. 17234, Pg. 304 Gold Hill Properties, LLC  
Dated December 18, 2024 Recorded in Cabarrus Co. Registry
  - \* Map Reference - Recombination Plat of the Betty M. Ritchie Tracts Dated May 11, 2023  
Map Bk. 96, Pg. 52 Recorded in Cabarrus Co. Registry  
Performed by John A. McHenry, PLS
  - \* Calculated points at all points unless otherwise noted.
  - \* Property subject to recorded and unrecorded rights of way, easements  
and agreements as may appear. A complete and full title search was not performed  
for this survey.
  - \* A portion of the subject property is located within a 100 year flood hazard area per  
Community Flood Panel #3710565200 J, Dated November 5, 2008.
  - \* PIN #565271944
  - \* Zoned: AO



SHEET			
	DATE	REVISION	BY

Prepared for: Gold Hill Properties, LLC

90.120 AC - Gold Hill Road

Township No. 6

Cabarrus County, NC

## EXEMPTION PLAT

**NORSTAR LAND SURVEYING, INC.**

552-B Newell Street NV

Concord, NC 28025

Ph 704 721 6651

Fax 704 721 6653

Firm Lic. # C-2294

