

POB is located:
 S 57°09'59"E 408.56' from NCOS "Voimead"
 NCOS Grid Co-ords: (NAD 83 - Feet)
 POB:
 N= 805,458.21 E= 1,248,886.89
 NCOS Voimead:
 N= 805,678.82 E= 1,248,545.03
 NCOS Trill:
 N= 806,009.37 E= 1,247,394.70
 Combined factor = 0.9998912 & is applied
 to grid tie only.

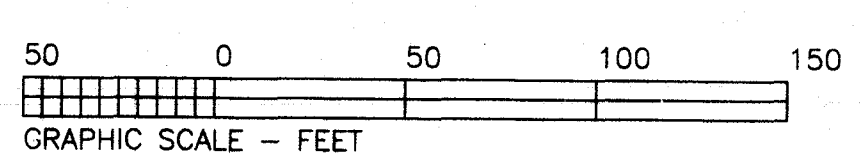
- Notes:
 1) Property is zoned B-2 by the City of Lenoir.
 2) Minimum building setbacks:
 Front= 10' from street R/W, Side= 0' / 30' abutting residential;
 Rear= 20' / 30' abutting residential.
 3) Property is not located within a WS IV watershed area.
 4) Areas were determined by coordinate geometry.
 5) All distances are horizontal.
 6) Duke Power Co. easement: DB 834 Pg 799.
 7) Temporary Easement to the Board of Transportation: DB 675 Pg 440.
 8) Deed of Easements to the Board of Transportation: DB 683 Pg 241, DB 683 Pg 239, & DB 675 Pg 438.
 9) R/W Agreement to the State Highway Commission: DB 422 Pg 337 for SR #1528 (Sunset St.).
 10) Total number of lots = 2.
 11) Minimum lot size = 2,549 acres gross.
 12) Total area = 9,273 acres gross.
 13) Tract #1 is part of Tract I: DB 1536 Pg 1363 & all of Tract III: DB 1536 Page 1363.
 14) Tract #2 is part of Tract I: DB 1536 Pg 1363, part of Tract II - Parcel 1: DB 1536 Pg 1363, & all of Parcels 2 & 3 (Tract II): DB 1536 Pg 1363.

Flood Information
 According to FIRM Map Panel # 3710284000J
 The Property Shown (is Not) Located
 Within A 100 Year Flood Hazard Boundary.
 Effective Date: 7/7/2009.

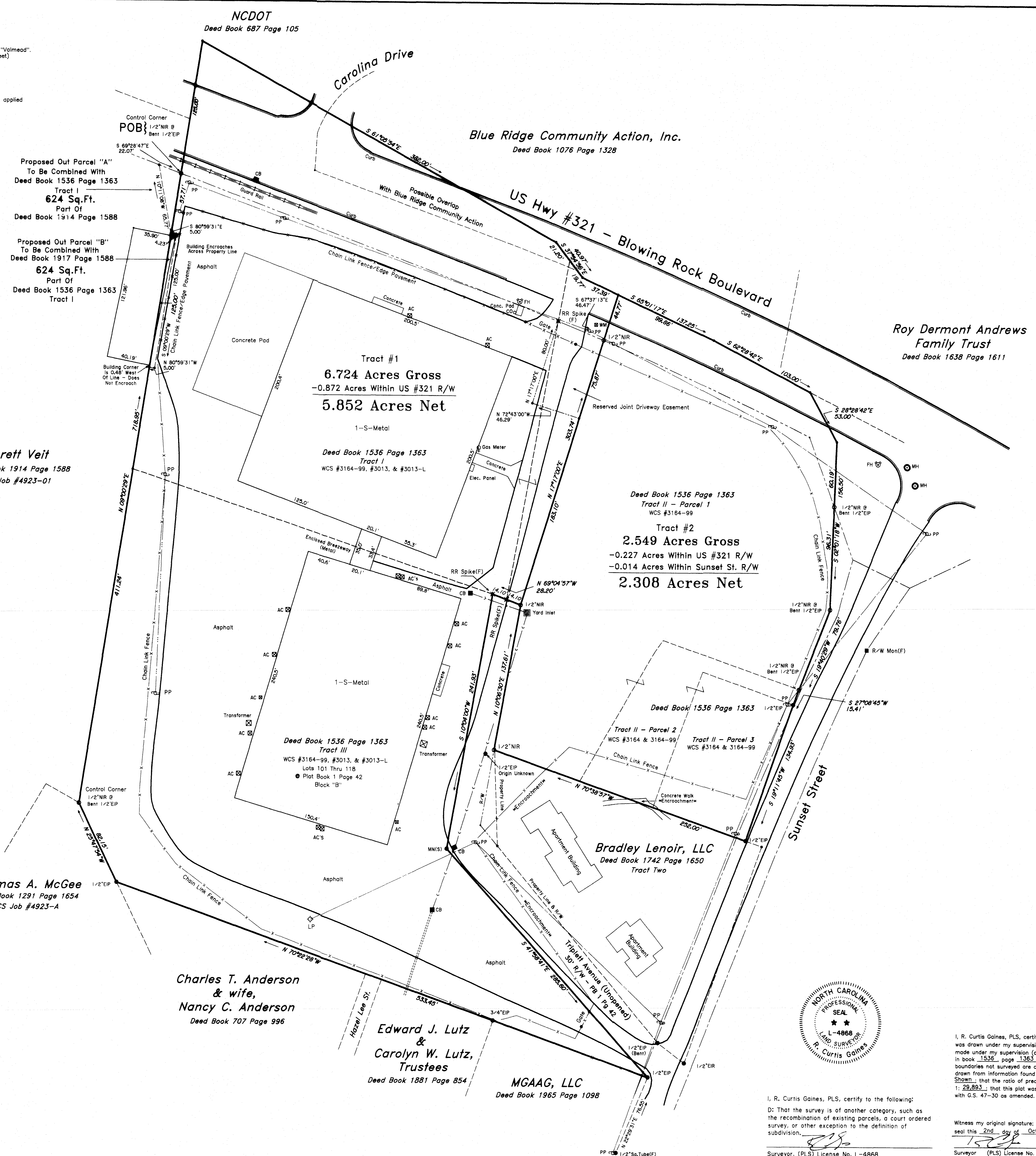
- Utility Legend**
- M.H. Manhole
 - F.H. Fire Hydrant
 - V.P. Vent Pipe
 - G.V. Gas Valve
 - W.M. Water Meter
 - H.H. Hose House
 - P.P. Power Pole
 - L.P. Lamp Pole
 - C.B. Catch Basin
 - W.V. Water Valve
 - T.P. Telephone Pole
 - T.B. Telephone Box
 - C.O. Clean Out
 - S.P. Service Pole
 - E.M. Electrical Meter
 - G.M. Gas Meter
 - M.W. Monitor Well
 - R.C.P. Reinforced Concrete Pipe
 - C.M.P. Corrugated Metal Pipe
 - F.O.C. Fiber Optic Cable
 - C.P.P. Corrugated Plastic Pipe

Line Table

Property Line	---
Deed/Adjoiner Line	---
Flood Line	---
Power Line (Aerial)	---
Power Line (Underground)	---
Telephone (Underground)	---
Natural Gas Line	---
Water Line	---
Sewer Line	---
Right Of Way Line	---
Centerline	---
Fiber Optic Line	---
Fence (Type As Noted)	---



- Legend**
- Existing Iron Pipe
 - New Iron Pipe
 - P.K. Nail
 - Concrete Monument
 - New Iron Rod
 - Existing Iron Rod
 - Point
 - Railroad Spike
 - Feno Monument
 - Temporary Bench Mark
 - MAG Nail
 - Found
 - Set



Certificate of Ownership And Dedication

I (We), hereby certify that I am (we are) the owner (s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Lenoir and that I (we) hereby adopt this plan of subdivision with free consent, establish minimum building setback lines and dedicate all streets, walks, parks, and other sites and easements to public use as noted.

Owner / Agent _____ Date _____
 Owner / Agent _____ Date _____

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
 COUNTY OF _____
 I, _____ REVIEW OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____
 DATE _____



I, R. Curtis Gaines, PLS, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 1536, page 1363, etc.) (other), that the boundaries not surveyed or clearly indicated as drawn from information found in book 1536, page 1363, that the ratio of precision as calculated is 1:29,893, that this plot was prepared in accordance with G.S. 47-30 as amended.

I, R. Curtis Gaines, PLS, certify to the following:
 D: That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.
 Surveyor, (PLS) License No. L-4868

Western Carolina Surveyors, P.A. (License No. C-0336) 2121 HARPER AVE., S.W. LENOIR, N.C. TELE: (828) 758-6365			
TITLE: Recombination Of The Property Of: M & G Real Estate, LLC			
CLIENT:	Marc Guerra	TOWNSHIP:	Lower Creek
DEED REF.:	Bk. 1536 Pg. 1363	COUNTY:	Caldwell
APP. BY:	RGC	TAX MAP NUMBER:	190-4-2 & 11
DRAWN BY:	LJC	DATE:	10/2/2019
SCALE:	1" = 50'	BY:	GAC
DATE:	10/2/2019	JOB No.:	3164-19
SCALE:	1" = 50'	FR:	Data Coll.
DATE:	10/2/2019	SHEET:	1 of 1