

STATE OF NORTH CAROLINA _____ COUNTY

"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 7307, PAGE 190 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 4TH DAY OF JANUARY, 2023.

PRELIMINARY
NOT FOR SALES OR CONVEYANCES

PROFESSIONAL LAND SURVEYOR

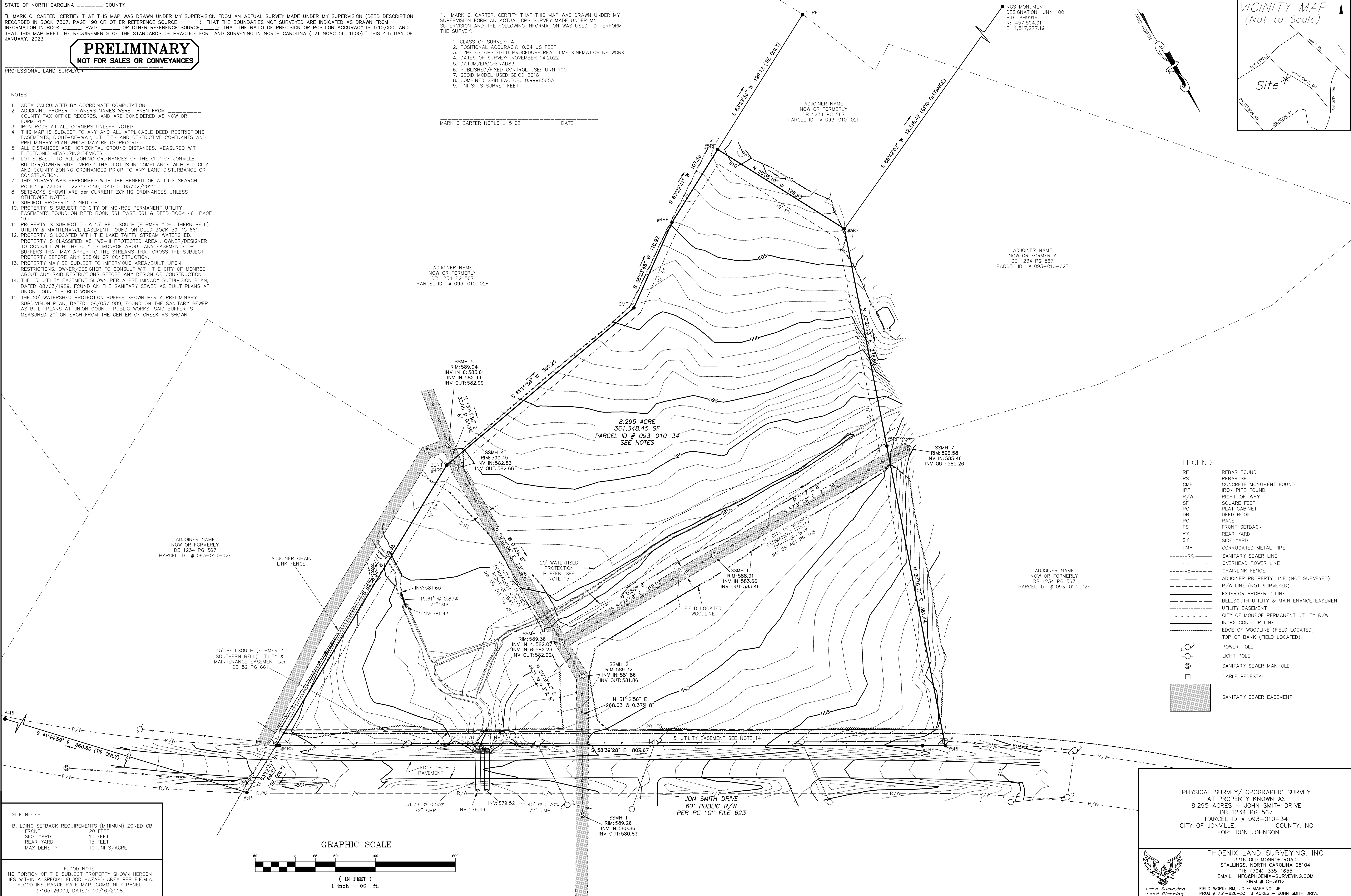
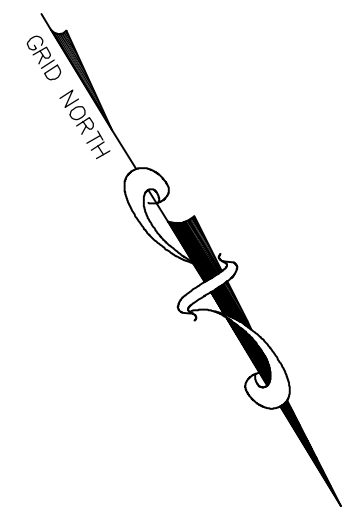
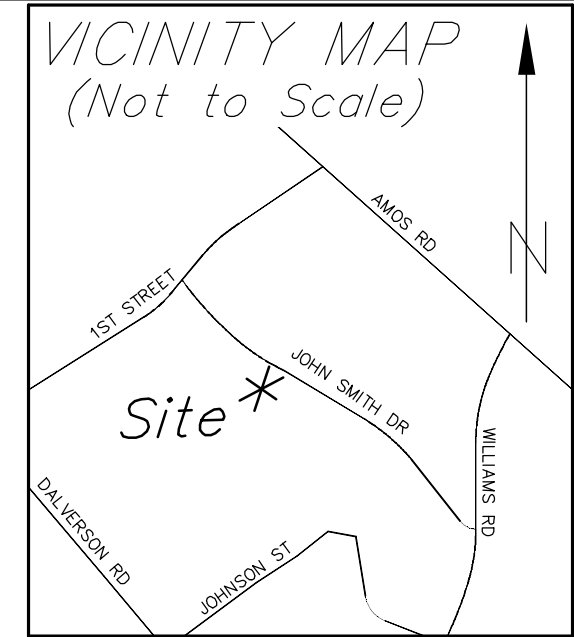
NOTES

- AREA CALCULATED BY COORDINATE COMPUTATION.
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
- IRON RODS AT ALL CORNERS UNLESS NOTED.
- THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
- LOT SUBJECT TO ALL ZONING ORDINANCES OF THE CITY OF JONVILLE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL CITY AND COUNTY ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE SEARCH, POLICY # 7230600-227597559, DATED: 05/02/2022.
- SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY ZONED GB.
- PROPERTY IS SUBJECT TO CITY OF MONROE PERMANENT UTILITY EASEMENTS FOUND ON DEED BOOK 361 PAGE 361 & DEED BOOK 461 PAGE 165.
- PROPERTY IS SUBJECT TO A 15' BELL SOUTH (FORMERLY SOUTHERN BELL) UTILITY & MAINTENANCE EASEMENT FOUND ON DEED BOOK 59 PG 661.
- PROPERTY IS LOCATED WITH THE LAKE TWITTY STREAM WATERSHED. PROPERTY IS CLASSIFIED AS "WS-III PROTECTED AREA". OWNER/DESIGNER TO CONSULT WITH THE CITY OF MONROE ABOUT ANY SAID RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.
- PROPERTY MAY BE SUBJECT TO IMPERVIOUS AREA/BUILT-UPON RESTRICTIONS. OWNER/DESIGNER TO CONSULT WITH THE CITY OF MONROE ABOUT ANY SAID RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.
- THE 15' UTILITY EASEMENT SHOWN PER A PRELIMINARY SUBDIVISION PLAN, DATED 08/03/1989, FOUND ON THE SANITARY SEWER AS BUILT PLANS AT UNION COUNTY PUBLIC WORKS.
- THE 20' WATERSHED PROTECTION BUFFER SHOWN PER A PRELIMINARY SUBDIVISION PLAN, DATED: 08/03/1989, FOUND ON THE SANITARY SEWER AS BUILT PLANS AT UNION COUNTY PUBLIC WORKS. SAID BUFFER IS MEASURED 20' ON EACH FROM THE CENTER OF CREEK AS SHOWN.

"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A
- POSITIONAL ACCURACY: 0.04 US FEET
- TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK
- DATES OF SURVEY: NOVEMBER 14, 2022
- DATUM/EPOCH: NAD83
- PUBLISHED/FIXED CONTROL USE: UNN 100
- GEOID MODEL USED: GEIOD 2018
- COMBINED GRID FACTOR: 0.99985653
- UNITS: US SURVEY FEET

MARK C CARTER NCPLS L-5102 DATE _____

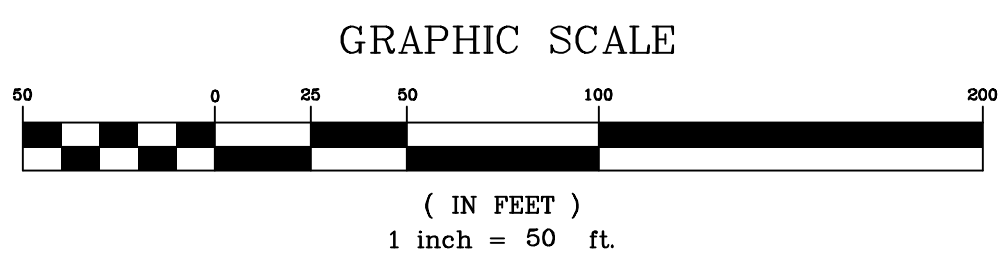


LEGEND

RF	REBAR FOUND
RS	REBAR SET
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIPE FOUND
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
PC	PLAT CABINET
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
CMP	CORRUGATED METAL PIPE
SS	SANITARY SEWER LINE
P	OVERHEAD POWER LINE
X	CHAINLINK FENCE
---	ADJOINER PROPERTY LINE (NOT SURVEYED)
---	R/W LINE (NOT SURVEYED)
---	EXTERIOR PROPERTY LINE
---	BELLSOUTH UTILITY & MAINTENANCE EASEMENT
---	UTILITY EASEMENT
---	CITY OF MONROE PERMANENT UTILITY R/W
---	INDEX CONTOUR LINE
---	EDGE OF WOODLINE (FIELD LOCATED)
---	TOP OF BANK (FIELD LOCATED)
○	POWER POLE
○	LIGHT POLE
⊙	SANITARY SEWER MANHOLE
□	CABLE PEDESTAL
▨	SANITARY SEWER EASEMENT

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED GB	
FRONT	20 FEET
SIDE YARD	10 FEET
REAR YARD	15 FEET
MAX DENSITY	10 UNITS/ACRE



FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710542600J, DATED: 10/16/2008.

PHYSICAL SURVEY/TOPOGRAPHIC SURVEY
AT PROPERTY KNOWN AS
8.295 ACRES - JOHN SMITH DRIVE
DB 1234 PG 567
PARCEL ID # 093-010-34
CITY OF JONVILLE, _____ COUNTY, NC
FOR: DON JOHNSON

PHOENIX LAND SURVEYING, INC
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912

FIELD WORK: RM, JG ~ MAPPING: JF
PROJ # 731-826-33 8 ACRES - JOHN SMITH DRIVE