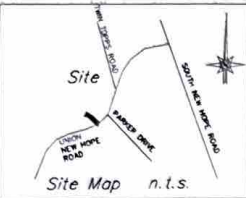


Approved for Public Hearing
Purposes Only by Jaime Lisi
05/26/2026



- LEGEND
- PROPERTY LINE
 - - - SURROUNDING PROPERTY LINE
 - - - RIGHT-OF-WAY
 - - - FENCE LINE
 - - - POWER LINE
 - - - EQUIPMENT STORAGE AREA
 - CM = CONC. MONUMENT
 - CP = CALCULATED POINT
 - EIP = EXISTING IRON PIN
 - IPS = IRON PIN SET
 - UP = UTILITY POLE

LINE	BEARING	DISTANCE
L1	N 66°31'14" W	33.15'
L2	N 69°58'21" W	9.14'
L3	S 49°35'38" E	29.94'

NO GEODETIC MONUMENTATION WITHIN 2,000 FEET OF SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION OF THE DEFINITION OF SUBDIVISION.

I HEREBY CERTIFY THAT THE SUBJECT PROPERTY () IS (X) NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.C. FEMA PANEL # 37103573001, EFFECTIVE DATE: 8/8/2007 (NO FLOOD SURVEY MADE).

I, FRANKLIN E. TANNER CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND DEED DESCRIPTION(S) AS SHOWN, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 23,000+ AND THE AREA DETERMINED BY D.M.D. WITNESS MY HAND AND SEAL, THIS 20TH DAY OF MAY, 2025.

SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING IRON PINS.

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.

PRELIMINARY
NOT FOR DEED CONVEYANCE
OR RECORDATION

Franklin E. Tanner - PLS # 2534

PID# 312989
JEFFERY W. STOWE
D.B. 5482 PG. 757
ZONED R-1

PID# 190602
MICHAEL D. MERRITT HEIRS
D.B. 4864 PG. 2227
ZONED R-1

PID# 312989
JEFFERY W. STOWE
D.B. 5482 PG. 757
ZONED R-1

PID# 224710
JOSHUA L. SPRINGS
D.B. 4844 PG. 930
ZONED R-1

PID# 190600
CRYSTAL S. MERRITT
D.B. 5075 PG. 2156
ZONED R-1

PARKING SCHEDULE
1 SPACE PER EMPLOYEE
1 SPACE PER BUSINESS VEHICLE
2 EMPLOYEES TOTAL
REQUIRED SPACES = 8

CURRENT ZONING R-1
FRONT SETBACK = 30'
REAR SETBACK = 25'
SIDE SETBACK = 15'

PROPOSED ZONING C-3/CD
FRONT SETBACK = 30'
REAR SETBACK = 20'
SIDE SETBACK = 10'

"SITE PLAN"
SOUTH POINT TOWNSHIP
GASTON COUNTY, N.C.

Survey made at the request of

JEFFREY L. SMITH
JOSHUA L. S. SPRING

Scale: 1"=50' Date: APRIL 8, 2025
REV. MAY 20, 2025

Survey By
TANNER AND MCCONNAUGHEY, P.A.
Professional Surveyors
1361-C.E. Garrison Blvd. Gastonia, N.C.
(704) 868-8421 OR (704) 864-2611

D.B. 5548 PG. 1705 Lots _____ Block _____
Subd. _____ P.B. _____ PG. _____
Tax Map # 15 Page 24 Parcel 15.04, 15.08
PID# 190594, 190596



GRAPHIC SCALE - FEET
FILE: 190594-190596-SMITH-UNION-NEW-HOPE-RD-SITE-040626