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W. CATAWBA AVENUE

OWNER: THOMAS W. SPRINGS, III
181227, DB 4381 PG 1002, & # 202122, DB 3618 PG 48
BEND TOWNSHIP, GASTON COUNTY, NORTH CAROLINA

EXEMPT PLAT

PARCEL ID # 181227
RIVER BEND TOWNSHIP, GASTON COUNTY, NORTH CAROLINA

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING
8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227
P (704) 714-1750
F (866) 721-3383
NC #C-4684 & SC #C-5106

Sheet No. 1

Scale: 1" = 60'

SEAL
L-5013
CHRISTOPHER D. FAULK
SURVEYOR
NORTH CAROLINA

Job No. 041-22-001
Date 4/10/234
Proj. Mgr. CDF
Drawn ART

REVISIONS		
1) 1-29-24	COMMENTS ADDRESSED	ART
2) 2-27-24	MOUNT HOLLY REVISIONS	KLS
3) 3-15-24	MOUNT HOLLY REVISION	KLS

Revisions

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECOMBINE PARCEL NUMBERS 181227 AND 202122 INTO ONE (1) NEW PARCEL, AND TO CUT 0.49 ACRES FROM PARCEL NUMBER 202122 TO TO CREATE ONE (1) NEW PARCEL.

STATE OF NORTH CAROLINA GASTON COUNTY

I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3618, PAGE 48 AND BOOK 4381, PAGE 1002 OR OTHER REFERENCED SOURCE); THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000; AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600); THIS 10TH DAY OF APRIL, 2024.

PROFESSIONAL LAND SURVEYOR

Christopher D. Faulk

- 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.

thus, X or ■:

I, Christopher D. Faulk, Professional Land Surveyor No. L-5013, certify to one or more of the following as indicated

OWNER INFORMATION:

THOMAS W. SPRINGS, III
400 W CATAWBA AVENUE
MOUNT HOLLY, NC 28120
(704) 200-4237

DEVELOPER INFORMATION:

PAUL SAWYER
MT LAND, LLC
141 PROVIDENCE ROAD
CHARLOTTE, NC 28207
(704) 200-4237

RETURN TO:

METROLINA LAND SURVEYING, INC.
8521 CROWN CRESCENT COURT
CHARLOTTE, NC 28227
(704) 741-1700

GRAPHIC SCALE
1 inch = 60 ft.
(IN FEET)
60 0 30 60 120 240

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2 BUSINESS DAYS BEFORE DIGGING
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LEGEND

RF	REBAR FOUND
RS	REBAR SET
SF	SQUARE FOOT
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
ET	ELECTRICAL TRANSMISSION TOWER
	LINES SURVEYED
	LINES NOT SURVEYED
	RIGHT-OF-WAY
	MUNICIPAL LINE
	AREA IN R/W

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM)

GASTON COUNTY - ZONED R-1		GASTON COUNTY - ZONED RS-1	
FRONT:	35 FEET	FRONT:	30 FEET
SIDE YARD:	12 FEET	SIDE YARD:	8 FEET
REAR YARD:	25 FEET	REAR YARD:	20 FEET
LOT WIDTH:	80 FEET	LOT WIDTH:	65 FEET
LOT AREA:	30,000 SF	LOT AREA:	12,000 SF

MOUNT HOLLY - ZONED R-12

FRONT:	35 FEET		
SIDE YARD:	12 FEET	NO PORTION OF THE SUBJECT PROPERTY SHOWN	
REAR YARD:	30 FEET	HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA	
LOT WIDTH:	90 FEET	PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY	
LOT AREA:	12,000 SF	PANEL 3710356600L, DATED: SEPTEMBER 2, 2015.	

FLOOD NOTE:

EXEMPTION CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT IN ACCORDANCE WITH SECTION 1.5 OF THE CITY OF MOUNT HOLLY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND MAY BE RECORDED WITH THE GASTON COUNTY REGISTER OF DEEDS OFFICE.

PLANNING AND DEVELOPMENT DIRECTOR — DATE

STATE OF NORTH CAROLINA
GASTON COUNTY

REVIEW OFFICER OF GASTON COUNTY, N.C. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE

CERTIFICATION
GASTON COUNTY PLANNING & DEVELOPMENT SERVICES

THIS PLAT DOES NOT CREATE A SUBDIVISION OF PROPERTY AND AS SUCH IS NOT SUBJECT TO SUBDIVISION REGULATIONS CONTAINED WITHIN THE GASTON COUNTY UNIFIED DEVELOPMENT ORDINANCE AND MAY BE RECORDED BY THE GASTON COUNTY REGISTER OF DEEDS.

LAND USE SERVICES — DATE

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY FREE ACT AND DEED.

OWNER — DATE

APPROVAL OF WATER SHED

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED ADMINISTRATION FOR RECORDING IN THE GASTON COUNTY REGISTER OF DEEDS OFFICE.

WATERSHED ADMINISTRATOR — DATE

REGISTER OF DEEDS

FILED FOR REGISTRATION ON ____ DAY OF ____ A.D., 20__ AT ____ O'CLOCK ____ M., AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS, GASTON COUNTY, N.C.

BOOK ____ PAGE ____

BY: ____

ASSISTANT REGISTER OF DEEDS

NORTH CAROLINA
GASTON COUNTY

I, Jason S. Lockridge, REGISTER OF DEEDS, IN AND FOR THE AFORESAID COUNTY AND STATE HEREBY CERTIFY THIS TO BE A TRUE COPY OF DOCUMENT WHICH IS RECORDED IN BOOK 104 PAGE 27 WITNESS MY HAND AND SEAL OF OFFICE THIS 20 DAY OF June 20 24

REGISTER OF DEEDS — BY: Deputy/Assistant — DATE

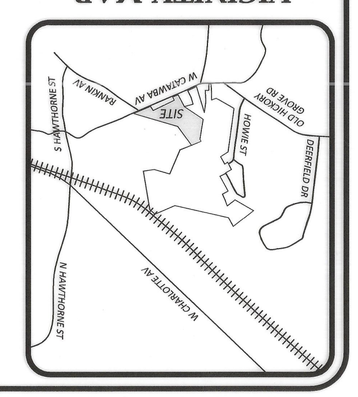
SURVEYOR — DATE

Doc ID: 022487210001 Type: ORP
Recorded: 06/04/2024 at 09:30:53 AM
Fee Amt: $31.00 Page 1 of 1
Gaston, NC
Susan S. Lockridge Register of Deeds
BK 104 Pg 27

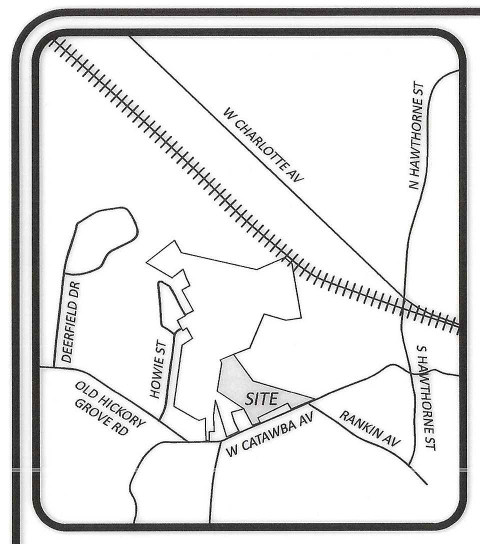
NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM GASTON COUNTY TAX ORTHO RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPALACHIAN RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF GASTON COUNTY AND THE CITY OF MOUNT HOLLY. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND CITY ORDINANCES PRIOR TO ANY LAND DISTURBANCE
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR CONSTRUCTION.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. THIS IS A SURVEY OF AN EXISTING PARCEL OR
10. PROPERTY ZONED R-1, RS-12 (GASTON COUNTY), AND R-12 (CITY OF MOUNT HOLLY)
11. WATERSHED CLASSIFICATION: CATAWBA PROTECTED
12. NUMBER OF PROPOSED LOTS: 2
13. LINEAR FEET IN STREETS: 560.27'

VICINITY MAP
(Not to Scale)



M:_2022\041-22-001 MT LAND\041-22-001 MT HOLLY BOUNDARY\Drawings\20231101MtHolly_Recomb.dwg
S 63°51'54" W 600.00' (TOTAL)
N 63°51'54" E 181.22'
S 26°08'06" E 177.73'
N 26°08'06" W 167.42' (T)
N 45°55'05" E 284.44' (TIE ONLY)
S 67°12'54" W 600.22' (TOTAL)
N 73°36'22" W 1,352.66' (TOTAL)
1,013.54' (TIE ONLY)
S 67°12'54" W 174.07'
N 22°47'06" W 489.71'
N 67°12'54" E 187.50'
S 22°47'06" E 489.71'
N 22°47'06" W 489.71'
S 67°12'54" W 187.50



EXEMPTION CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT IN ACCORDANCE WITH SECTION 1.5 OF THE CITY OF MOUNT HOLLY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND MAY BE RECORDED WITH THE GASTON COUNTY REGISTER OF DEEDS OFFICE.

5-20-24 For
PLANNING AND DEVELOPMENT DIRECTOR

**STATE OF NORTH CAROLINA
GASTON COUNTY**

I, SHELBY BARKLEY, REVIEW OFFICER OF GASTON COUNTY, N.C. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Shelby Barkley
REVIEW OFFICER — DATE 05/31/24

**CERTIFICATION
GASTON COUNTY PLANNING & DEVELOPMENT SERVICES**

THIS PLAT DOES NOT CREATE A SUBDIVISION OF PROPERTY AND AS SUCH IS NOT SUBJECT TO SUBDIVISION REGULATIONS CONTAINED WITHIN THE GASTON COUNTY UNIFIED DEVELOPMENT ORDINANCE AND MAY BE RECORDED BY THE GASTON COUNTY REGISTER OF DEEDS.

LAND USE SERVICES — DATE 5/30/24

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY FREE ACT AND DEED.

Thomas W. Springs III
OWNER — DATE 5.17.24

APPROVAL OF WATER SHED

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION REGULATIONS AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE GASTON COUNTY REGISTER OF DEED OFFICE.

WATERSHED ~~ADMINISTRATOR~~ Majority in Mt. Holly of New tract 3A — DATE 5-31-24

NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED DEVELOPMENT RESTRICTIONS MAY APPLY.

THIS PLAT IS LOCATED IN WHOLE OR IN PART OF A DESIGNATED SURFACE WATER SUPPLY WATERSHED AREA OF GASTON COUNTY OR THE MUNICIP0ASLITIES FOR WHICH GASTON COUNTY ADMINISTERS WATERSHED REGULATIONS. THIS ARE IS DEFINED AS THE PROTECTED IV AND NAMED AS CATAWBA AND THIS AREA IS ACCURATELY DEPICTED.

SURVEYOR — DATE 5.3.24

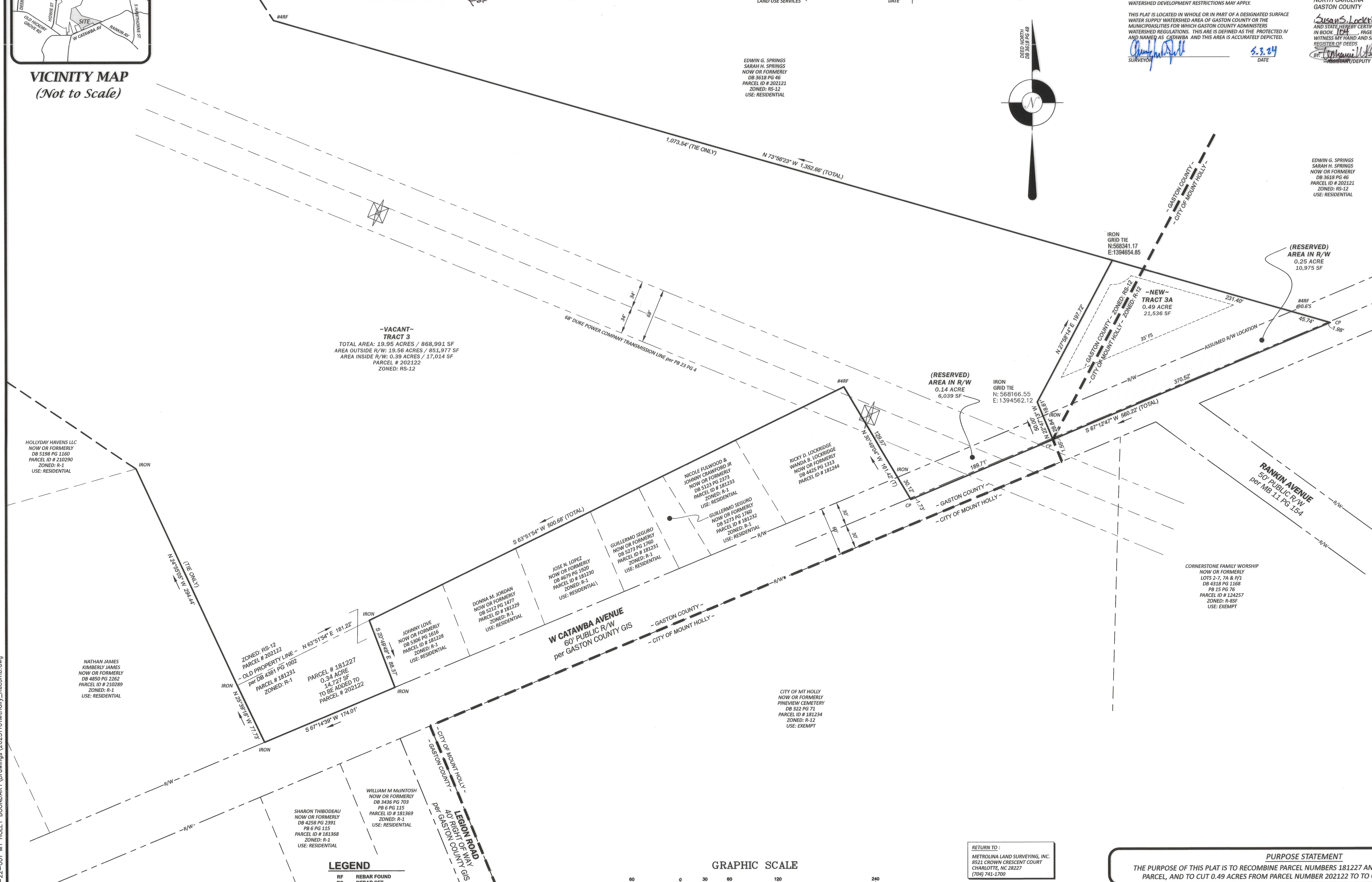
REGISTER OF DEEDS

FILED FOR REGISTRATION ON ______ DAY OF ______________ A.D., 20____ AT ______ O'CLOCK ___M., AND REGISTERED IN THE OFFICE OF REGISTER OF DEEDS, GASTON COUNTY, N.C.
IN BOOK _______ PAGE ______
BY: ____________________
ASSISTANT REGISTER OF DEEDS

NORTH CAROLINA
GASTON COUNTY

I, Susan S. Lockridge, REGISTER OF DEEDS, IN AND FOR THE AFRESAID COUNTY AND STATE HEREBY CERTIFY THIS TO BE A TRUE COPY OF DOCUMENT WHICH IS RECORDED IN BOOK 104, PAGE 27. WITNESS MY HAND AND SEAL OF OFFICE THIS 4th DAY OF June, 2024.
REGISTER OF DEEDS
BY: ASSISTANT/DEPUTY — DATE 6.4.24

Doc ID: 022487210001 Type: CRP
Recorded: 06/04/2024 at 09:30:53 AM
Fee Amt: $31.00 Page 1 of 1
Gaston, NC
Susan S. Lockridge Register of Deeds
BK 104 PG 27



NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM GASTON COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. 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.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF GASTON COUNTY AND THE CITY OF MOUNT HOLLY. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND CITY ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS.
10. PROPERTY ZONED R-1, RS-12 (GASTON COUNTY), AND R-12 (CITY OF MOUNT HOLLY).
11. WATERSHED CLASSIFICATION: CATAWBA PROTECTED IV.
12. NUMBER OF PROPOSED LOTS: 2
13. LINEAR FEET IN STREETS: 560.22'

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM)

GASTON COUNTY - ZONED R-1		GASTON COUNTY - ZONED RS-1	
FRONT:	30 FEET	FRONT:	30 FEET
SIDE YARD:	15 FEET	SIDE YARD:	8 FEET
REAR YARD:	25 FEET	REAR YARD:	20 FEET
LOT WIDTH:	80 FEET	LOT WIDTH:	65 FEET
LOT AREA:	30,000 SF	LOT AREA:	12,000 SF

MOUNT HOLLY - ZONED R-12

FRONT:	35 FEET
SIDE YARD:	12 FEET
REAR YARD:	30 FEET
LOT WIDTH:	90 FEET
LOT AREA:	12,000 SF

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 3710359600L, DATED: SEPTEMBER 2, 2015.

LEGEND

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
☒	ELECTRICAL TRANSMISSION TOWER
———	LINES SURVEYED
— — —	LINES NOT SURVEYED
— - —	RIGHT-OF-WAY
— — —	MUNICIPAL LINE
☐	AREA IN R/W

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GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

RETURN TO :
METROLINA LAND SURVEYING, INC.
8521 CROWN CRESCENT COURT
CHARLOTTE, NC 28227
(704) 741-1700

DEVELOPER INFORMATION :
PAUL SHRIVER
MT LAND, LLC
141 PROVIDENCE ROAD
CHARLOTTE, NC 28207
(704) 200-4237

OWNER INFORMATION :
THOMAS W. SPRINGS, III
400 W CATAWBA AVENUE
MOUNT HOLLY, NC 28120
(704) 200-4237

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECOMBINE PARCEL NUMBERS 181227 AND 202122 INTO ONE (1) NEW PARCEL, AND TO CUT 0.49 ACRES FROM PARCEL NUMBER 202122 TO TO CREATE ONE (1) NEW PARCEL.

I, Christopher D. Faulk, Professional Land Surveyor No. L-5013, certify to one or more of the following as indicated thus, ☒ or ■:

■ 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.

STATE OF NORTH CAROLINA GASTON COUNTY

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3618, PAGE 48 AND BOOK 4381, PAGE 1002 OR OTHER REFERENCE SOURCE______); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE_____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 10th DAY OF APRIL, 2024.

PROFESSIONAL LAND SURVEYOR

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING
8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227
P (704) 741-1700
F (980) 721-2353
NC #C-4584 & SC #C-6106

EXEMPT PLAT

W. CATAWBA AVENUE

OWNER: THOMAS W. SPRINGS, III
PARCEL ID # 181227, DB 4381 PG 1002, & # 202122, DB 3618 PG 48
RIVER BEND TOWNSHIP, GASTON COUNTY, NORTH CAROLINA

Revisions

REVISIONS:			
1)	1-29-24	COMMENTS ADDRESSED	ART
2)	2-27-24	MOUNT HOLLY REVISIONS	KLS
3)	3-15-24	MOUNT HOLLY REVISION	KLS

Job No.	041-22-001
Date	4/10/234
Proj. Mgr.	CDF
Drawn	ART

NORTH CAROLINA PROFESSIONAL SEAL L-5013 LAND SURVEYOR CHRISTOPHER D. FAULK

Scale: 1" = 60'

Sheet No. 1

M:_2022\041- MT LAND\041-22-001 MT HOLLY BOUNDARY\Drawings\20231101MtHolly_Recomb.dwg

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