

I Lance D. Schamback, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed description and/or Map Book See Notes, Page See Notes). That the boundaries not surveyed are clearly indicated as drawn from information found in Book NA, Page NA; that the ratio of precision as calculated is 1: 10,000+ that this plot creates a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land and was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal. This 17 day of June, A.D. 2019.

LANCE D. SCHAMBACK  
REGISTRATION NUMBER: L-4295

**Approval for Recording**

I \_\_\_\_\_ hereby, certify that the subdivision plot shown hereon has been found to comply with the Subdivision Regulations for Gaston County, North Carolina, and is approved for recording in the Office of the County Register of Deeds.

Date \_\_\_\_\_ Land Use Services

**Approval and Acceptance of Dedication**

I \_\_\_\_\_ hereby, certify that Gaston County approved this plot or map and accepted the dedication of the street, easement, rights of way, and public parks shown thereon, if any, but assumes no responsibility to open or maintain the same until, in the opinion of the governing body of Gaston County, it is in the public interest to do so. Gaston County has no authority, under the laws of the State of North Carolina to maintain streets.

Date \_\_\_\_\_ County Manager

**Corporate Owner**

Know all men by these presents that \_\_\_\_\_ certifies that he is the President or Vice President of William R. Homes, LLC, and that this corporation as the owner of the property so indicated hereon, and that it does hereby dedicated to public use as street, alleys, walks, parks, playgrounds, open space, and easements forever for all areas as shown or indicated on said plot.

This, The \_\_\_\_\_ Day of \_\_\_\_\_ Year \_\_\_\_\_

William R. Homes, LLC.  
(Affix corporate seal)

(President or Vice President)

(Ass't) Secretary, (Asst.) Cashier

North Carolina, \_\_\_\_\_ County.

This day \_\_\_\_\_ Personally came before me who being by me duly sworn, says that he is the (Vice) President of William R. Homes, LLC., on that the foregoing instrument in writing is the corporate seal of the company and that said writing was signed and sealed by him on behalf of the corporation. By its authority duly given, and he acknowledged the said writing to be the act and deed of the corporation.

Witness My and Notarial Seal, The \_\_\_\_\_ Day of \_\_\_\_\_ Year \_\_\_\_\_

Notary Public  
My commission expires: \_\_\_\_\_

**Approval of Water Shed**

I certify that the plot shown hereon complies with the Watershed Protection Regulations as is approved by the Watershed Administrator for recording in the Gaston County Register of Deeds office.

Date \_\_\_\_\_ Watershed Administrator

**Approval of Flood Plain**

I hereby certify that the plot shown hereon has been found to be in compliance with the Flood Damage Prevention Requirements of Gaston County and / or Variances as granted for this subdivision.

Date \_\_\_\_\_ Gaston County Floodplain Administrator

**NCDOT**

Department of Transportation, Division of Highways  
Approved \_\_\_\_\_ District Engineer \_\_\_\_\_ Date \_\_\_\_\_

**Review Officer**

Review Officer Certificate  
State of North Carolina of Gaston

I \_\_\_\_\_ Review Officer of Gaston County, certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.  
Date \_\_\_\_\_ Review Officer \_\_\_\_\_

I Lance D. Schamback, certify that this survey creates a parcel of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Professional Land Surveyor \_\_\_\_\_ Registration No. \_\_\_\_\_

This Plot is not located in a designated Surface Water Supply Watershed Area of Gaston County or the Municipalities for which Gaston County Administers Watershed Regulations.

Date \_\_\_\_\_ Surveyor \_\_\_\_\_

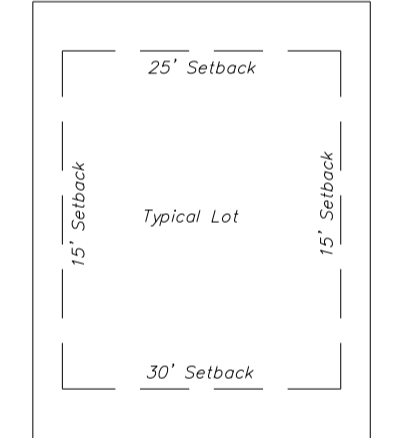
**Approval of Flood Plain**

I hereby certify that the plot shown hereon or a portion of it is / is not located in a Special Flood Hazard Area and that these areas have been accurately depicted. This area is further shown on Fema Flood Insurance Rate Map 3710355300i dated as of 9/28/2007.

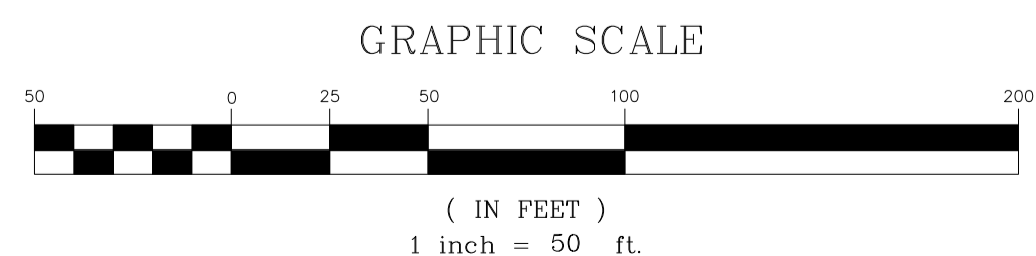
Date \_\_\_\_\_ Surveyor \_\_\_\_\_



- Notes:
- 1) This property may be subject to any Easements, Rights-of-way, and/or Restrictive Covenants.
  - 2) Boundary information based on Deed Book 4272 at Page: 2299 and Deed Book 4427 at Page 2403 as recorded in the Gaston County Register of Deeds.
  - 3) This survey is of an existing parcel or parcels of land.
  - 4) No N.C.G.S. or U.S.G.S. Monuments could be located within 2000'.
  - 5) Area by coordinate method.
  - 6) Zoning is under the US on SV overlays. Zoned: R-1:  
Front Setback: 30'  
Side Setback: 15'  
Rear Setback: 25'  
Rear Setback along lake: is 40' From The 570 Contour Line
  - 8) 0.25 acres dedicated to NCDOT & The Public.
  - 9) 5 new lots are created by this plat. 6.87 Acres Total in this phase.
  - 10) The area of the Lots shown do not include any area in side the public right of ways.
  - 11) All utilities will be underground.



LINE	LENGTH	BEARING
L1	50.00	N16°04'32"E
L2	21.97	N16°04'32"E
L3	73.89	N14°14'59"E
L4	26.96	N14°14'59"E
L5	22.56	S12°50'13"W
L6	14.54	S23°11'48"W
L7	33.39	S06°40'15"W
L8	16.87	S64°52'00"E
L9	15.66	N62°21'00"E
L10	12.81	S16°54'02"E
L11	26.83	S33°47'01"W
L12	41.79	S42°36'32"E
L13	36.51	S06°06'25"W
L14	19.78	S43°52'09"W
L15	16.32	S41°32'04"E
L16	25.46	S38°46'46"E
L17	33.65	S30°57'49"W



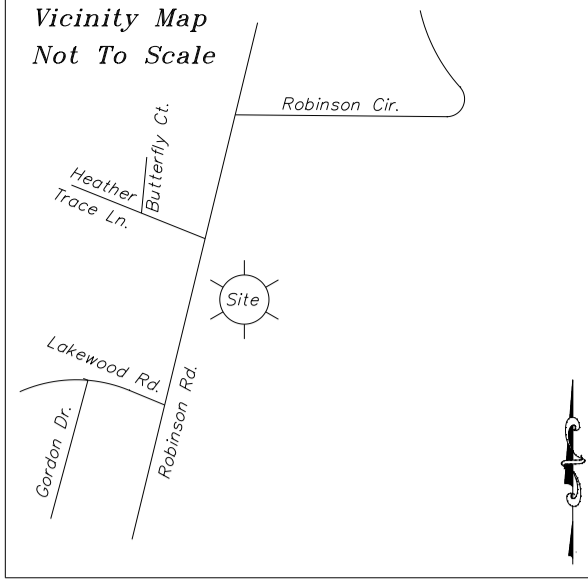
- LEGEND
- R/W = Right-of-way
  - I.P.S. = #4 Rebar Set
  - = Not to scale
  - = Utility Pole
  - = Cable Pedestal
  - ⊗ = Water Meter
  - CMP = Corrugated Metal Pipe
  - E.O.P. = Edge of pavement
  - RCP = Reinforced Concrete Pipe
  - ☐ = Telephone Box
  - ⊕ = Fire Hydrant
  - ⊙ = Light Pole
  - ⊛ = Proposed Light Pole

**Final Plat**  
of  
**Turner Hill**  
Gastonia Township, Gaston County, N.C.

Owner/Developer: William R. Homes, LLC.  
Return To: 8000 Corporate Center Dr. Suite 100 Charlotte, N.C. 28226

Tax Parcel No.: 3553112863 & 3553122082

Date of Survey: \_\_\_\_\_  
Date of Map: 6/17/2019  
Scale: 1" = 50'  
Drawn By: LDS  
Job Number: 2019-47  
Land Surveyor: Schamback Surveying, P.A. P.O. Box 4143 Mooresville, N.C. 28117 Phone: (704) 622-9915 C-3218



North Carolina  
Gaston County

I, \_\_\_\_\_  
Register of Deeds, in and for the aforesaid county  
ons state hereby certify this to be a true copy of  
document which is recorded in Book \_\_\_\_\_  
Page \_\_\_\_\_ WITNESS my hand and seal of  
office this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Register of Deeds  
By \_\_\_\_\_  
Assistant/Deputy