

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 N/A, Page N/A; 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 16 day of July, A.D. 2020.

LANCE D. SCHAMBACK
REGISTRATION NUMBER: L-4295

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. _____
Date _____ Surveyor _____

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 3710355300J dated as of 9/28/2007.

Date _____ Surveyor _____

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 of the Corporation and he is dedicating to the 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 _____

Chateau Homes, LLC. (James Roy)
(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 corporation, 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 and is approved by the Watershed Administrator for recording in the Gaston County Register of Deeds office.

Date _____ Watershed Administrator _____

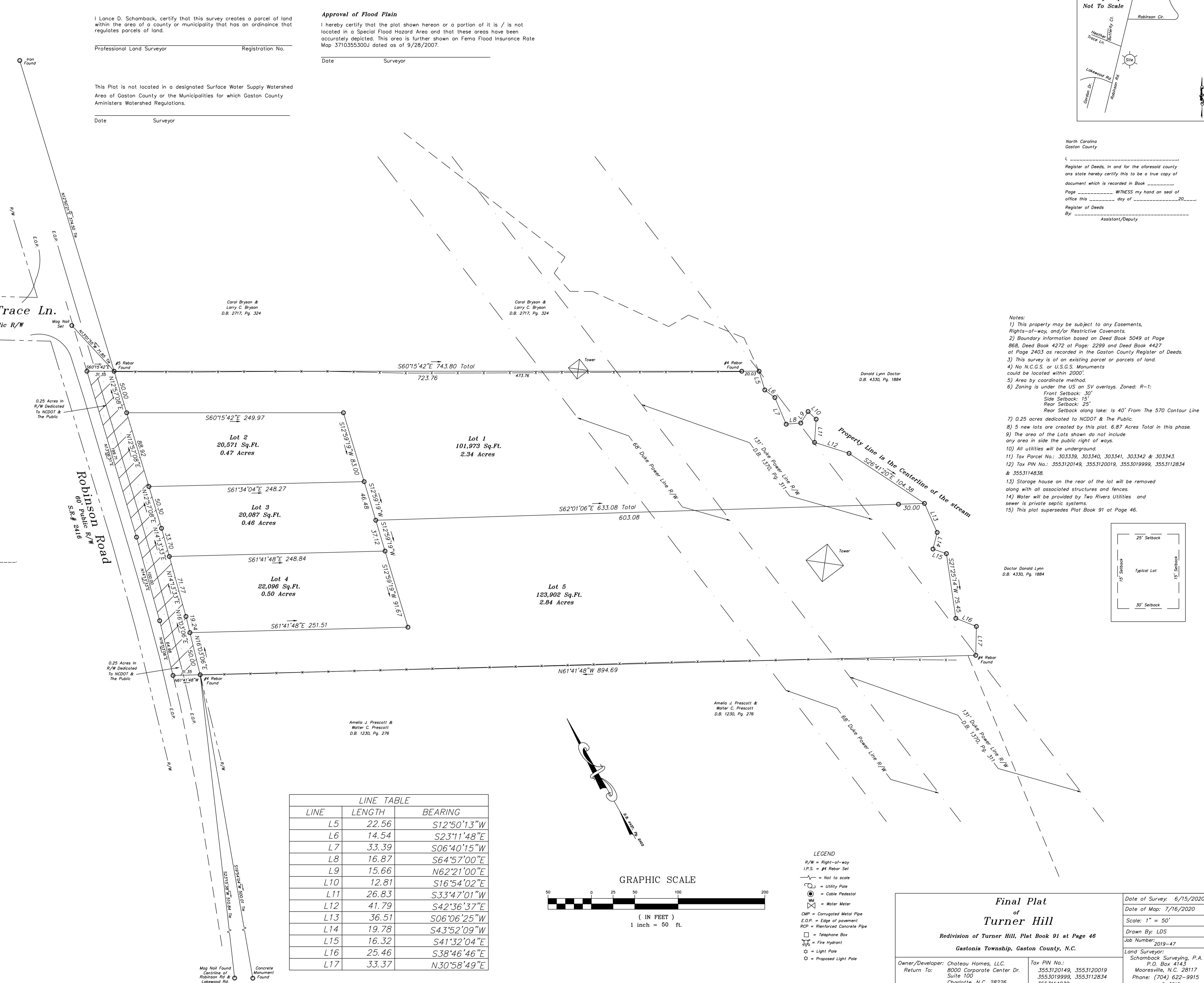
Approval of Flood Plain
I hereby certify that the plot shown hereon has been found to be in compliance with the Flood Damage Prevention Requirements of Gaston County and / or Variances as granted for this subdivision.

Date _____ Gaston County Floodplain Administrator _____

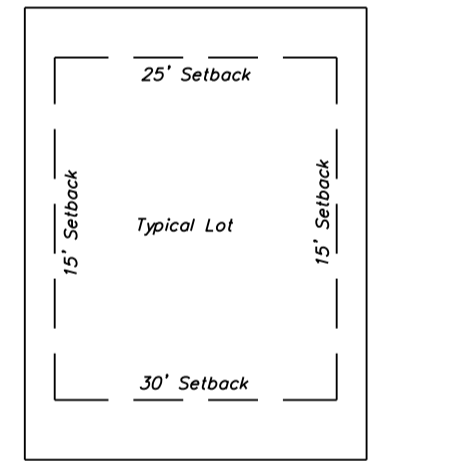
NCDOT
Department of Transportation, Division of Highways
Approved _____ District Engineer _____ Date _____

Review Officer
Review Officer Certificate
State of North Carolina of Gaston

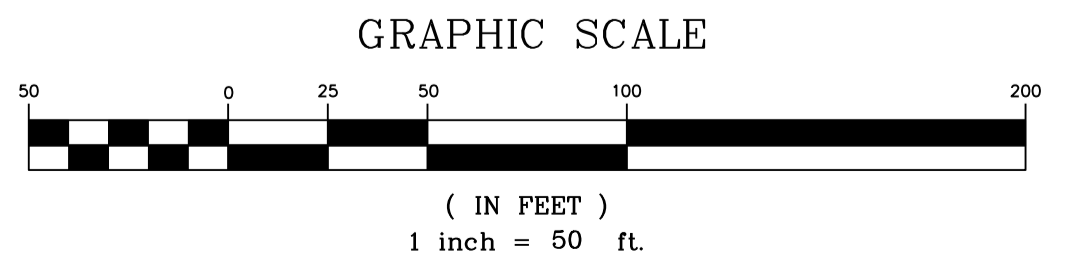
I, _____, Review Officer of Gaston County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Date _____ Review Officer _____



- Notes:**
- 1) This property may be subject to any Easements, Rights-of-way, and/or Restrictive Covenants.
 - 2) Boundary information based on Deed Book 5049 at Page 868, 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
 - 7) 0.25 acres dedicated to NCDOT & The Public.
 - 8) 5 new lots are created by this plat. 6.87 Acres Total in this phase.
 - 9) The area of the Lots shown do not include any area in side the public right of ways.
 - 10) All utilities will be underground.
 - 11) Tax Parcel No.: 303339, 303340, 303341, 303342 & 303343
 - 12) Tax PIN No.: 3553120149, 3553120019, 3553019999, 3553112834 & 3553114838
 - 13) Storage house on the rear of the lot will be removed along with all associated structures and fences.
 - 14) Water will be provided by Two Rivers Utilities and sewer is private septic systems.
 - 15) This plat supersedes Plat Book 91 at Page 46.



LINE TABLE		
LINE	LENGTH	BEARING
L5	22.56	S12°50'13"W
L6	14.54	S23°11'48"E
L7	33.39	S06°40'15"W
L8	16.87	S64°57'00"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°36'37"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	33.37	N30°58'49"E



- LEGEND**
- R/W = Right-of-way
 - L.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
Redivision of Turner Hill, Plat Book 91 at Page 46
Gastonia Township, Gaston County, N.C.

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

Tax PIN No.: 3553120149, 3553120019, 3553019999, 3553112834, 3553114838

Date of Survey: 6/15/2020
Date of Map: 7/16/2020
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