

VICINITY MAP (NO SCALE)

LINE	BEARING	DISTANCE
L1	N 52°01'05" E	54.90'
L2	N 64°58'37" E	79.01'
L3	N 89°58'46" E	86.19'
L4	S 86°22'30" E	94.44'
L5	S 70°12'26" E	65.57'
L6	S 67°17'12" E	77.07'
L7	S 67°17'12" E	249.53'
L8	S 60°43'02" E	25.04'
L9	S 26°44'33" E	31.00'
L9	S 60°43'02" E	92.58'
L10	S 56°02'24" E	67.57'
L11	S 26°44'33" E	31.00'
L12	S 28°36'33" W	30.60'
L13	N 49°14'22" E	102.92'

LINE LEGEND

- PROPERTY BOUNDARY
- ADJACENT BOUNDARY (NOT SURVEYED)
- PROPERTY BOUNDARY TIE LINE ONLY
- RIGHT OF WAY LINE
- EASEMENT LINE
- SETBACK LINE
- OVERHEAD UTILITY LINES
- TOP OF BANK
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- STORM DRAIN PIPE

SYMBOL LEGEND

- REBAR FOUND (RBF)
- IRON PIPE FOUND (IPF)
- IRON ROD FOUND (IRF)
- MAG NAIL FOUND (MNF)
- CALCULATED POINT (CP)
- REBAR SET (RBS)
- TELEPHONE BOX
- UTILITY POLE

ABBREVIATIONS

- DB DEED BOOK
- PC PLAT CABINET
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- AC ACRES
- EX. EXISTING

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.
2. AREAS CALCULATED BY THE COORDINATE METHOD.
3. ALL CORNERS MONUMENTED AS SHOWN.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. BW Surveying PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
7. SEVEN LOTS ARE BEING CREATED FROM ONE LOT.

PROPERTY ZONED RA-40: PER FAIRVIEW LAND USE ORDINANCE SECTION 184-C
 MINIMUM SETBACK: 40'
 MINIMUM SIDE YARD: 15'
 MINIMUM REAR YARD: 40'
 MAXIMUM BUILDING HEIGHT: 35'

NORTH CAROLINA, COUNTY

I, _____, A NOTARY PUBLIC OF THE COUNTY AND STATE OF _____, FORESAID, CERTIFY THAT _____ & _____ PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

OWNERSHIP CERTIFICATE

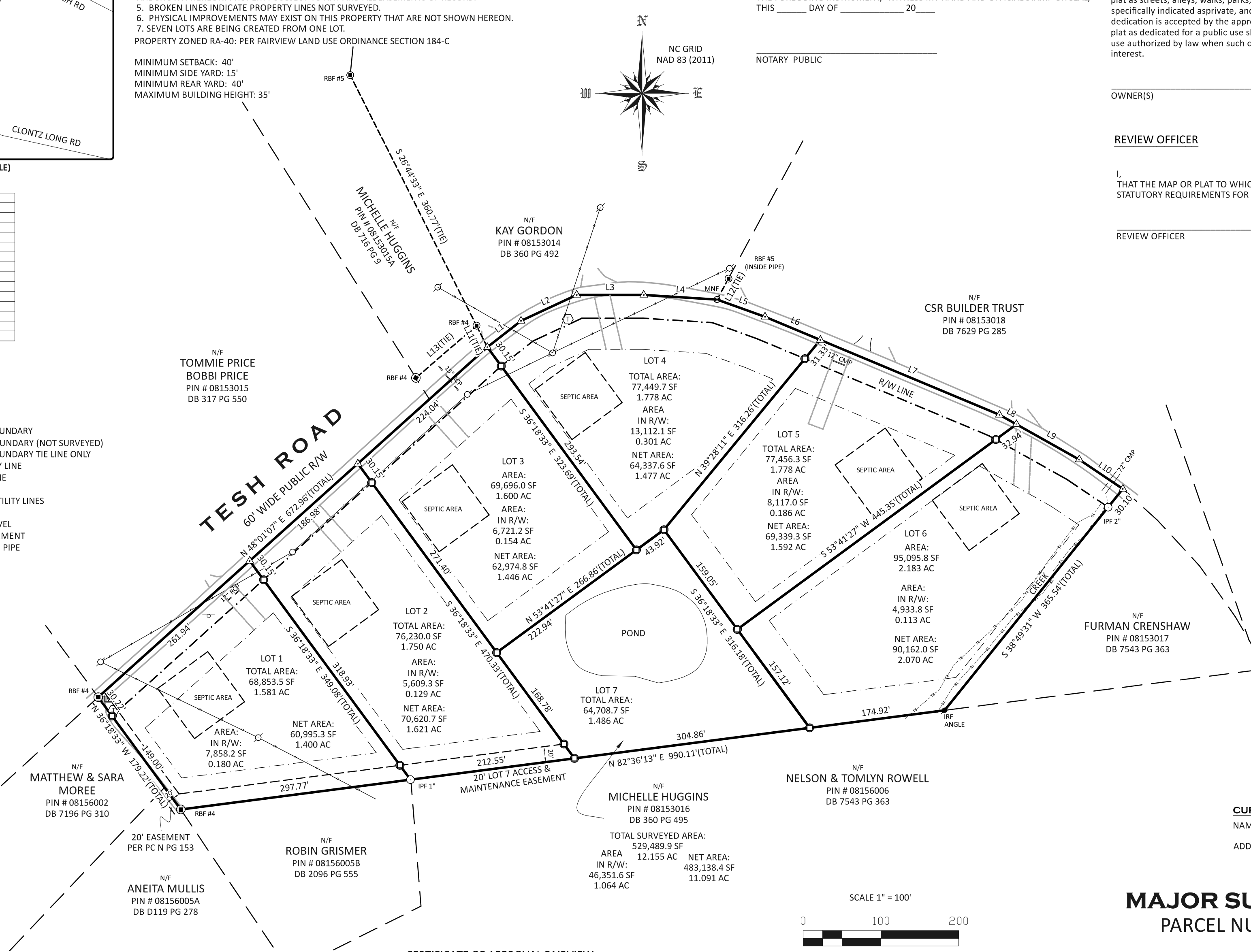
I (We) hereby certify that I (we) am/are the owner of the property described hereon, which property is located within the subdivision jurisdiction of the Town of Fairview, that I hereby freely adopt this plan of subdivision and hereby establish all lots, with minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by Town Council in the public interest.

OWNER(S) _____ DATE _____

REVIEW OFFICER

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

REVIEW OFFICER _____ DATE _____



SURVEYORS CERTIFICATE [G.S. 47-30]

I, BRIAN T. WINTERS, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 360, PAGE 495, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE POSITIONAL ACCURACY AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MANICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL. THIS _____ DAY OF _____, _____.

BRIAN T. WINTERS PROFESSIONAL LAND SURVEYOR
 NORTH CAROLINA LICENSE NUMBER: L-5376

CERTIFICATE OF APPROVAL FAIRVIEW

Certificate of Approval hereby certify that the major subdivision shown on this plat is in all respects in compliance with the Town of Fairview Land Use Ordinance, and that therefore this plat has been approved by the Town of Fairview Land Use Administrator, subject to its being recorded in the Office of the Union County Register of Deeds within ninety days of the date below.

Land Use Administrator _____ Date _____

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED 10/16/2008. (FIRM NUMBER: 3710554000J)

REVISIONS: 06/15/2021 PLANNER REVIEW EDITS ADDED

FILE NAME:	TESH ROAD SUB.DWG
PROJECT NUMBER:	21-012
DATE OF SURVEY:	01/19/2021
DRAWN BY:	BTW

MAJOR SUBDIVISION OF
 PARCEL NUMBER 08153016

GOOSE CREEK TOWNSHIP, UNION COUNTY
 NORTH CAROLINA
 DEED REFERENCE: DB 360, PG 495
 TAX PARCEL ID #08153016

CURRENT OWNER:

NAME: MICHELLE HUGGINS
 ADDRESS: 7420 TESH ROAD

