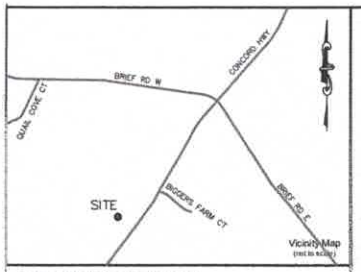

GENERAL NOTES

1. DEED BOOK: 8836, PAGE 672, PLAT CABINET N, FILE 852.
2. FEMA FIRM PANEL # 3710554200J EFFECTIVE DATE NOVEMBER 16, 2018. PORTION OF PARCEL APPEARS TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAY, EASEMENTS, OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.
4. ALL DISTANCES ARE IN FEET (US SURVEY FOOT) AND DECIMALS THEREOF AND REPRESENT HORIZONTAL GROUND DISTANCES.
5. SETBACKS ARE SUBJECT TO VERIFICATION AND INTERPRETATION BY GOVERNMENT AUTHORITIES.
6. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
7. PROPERTY IS ZONED RA-40.
8. BUILDING SETBACKS FOR RA-40 ARE: 40' FRONT, 15' SIDE AND 40' REAR.
9. AREAS DETERMINED BY COORDINATE COMPUTATION.
10. THE NEW LOTS WILL BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.
11. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON LOCATION OF VISIBLE APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. PEAK SURVEYING, PLLC CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
12. CLIENT HAD COMMUNICATIONS WITH DUKE ENERGY ABOUT OVERHEAD UTILITY LINE RELOCATION. IF OVERHEAD LINE IS NOT MOVED, THE SEPTIC FIELDS FOR LOT 1 WILL NEED TO BE REVISED.
13. CLIENT TO VERIFY WITH CLOSING ATTORNEY THAT ADDITIONAL LOTS CAN USE EXISTING INGRESS/EGRESS EASEMENT.
14. NEW DRIVEWAYS ACCESSING NCDOT'S RIGHT OF WAY WILL REQUIRE APPROVAL/PERMITS FROM NCDOT.
15. SEPTIC FIELDS PROVIDED BY STAMPER SOIL SERVICES.

SURVEYOR'S CERTIFICATION

I JAMES C. DAVIS, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION; (DEED AND MAP DESCRIPTIONS AS SHOWN BELOW); AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY: CLASS B SURVEY, 0.10' POSITIONAL ACCURACY, RTK FIELD PROCEDURES WERE USED ON THE DATE OF SEPTEMBER 16, 2025 . THE SURVEY WAS BASED ON NAD83/2011 DATUM, 2010 EPOCH AND GEOID 2018. THE COMBINED SCALE FACTOR FOR THE SITE IS 0.99985889828. THE SITE WAS LOCALIZED AT THE FOLLOWING COORDINATE: N:525636.39, E:1540091.77. ALL DISTANCE UNITS SHOWN ON THE MAP ARE US SURVEY FEET.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF NOVEMBER, 2025.

I ALSO, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JAMES C. DAVIS NC PLS L-4553 (signature) DATE

DATE OF FIELD SURVEY: AUGUST 2, 2024

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE TOWN OF FAIRVIEW LAND USE ORDINANCE, AND 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.

DATE ED HUMPHRIES, LAND USE ADMINISTRATOR

REVIEW OFFICER
STATE OF NORTH CAROLINA

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

DATE REVIEW OFFICER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF UNION COUNTY, 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 BOARD OF COMMISSIONERS IN THE PUBLIC INTEREST.

DATE OWNER

ACCESS EASEMENT MAINTENANCE

CURRENT AND FUTURE PROPERTY OWNERS THAT UTILIZE THE ACCESS EASEMENT WILL BE RESPONSIBLE FOR MAINTAINING THE PRIVATE DRIVE.

Graphic Scale
0 100 200
(IN Feet)
1 inch = 100ft.

LEGEND

- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINES
- RIGHT OF WAY
- IRF IRON REBAR FOUND
- SET #4 REBAR
- COMPUTED POINT
- UTILITY POLE

PROPOSED LOT 1
TOTAL ACRES: 3.80
ACRES IN R/W: 0.77
NET ACRES: 3.03

PROPOSED LOT 2
TOTAL ACRES: 2.70

PROPOSED LOT 3
TOTAL ACRES: 1.92

PROPOSED LOT 4
TOTAL ACRES: 11.57
ACRES IN R/W: 1.23
NET ACRES: 10.34

PROPOSED LOT 5
TOTAL ACRES: 1.18
ACRES IN R/W: 0.15
NET ACRES: 1.03

PROPOSED LOT 6
TOTAL ACRES: 1.25
ACRES IN R/W: 0.18
NET ACRES: 1.07

N/F
ROGER & TRACY HUDSON
PIN: 08180001A
DB. 8466, PG. 341
ZONED RA-40

N/F
SANTHOSH ADDAGOODI & ALEKYA MUKKA
PIN: 08180002C
DB. 8885, PG. 277
ZONED RA-40

N/F
CARL CLONTZ JR
PIN: 08180002E
DB. 7077, PG. 333
ZONED RA-40

N/F
FAITH PRESLAR
PIN: 08180002A
DB. 8838, PG. 208
ZONED RA-40

N/F
SERGIO FLORES
PIN: 08180002D
DB. 9010, PG. 78
ZONED RA-40

CONCORD HIGHWAY
US HIGHWAY 601
100' PUBLIC RIGHT OF WAY
PER PLAT CABINET N, FILE 852

CITY OF MONROE
20' UTILITY EASEMENT
PER DB. 4778, PG. 783

25' INGRESS/EGRESS EASEMENT
PER MB. M, PG. 485

FEMA FLOODLINE
SEE FLOOD PANEL
3710554200L FOR DETAILS

PROPERTY LINE
FOLLOW DUCK CREEK

NCGS MONUMENT GARDEN
GRID COORDINATES
N: 525749.91
E: 1540738.91

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	311.08'	S36°02'32"W	L11	56.01'	N07°13'46"E	L21	127.33'	S35°25'46"W	L31	47.48'	N71°44'22"W	L41	107.46'	N35°41'25"E	L51	29.09'	N12°45'16"E	L61	100.00'	N12°21'07"E	L71	80.00'	N84°15'19"W
L2	180.65'	S35°48'11"W	L12	69.75'	N11°10'24"W	L22	99.54'	S35°25'46"W	L32	17.14'	N18°33'39"W	L42	42.86'	S54°32'56"E	L52	63.48'	S54°15'12"E	L62	55.00'	S77°38'53"E	L72	55.00'	N05°44'41"E
L3	184.96'	S35°25'46"W	L13	72.14'	N54°39'15"W	L23	55.54'	S33°20'42"W	L33	41.65'	S54°15'12"E	L43	105.65'	N18°54'45"W	L53	65.41'	S03°59'39"W	L63	100.00'	S12°21'07"W	L73	33.46'	S55°02'35"E
L4	127.07'	S35°25'46"W	L14	92.46'	N04°12'25"E	L24	130.45'	N30°48'31"W	L34	12.18'	S01°55'07"W	L44	59.01'	S03°47'57"W	L54	61.64'	S28°48'11"W	L64	55.00'	N77°38'53"W	L74	110.00'	S58°30'00"W
L5	98.62'	S35°25'46"W	L15	94.47'	N40°23'30"E	L25	93.86'	S25°48'53"W	L35	39.95'	S11°22'51"W	L45	40.85'	S03°33'11"W	L55	33.00'	N76°41'11"W	L65	77.67'	N83°43'40"E	L75	35.23'	N31°30'00"W
L6	61.17'	S33°20'42"W	L16	48.47'	N00°46'32"E	L26	40.40'	N54°32'56"W	L36	64.15'	S18°13'29"W	L46	40.00'	S09°39'40"W	L56	37.98'	S78°01'58"E	L66	55.00'	S05°44'41"W	L76	110.00'	N58°30'00"E
L7	52.46'	N82°25'03"W	L17	80.45'	N64°23'14"W	L27	81.13'	N19°47'29"E	L37	67.13'	N54°32'56"W	L47	24.74'	S23°17'28"W	L57	90.04'	N14°58'10"W	L67	80.00'	N84°15'19"W	L77	35.23'	S31°30'00"E
L8	87.33'	N82°24'56"W	L18	300.77'	S36°02'32"W	L28	48.77'	S71°44'22"E	L38	43.91'	N25°48'53"E	L48	35.81'	N54°15'12"W	L58	55.00'	S77°38'53"E	L68	55.00'	N05°44'41"E	L78	34.77'	S31°30'00"E
L9	106.72'	N32°22'06"W	L19	180.92'	S35°48'11"W	L29	66.19'	S54°32'56"E	L39	65.47'	N27°22'57"E	L49	70.18'	N04°00'31"E	L59	100.00'	S12°21'07"W	L69	80.00'	S84°15'19"E	L79	110.00'	S58°30'00"W
L10	179.62'	N32°29'04"E	L20	184.85'	S35°25'46"W	L30	64.10'	S34°29'47"W	L40	85.33'	N54°15'12"W	L50	50.50'	N03°59'39"E	L60	55.00'	N77°38'53"W	L70	55.00'	S05°44'41"W	L80	34.77'	N31°30'00"W

MINOR SUBDIVISION SURVEY

OF THE MARJORIE WARREN PARCEL
(PIN: 08180002)

PROPERTY OWNERS: MARJORIE WARREN
PROPERTY ADDRESS: CONCORD HIGHWAY
INDIAN TRAIL, NC 28079 (UNION COUNTY)
GOOSE CREEK TOWNSHIP
PREPARED FOR: SAM TANNER

PRELIMINARY PLAT:
NOT FOR RECORDATION, CONVEYANCES, OR SALES

Peak Surveying, PLLC
4702 Bothwell Drive
Marshville, NC 28103
(704)291-6801
Cert. No. P-0524

Survey Date:9/16/25
Drawn By: JCD