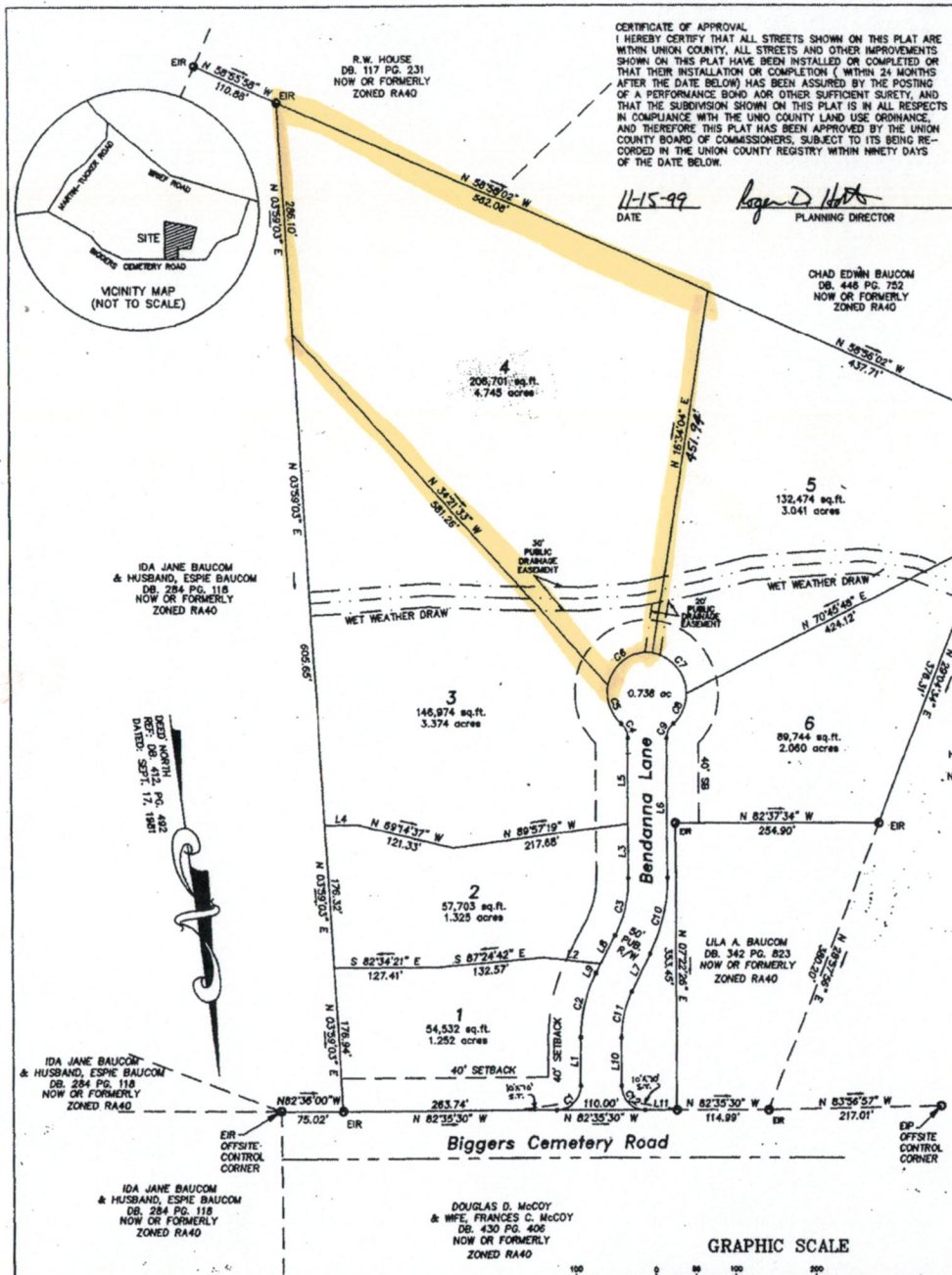


T-8335



CERTIFICATE OF APPROVAL  
I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN UNION COUNTY, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION ( WITHIN 24 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND AOR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE UNION COUNTY LAND USE ORDINANCE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE UNION COUNTY BOARD OF COMMISSIONERS, SUBJECT TO ITS BEING RECORDED IN THE UNION COUNTY REGISTRY WITHIN NINETY DAYS OF THE DATE BELOW.

11-15-99  
DATE  
PLANNING DIRECTOR

STATE OF NORTH CAROLINA  
COUNTY OF UNION

Under the authority of the REVIEW OFFICER OF UNION COUNTY, I HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

11-22-99  
DATE  
REVIEW OFFICER

CAG F. File 835  
Filed for record  
Date 11-22-99  
JUDY G. PRICE, Registrar of Deeds  
Union County, Monroe, North Carolina

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION  
APPROVED  
DISTRICT ENGINEER  
DATE 10-12-99

LINE	BEARING	LENGTH
L1	S 67°25'39" W	58.99
L2	S 78°28'01" E	70.37
L3	S 67°25'39" W	66.62
L4	S 82°34'21" E	41.01
L5	S 67°25'39" W	105.28
L6	S 67°25'39" W	172.10
L7	S 34°33'19" W	51.97
L8	S 34°33'19" W	39.08
L9	S 67°25'39" W	12.89
L10	S 67°25'39" W	58.95
L11	N 82°35'30" W	40.61

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	47.11	30.00	42.42	S 52°22'00" W
C2	82.86	175.00	82.09	N 20°59'29" E
C3	73.39	155.00	72.70	S 20°59'29" W
C4	21.03	25.00	20.41	S 16°40'02" E
C5	52.09	50.00	48.77	N 10°54'51" W
C6	18.45	50.00	18.24	N 82°35'30" E
C7	71.10	50.00	65.28	S 32°41'54" E
C8	41.91	50.00	40.33	S 31°49'55" W
C9	21.03	25.00	20.41	N 31°31'20" E
C10	67.06	205.00	66.16	S 20°59'29" W
C11	59.18	125.00	58.63	N 20°59'29" E
C12	47.13	30.00	42.43	N 37°34'55" W

- NOTES:
- NO USGS HORIZONTAL MONUMENTATION FOUND WITHIN 2000 FEET OF SITE.
  - ALL LOTS TO BE SERVED WITH INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
  - R/W = RIGHT OF WAY.
  - DEED REF: DB. 412 PG. 482
  - TAX# 08-114-008-B
  - ZONING = RA-40
  - SETBACKS PER ZONING: 40' MIN. BLDG., 10' SIDE YARD, 40' REAR YARD.
  - SITE DATA INFO:  
TOTAL ACRES: 16.53 ACRES  
ACREAGE IN R/W: 0.73 ACRES  
ACREAGE IN LOTS: 15.80 ACRES  
PDE = PUBLIC DRAINAGE EASEMENT
  - S.T. = SIGHT TRIANGLE
  - OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
  - SURVEY SUBJECT TO FULL TITLE SEARCH
  - IRON REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
  - ALL AREAS WERE COMPUTED USING COORDINATE GEOMETRY.

STATE OF NORTH CAROLINA, UNION COUNTY.  
I, RUSSELL A. COURTNEY, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK 412, AT PAGE 482. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:25000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK N.A., PAGE N/A. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY HAND AND SEAL THIS 15TH DAY OF SEPTEMBER, AD 1999.

Russell A. Courtney Jr.  
PROFESSIONAL LAND SURVEYOR  
RUSSELL A. COURTNEY, JR. SR. NCPLS 3506



CERTIFICATE OF OWNERSHIP & 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 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 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 PUBLIC INTEREST.

DATE 10-13-99 OWNER James Warren Ellis

Nelda S. Courtney, A NOTARY PUBLIC OF Union COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT James Warren Ellis PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF October, 1999.

3-19-2002 Nelda S. Courtney  
MY COMMISSION EXPIRES: NOTARY PUBLIC

The Landlord Estates Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management.

11-22-99  
DATE  
PLANNING DIRECTOR

A Final Plat  
showing  
Riverland Estates - Map 1  
located in  
Goose Creek Twp., Union Co. N.C.

FOR THE BENEFIT OF:  
James Warren Ellis  
1727 BIGGERS CEMETARY ROAD  
MONROE, N.C. 28110

Russell Courtney & Associates	DRAWN: RAC/RLW	ACAD FILE: FHREC.DWG
LAND SURVEYING & DESIGN	APPROVED: BAC	423
RESIDENTIAL & COMMERCIAL	SCALE: 1"=100'	FOLDER: 28 AUG. 1998
2110 ROCKY RIVER ROAD NORTH MONROE, N.C. 28110 OFFICE (704) 696-1817 FAX (704) 696-9506	DATE: 9-29-98	SHEET: 1 of 1
RUSSELL COURTNEY, PLS RUSSELL WATERBURY, PLS RICHARD TAYLOR		

FLOOD NOTE:  
THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE IN A SPECIAL FLOOD HAZARD ARE PER F.E.M.A.

