

"PRELIMINARY PLAT SUBJECT TO APPROVAL"
(NOT FOR RECORDATION, CONVEYANCE, OR SALES.)

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STATE OF NORTH CAROLINA, COUNTY OF ROWAN

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

REVIEW OFFICER

DATE

CERTIFICATE OF SUBDIVISION ORDINANCE EXCEPTION

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF ROWAN COUNTY, NORTH CAROLINA AS DEFINED IN SECTION 22-6.

DATE

SUBDIVISION ADMINISTRATOR
ROWAN COUNTY, NORTH CAROLINA

LINE	BEARING	LENGTH
L1	N29°37'33"E	74.58'
L2	N28°20'05"E	67.67'
L3	N28°20'05"E	235.75'
L4	N28°20'05"E	212.01'
L5	N28°20'05"E	114.85'
L6	N28°18'47"E	78.62'
L7	N28°18'47"E	70.30'
L8	N28°18'55"E	126.13'
L9	N28°18'55"E	196.43'
L10	N28°18'55"E	196.54'
L11	N28°18'55"E	51.66'
L12	N27°22'48"E	82.12'
L13	N24°25'02"E	26.69'
L14	N24°58'06"E	37.62'
L15	N20°13'09"E	30.19'
L16	N20°12'03"E	71.05'
L17	N14°51'43"E	105.93'
L18	N09°43'51"E	102.88'
L19	N04°36'44"E	104.06'
L20	N00°19'06"W	101.91'
L21	N05°15'29"W	100.65'
L22	N10°26'07"W	76.36'
L23	N68°52'05"E	14.98'
L24	N08°52'31"E	15.00'
L25	S74°12'48"E	174.88'
L26	S51°39'55"E	100.00'

THE LOMAX FARM 285, LLC
PARCEL ID: 303 005
DB 1408 PG 547

ALFED & LYNETTE WILSON
PARCEL ID: 301 002
DB 743 PG 717

ALFED & LYNETTE WILSON
PARCEL ID: 301 015
DB 616 PG 478

ALFED & LYNETTE WILSON
PARCEL ID: 301 002
DB 743 PG 717

GEORGE & OLIVE FOWLER
PARCEL ID: 301 025
DB 743 PG 717

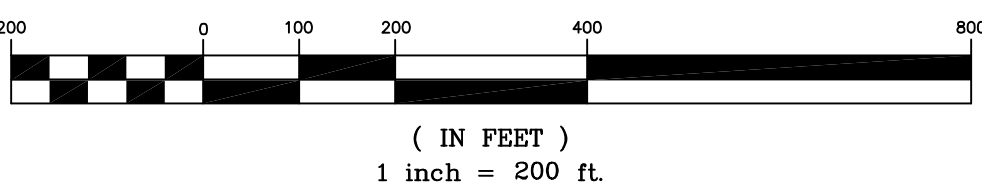
STATE OF NORTH CAROLINA
PARCEL ID: 301 005
DB 1334 PG 822
PB 9995 PG 115

STATE OF NORTH CAROLINA
PARCEL ID: 301 005
DB 1334 PG 822
PB 9995 PG 115

NOTES:
(S) DENOTES OBJECT SET
(F) DENOTES OBJECT FOUND
PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED. NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR.
NAMES AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TITLE.
WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL CAUSES AND MAY EFFECT AREA AND LIMIT OF TITLE.
ALL RIGHT OF WAYS OR EASEMENT WIDTHS SHOULD BE VERIFIED FOR ACCURACY BY THE COMPANY, AGENCY, OR PUBLIC DEPARTMENT RESPONSIBLE FOR ACQUIRING, MAINTAINING, AND EXISTENCE OF THE EASEMENTS SHOWN. THE WIDTHS SHOWN WERE ACQUIRED BY VARIOUS SOURCES AND ARE SUBJECT TO ERROR.

LEGEND:
CM(F) - CONCRETE MONUMENT(F)
IPS - #4 REBAR(S)
MNS - MAGNETIC NAIL(S)
MNF - MAGNETIC NAIL(F)
□ - TOP OF BANK
R/W - RIGHT OF WAY
P/L - PROPERTY LINE
C/L - CENTERLINE
C/O - UTILITY POLE
○ - POINT NO MONUMENT
IPF - #4 REBAR(F)
P/O - PART OF
MFP - METAL FENCE POST
PK - SURVEY NAIL

GRAPHIC SCALE



FINAL SUBDIVISION PLAT OF:
**CHARLES MYERS &
JOHN MYERS**

TOWNSHIP: FRANKLIN TAX I.D.: 301 011
COUNTY: ROWAN STATE: NORTH CAROLINA
DATE: JUNE 2023 JOB NO.: 0523102

REVISIONS
DATE DESCRIPTION



CBS Surveying & Mapping, Inc.

3610 UNION HIGHWAY PO BOX 578
GAFFNEY, SC 29342
(864) 489-5068
EMAIL: CBSURVEYING@AOL.COM

GENERAL NOTES

THIS PLAT OF SURVEY CREATES A SUBDIVISION OF PROPERTY IN AN AREA OF THE COUNTY HAVING AN ORDINANCE REGULATING PARCELS OF LAND.

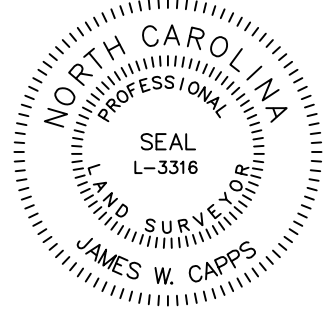
THIS SURVEY & PLAT IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ZONING ORDINANCES, EASEMENTS, AND RIGHT OF WAYS, IF ANY, AS MAY APPEAR OF RECORD OR ON THE SUBJECT PROPERTY.

SUBJECT PROPERTY IS ZONED-RA

SUBJECT PROPERTY ZONING-RA SETBACKS FRONT 30' SIDE 10' REAR 10'

SUBJECT PROPERTY IS LOCATED INSIDE A WATER SUPPLY WATERSHED WS IV YADKIN RIVER. PROPERTIES SHOWN ON THIS PLAT WILL UTILIZE PRIVATE WELL AND SEPTIC.

ROWAN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A WASTE WATER AND/OR WATER SUPPLY SYSTEM.



STATE OF NORTH CAROLINA

I certify that this map was drawn from an actual survey made under my supervision and was prepared in accordance with G.S. 47-30 as amended. The unadjusted ratio of precision is 1" = 5000'. Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book 743, Page 716.

Witness my hand and seal this ____ day of JUNE, 2023

JAMES W. CAPPS
Professional Land Surveyor
L-3316
License No.