

Vicinity Map

(NTS)

Flood Certification

I have examined the Flood Insurance Rate Map for Union County North Carolina, Map Number 3710558000K, dated October 16, 2008 and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Use of land within a floodway or floodplain is substantially restricted by Article 65 of the Union County Land Use Ordinance.

Certification 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.

1/13/23
Date
Owner

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

I, Anna A. Franklin, a Notary Public for said County and State, do hereby certify that Andrew Todd Baucorn personally appeared before me this day and acknowledged that he is Registered Agent of 218 New Salem, a LLC, and that, he, as Agent, being authorized to do so, executed the foregoing on behalf of the LLC.

Witness my hand and official seal, this the 13th day of January, 2023

Anna A. Franklin
Notary

My commission expires: JULY 30th, 2027 (Seal)



Watershed Statement

This subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management.

1/18/23
Planning Director
Date

Certificate of Approval - Minor Subdivision

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

1/18/23
Planning Director
Date

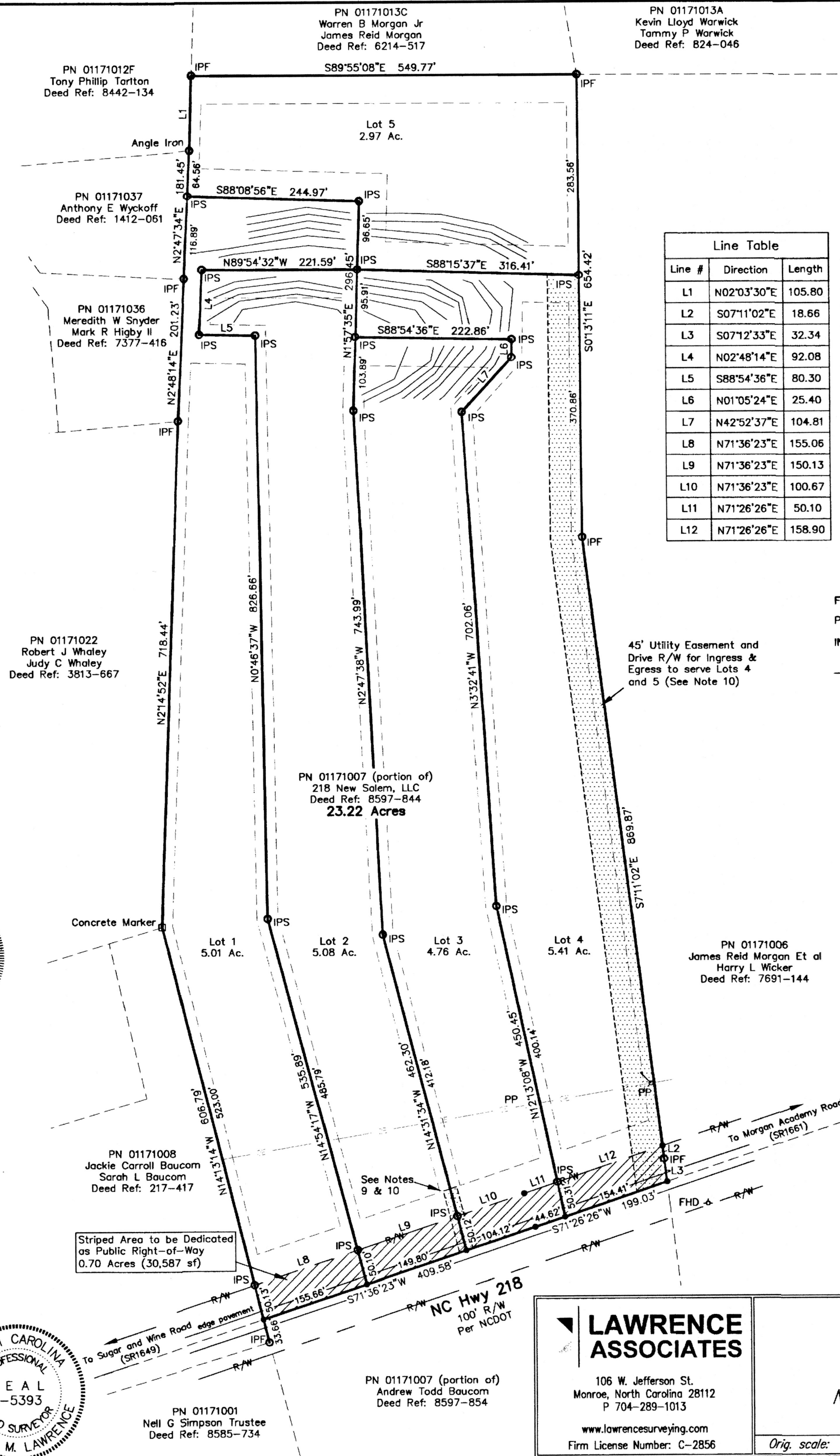
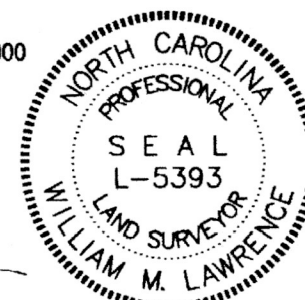
Certificate of Survey and Accuracy

State of North Carolina, Union County
I, William M. Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book As, Page Shown); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and seal this the

Wednesday, January 11, 2023

William M. Lawrence, NCPLS L-5393



Line Table		
Line #	Direction	Length
L1	N02°03'30"E	105.80
L2	S07°11'02"E	18.66
L3	S07°12'33"E	32.34
L4	N02°48'14"E	92.08
L5	S88°54'36"E	80.30
L6	N01°05'24"E	25.40
L7	N42°52'37"E	104.81
L8	N71°36'23"E	155.06
L9	N71°36'23"E	150.13
L10	N71°36'23"E	100.67
L11	N71°26'26"E	50.10
L12	N71°26'26"E	158.90

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY SHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

DISTRICT ENGINEER *Lee Annworth PE / R/W*

DATE 1-18-2023

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY

State of North Carolina
County of Union

I, *Mark D. Keenan*, Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

1/18/2023
Date
Review Officer

FILED Jan 18, 2023 02:18 pm

PLAT SLIDE 0000R - 0067

INSTRUMENT 01186

FILED
UNION
COUNTY NC
CRYSTAL D. GILLIARD
REGISTER
OF DEEDS

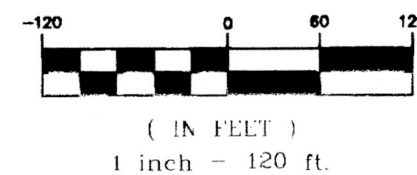
By: *Jane Tuller - Ant.*

State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations

NOTES

1. Areas computed using coordinate geometry.
2. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
3. All distances shown are horizontal ground distances.
4. Broken lines indicate property lines not surveyed.
5. All adjoining property owner information is taken from current deeds and tax records, and considered "Now or Formerly".
6. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
7. Underground utilities may exist but their locations are not known.
8. This map was prepared without the benefit of a title search. Subject to full title search.
9. 20' Drive R/W Centered on Property Line for Ingress and Egress to serve Lots 2 & 3.
10. All current and future owners of the lot(s) that take access to the private drive will be responsible for the maintenance of the ingress/egress easement(s) that they utilize as shown on this plat.
11. The property owner shall not construct or permit construction or placement of any type structure, plant trees, or make use of the easement area in any manner that will result in interference, interruption, or impediment of the County's easement and ingress/egress.
12. A Union County Public Works Utility Right-Of-Way shall exist on all sanitary sewer laterals, water meters, and fire hydrants. The Utility Right-Of-Way is located 5 feet all sides from the clean out, water meter, or fire hydrant to the public or private road right of way.

Zoning - RA-40
Setbacks
Front & Rear - 40'
Side - 15'



LAWRENCE ASSOCIATES

106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013

www.lawrencesurveying.com
Firm License Number: C-2856

Minor Subdivision - Final Plat
218 New Salem, LLC Property
New Salem Township, Union County, NC

Orig. scale: 1" = 120'

Date: January 11, 2023

Drawn By: JCB

Job No. 6503

Drawing file: 6503 sub.dwg

Drawing no. 22/228

Plat cab R File 07

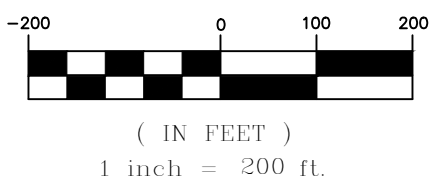
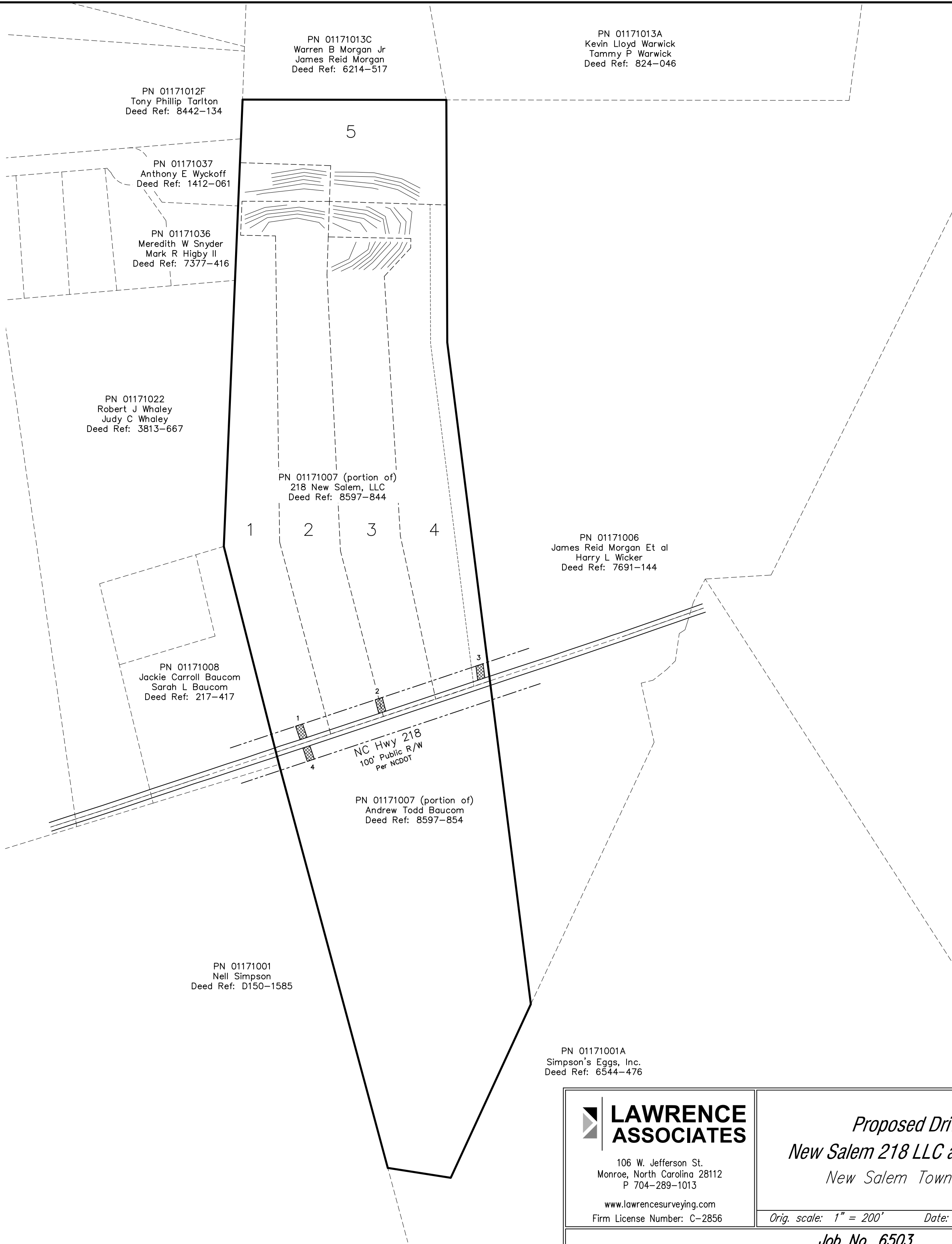
REVISIONS


UNION COUNTY NORTH CAROLINA

I hereby certify the foregoing to be a true, correct, and complete copy of the original as recorded in the Office of the Union County Register of Deeds. This certification is made on the 18th day of January, 2023.
Crystal D. Gilliard By: *Jane Tuller - Ant.*
Register of Deeds (seal)



Vicinity Map (NTS)



 LAWRENCE ASSOCIATES 106 W. Jefferson St. Monroe, North Carolina 28112 P 704-289-1013 www.lawrencesurveying.com Firm License Number: C-2856	<i>Proposed Driveway Locations for New Salem 218 LLC and Todd Baucom Properties New Salem Township, Union County, NC</i>		<u>REVISIONS</u>
	Orig. scale: 1" = 200' Date: December 20, 2022 Drawn By: JCB		
	Job No. 6503 Drawing file: sketch.dwg Drawing no. 22/169		



