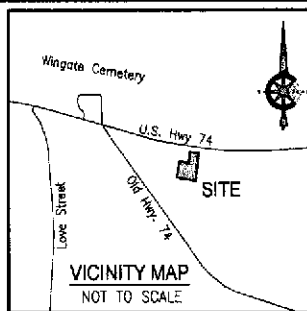
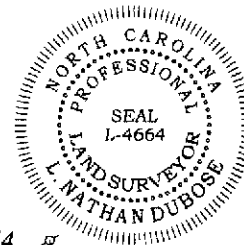




I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 274, PAGE 357 & BOOK 166, PAGE 532; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE POSITIONAL ACCURACY IS 0.1' +50PPM AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1607).

L. Nathan Dubose 1/16/24
L. NATHAN DUBOSE, PLS (L-4664) DATE



LEGEND:

C&G - CURB & GUTTER
C/L - CENTERLINE
CONC. - CONCRETE
COVD - COVERED
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIF - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
HS - HEADSTONE
M.B. - MAP BOOK
NIR - NEW IRON ROD
N.G.S. - NATIONAL GEODETIC SURVEY
PG. - PAGE
P/L - PROPERTY LINE
PM - POWER METER
PP - POWER POLE
PT - PINCHED TOP
R/W - RIGHT-OF-WAY
SSMH - SANITARY SEWER MANHOLE
WM - WATER METER
WMH - WATER MAIN HOLE

LINE LEGEND:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
OVERHEAD POWER
SANITARY SEWER LINE
FENCE

GPS CERTIFICATION (21 NCAC 56.1607):

I, L. NATHAN DUBOSE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.1'+50PPM
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATES OF SURVEY: JANUARY 15, 2024
- (5) DATUM/EPOCH: NAD83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "NC VRS NETWORK"
- (7) GEOD MODEL: GEOID18 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99986576
- (9) UNITS: US SURVEY FEET

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CORNERSTONE PROFESSIONAL LAND SURVEYING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. 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 MAP NO. 3710546500J & 3710547500J (ZONE X)
8. SUBJECT PROPERTY ZONED HC. CONTACT TOWN OF WINGATE FOR SETBACKS PRIOR TO CONSTRUCTION.
9. R/W SHOWN HEREON IS 150' (75' FROM C/L) PER HIGHWAY PROJECT 8.1691803. NO DEED OF CONVEYANCE WAS FOUND. AREA WITHIN RIGHT OF IS NOTED HEREON.

*Timothy Allison
Hinson &
Debra Hinson*
D.B. 8503, PG. 578
PIN: 02-245-026

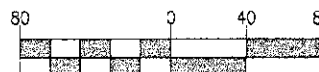
Jackie O. Hill
D.B. 274, PG. 357
PIN: 02-245-025

Net Area
36,854 Sq.Ft.
Or 0.8461 Acres
R/W Area
816 Sq.Ft.
Or 0.0187 Acres

Jackie O. Hill
D.B. 166, PG. 532
PIN: 02-245-024
Net Area
38,402 Sq.Ft.
Or 0.8816 Acres
R/W Area
4,134 Sq.Ft.
Or 0.0949 Acres

Jason E. Proffitt
D.B. 8089, PG. 637
PIN: 02-245-031

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	7196.15'	21.67'	S81°03'12"E	21.67'
C2	7196.15'	106.73'	S81°33'52"E	106.73'



GRAPHIC SCALE
1 INCH = 80 FEET

Total Gross Area = 80,206 Sq.Ft. Or 1.8413 Acres

REVISIONS:



CORNERSTONE
PROFESSIONAL LAND SURVEYING

LICENSURE NO: P-2533
P.O. BOX 1296, MONROE, NC 28111 TEL (704) 956-5611
www.cornerstonepls.net

REVISED:	DRAWN:	CREW:	SCALE:	DATE:	JOB NO.
	BM/ND	ND	1" = 80'	JAN. 15, 2024	2024-3

SURVEY PREPARED FOR:

SCOTT VUNCANNON

4602 E. HIGHWAY 74
WINGATE, UNION COUNTY, NORTH CAROLINA
DEED REFERENCE: BOOK 166, PAGE 532
& BOOK 274, PAGE 357
TAX PARCEL NO: 02-245-024 & 02-245-025