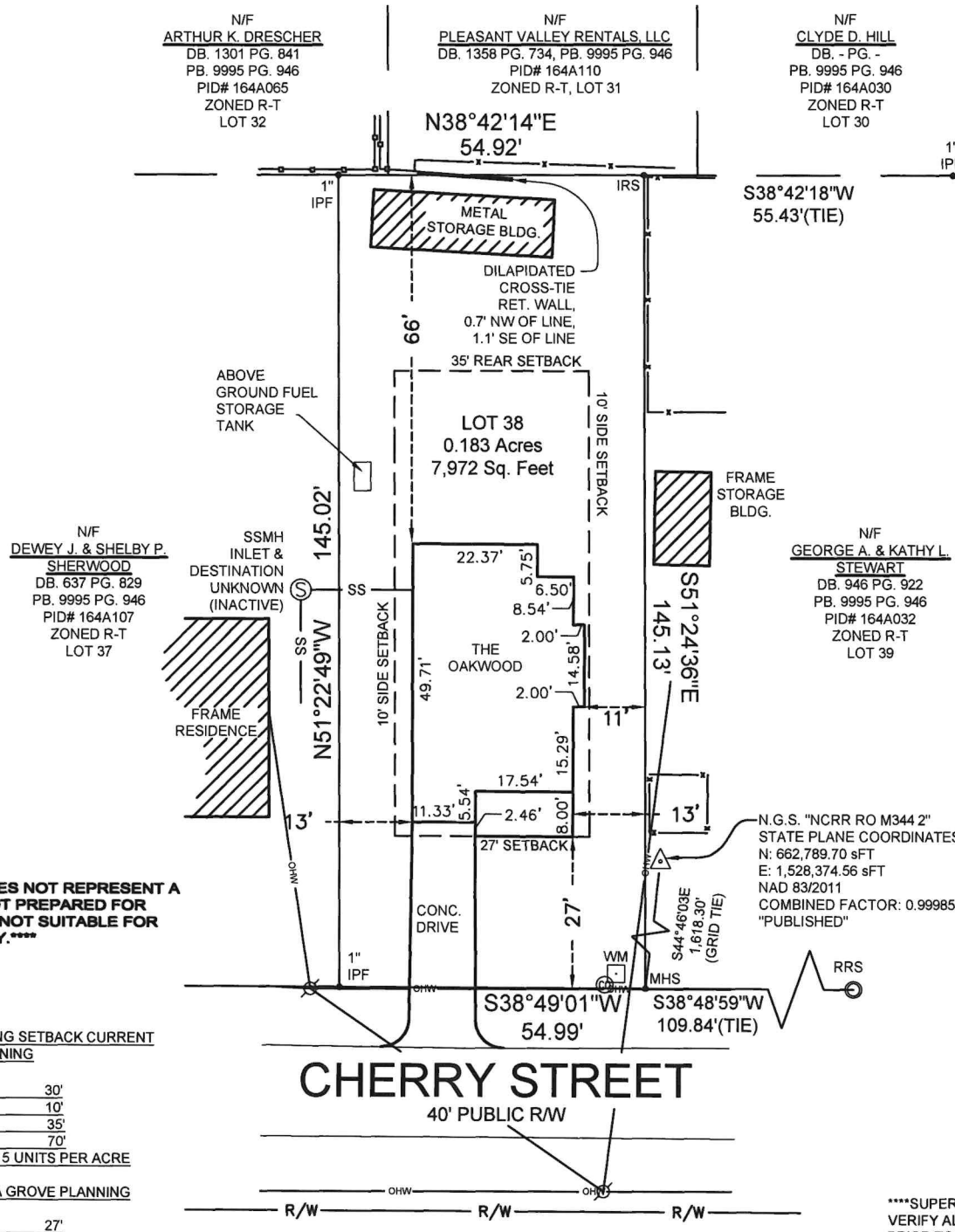
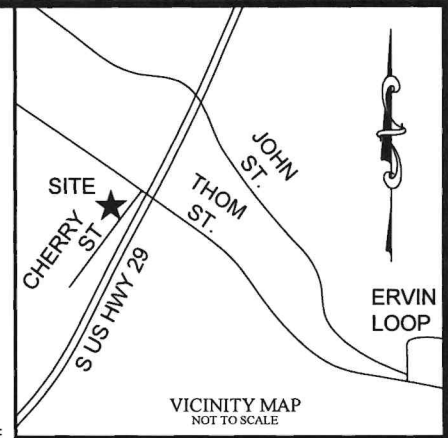


NOTES

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND ARE IN US SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- ALL AREAS HAVE BEEN COMPUTED BY THE COORDINATE GEOMETRY METHOD.
- THIS DRAWING IS NOT INTENDED TO CONFORM TO N.C. GS47-30 AND IS THEREFORE NOT FOR RECORDATION.
- THIS MAP WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY AND MAY BE SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, ROAD RIGHT-OF-WAY AND OTHER MATTERS EITHER RECORDED OR IMPLIED. PHYSICAL LOCATIONS OF SANITARY SEWER MANHOLES ARE SHOWN FOR THIS SURVEY, SUBSURFACE CONNECTIVITY NOT VERIFIED. RECORDED/ UNRECORDED/ IMPLIED UTILITY EASEMENTS MAY EXIST.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-T PER ROWAN COUNTY GIS. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
- NO PORTION OF THIS PARCEL LIES WITHIN A COMMUNITY OR FEMA FLOOD ZONE PER PANEL #3710562600J EFFECTIVE DATE: 06/16/2009.
- PROPERTY LINES FOR ADJOINER'S SCALED IN PER GIS AND DEEDS.

LEGEND

- IRS IRON ROD SET
- MHS MAGHUB SET
- IPF IRON PIPE FOUND
- RRS RAILROAD SPIKE
- — — — — LINES NOT SURVEYED
- - - - - SETBACKS
- RW — RIGHT OF WAY
- WM WATER METER
- ⊙ SEWER CLEANOUT
- ⊙ SEWER MANHOLE
- SS — SANITARY SEWER LINE
- UTILITY POLE
- OHW — OVERHEAD WIRES
- □ — WOOD FENCE
- X — CHAIN-LINK FENCE



****THIS PLOT PLAN DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION, AND IS NOT SUITABLE FOR DEEDING OF PROPERTY.****

MINIMUM YARD AND BUILDING SETBACK CURRENT REQUIREMENTS PER R-T ZONING

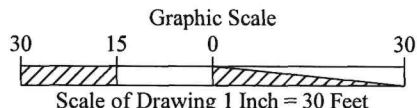
FRONT SETBACK	30'
SIDE YARD SETBACK	10'
REAR SETBACK	35'
MINIMUM LOT WIDTH	70'
MAXIMUM DENSITY	5 UNITS PER ACRE

FRONT SETBACK PER CHINA GROVE PLANNING

FRONT SETBACK	27'
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N.G.S. "NCCR RO M344 2" STATE PLANE COORDINATES:
 N: 662,789.70 sFT
 E: 1,528,374.56 sFT
 NAD 83/2011
 COMBINED FACTOR: 0.99985167
 "PUBLISHED"

****SUPERINTENDANT TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION****



****HOUSE PLACEMENT PER CHINA GROVE PLANNING DEPARTMENT. TIDEMARK IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS INTO THE SETBACKS UPON FINAL INSPECTION OF THE HOUSE.****

PLOT PLAN
 MADE AT REQUEST OF
 FOUR CORNERS OF CHARLOTTE LLC:
 LOT 38, CHINA GROVE COTTON MILL VILLAGE
 DEED BOOK 594, PAGE 152
 PLAT BOOK 9995, PAGE 946
 150 CHERRY STREET
 TOWN OF CHINA GROVE, ROWAN COUNTY, NC
 DATE: DECEMBER 4, 2023
 SCALE: 1"=30'

SHEET 1 OF 1	DRAWN BY: KRS	PROJECT#: 1091-0109
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PROPERTY OWNER:
 LEON C. & DARLENE R. HUBBARD
 DB. 594 PG. 152, PB. 9995 PG. 946
 SUBJECT TRACT PID# 164A070
 150 CHERRY ST, CHINA GROVE, NC, 28023

SURVEY PROVIDED BY:

 3556-A CENTRE CIRCLE FORT MILL, SC 29715
 844-865-5263 NC FIRM C-4291 SC COA 5654

PRELIMINARY
 TIMOTHY A. CHRISTIAN, P.L.S.
 3556 CENTRE CIRCLE DRIVE, SUITE A
 FORT MILL, SC 29715
 PHONE 844-865-5263