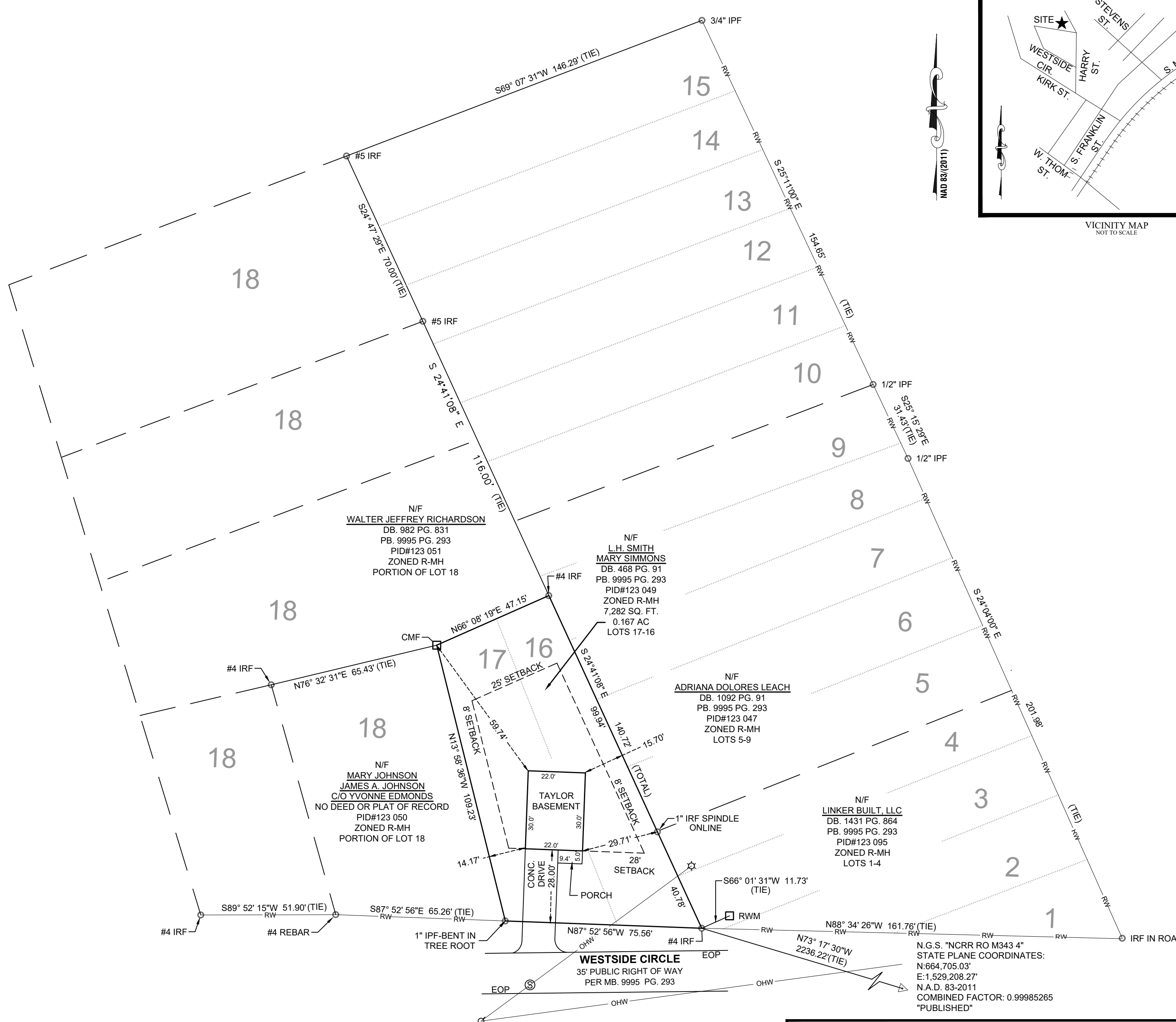
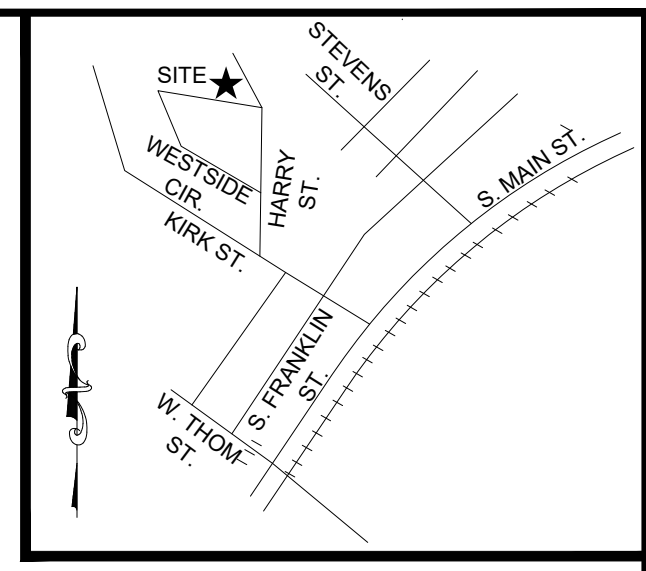


NOTES

- 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-MH PER ROWAN COUNTY GIS. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS. MINIMUM YARD AND BUILDING SETBACK REQUIREMENTS PER CURRENT R-MH ARE THE FOLLOWING:
 FRONT SETBACK 28'
 SIDE YARD SETBACK 8'
 REAR YARD SETBACK 25'
 MINIMUM LOT WIDTH 60'
 MINIMUM LOT AREA 5 UNITS/ACRE
- TIES TO NCGS MONUMENT SHOWN HEREON. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS' NETWORK RTK SYSTEM WITH A SPECTRA 85 AND ARE REFERENCED TO THE NAD 83(NSRS 2011) DATUM. COMBINED FACTOR 0.99985265. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED.
- 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.
- PLOT PLAN AT REQUEST OF ROMIL CHUDGAR,

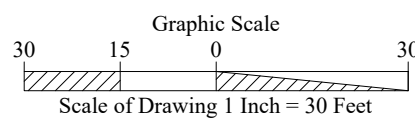
****THIS PLOT PLAN DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION, AND IS NOT SUITABLE FOR CONVEYANCE OF PROPERTY.****

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



LEGEND

- CMF CONCRETE MON FOUND
- RWM R/W MON FOUND
- #4 REBAR SET
- IRF IRON ROD FOUND AS LABELED
- IPF IRON PIPE FOUND AS LABELED
- PROPERTY LINE
- LINES NOT SURVEYED
- - - - - SETBACKS
- RW — RIGHT OF WAY
- EOP — EDGE OF PAVEMENT
- OHW — OVERHEAD WIRES
- ⊕ UTILITY POLE
- ⊙ SEWER MANHOLE
- OLD LOT LINES
- △ NGS MONUMENT



PRELIMINARY

J. ERIC CLEMMER, P.L.S.
 3556 CENTRE CIRCLE DRIVE, SUITE A
 FORT MILL, SC 29715
 PHONE 844-865-5263

PLOT PLAN OF:
 LOTS 16 & 17 OF THE ROBT. L. NEELY PROPERTY,
 BEING IDENTIFIED AS ROWAN COUNTY PARCEL NUMBER: 123 049
 OWNERS: L.H. SMITH & MARY SIMMONS
 PER PLAT BOOK 9995 PAGE 293, DEED BOOK 468 PAGE 91
 TOWN OF CHINA GROVE, ROWAN COUNTY, NORTH CAROLINA

DATE: 1/2/2024
PROJECT NO. 1091-0119
DRAWN BY: KRS
PROJECT SURVEYOR: JEC
CLIENT: ROMIL CHUDGAR
SHEET 1 OF 1
SCALE: 1" = 30'
REVISION: MOVE HOUSE (3/4/2024)

TIDEMARK
 LAND SERVICES

3556 CENTRE CIRCLE DRIVE, SUITE A
 FORT MILL, SC 29715
 OFFICE: 844.865.5263
 WWW.TIDEMARKLAND.COM
 NC FIRM C-4291 / SC COA 5654