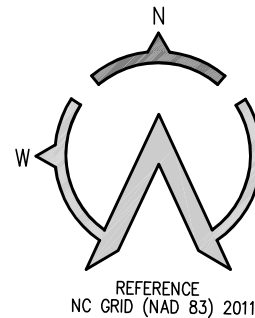


NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT.
- E. DANIEL WOOTEN, NC-PLS L-4341, DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HERE ON.
- *ROAD RIGHT-OF-WAY LINES ARE APPROXIMATE. NO RECORDED RIGHT-OF-WAY WIDTH FOUND - ASSUMED 60' R/W (30' FROM CENTERLINE OF EXISTING PAVEMENT).



LINE	BEARING	DISTANCE
L2	N 35°35'02" E	113.83'
L3	N 31°59'13" E	150.00'
L4	S 32°02'45" W	151.58'

SETBACK PER ZONING:

ZONING - RA-40
MINIMUM FRONT SETBACK: 40 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 40 FEET

SURVEYOR CERTIFICATION

GLOBAL POSITIONING SYSTEM SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS (GNSS) SURVEY: CLASS A SURVEY (0.10' +50PPM); POSITIONAL ACCURACY 95% CONFIDENCE LEVEL; REAL-TIME KINEMATIC; NAD 83 (2011), NAVD 88, NC RTK NETWORK; GEOID MODEL 18; COMBINED GRID FACTOR 0.99984803321 UNITS-US FEET

I, E. DANIEL WOOTEN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM ADJOINING OWNERS DEEDS AS SHOWN; THAT THE RATIO OF PRECISION DOES NOT EXCEED 1 IN 10,000 AND/OR THE POSITIONAL ACCURACY DOES NOT EXCEED 0.10'+50PPM, THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 21ST DAY OF NOVEMBER, 2024.

E. DANIEL WOOTEN, NCPLS L-4341

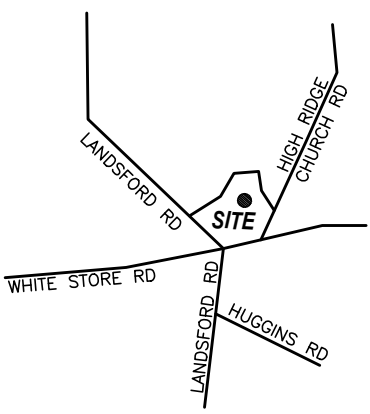
PRELIMINARY

NOT FOR RECORDATION, CONVEYANCE OR SALES

LEGEND

FIP FOUND IRON PIPE
FIR - FOUND IRON REBAR
FN - FOUND NAIL
SN - SET NAIL
SIR - SET IRON REBAR
PB - POWER BOX
PP - POWER POLE
GW - GUY WIRE
OHPL - OVERHEAD POWER
LP - LIGHT POLE
TB - TELEPHONE BOX
NCGS - NORTH CAROLINA
GEODETTIC SURVEY
CGF - COMBINED GRID FACTOR

VICINITY MAP NOT TO SCALE



SCALE:



1 INCH = 150 FEET

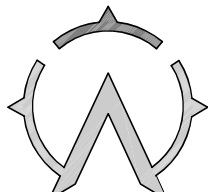
FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°32'55" W	37.97'

WOOTEN SURVEYING
& ASSOCIATES, PLLC



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119 SMITH CIRCLE
MATTHEWS, NC 28104
(980) 328-2977

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WWW.WOOTENSURVEYING.COM

MINOR SUBDIVISION PLAT

**DAVID GENE LINER, ET.AL.
PROPERTY**

PREPARED FOR
VIVID LAND GUYS LLC
BEING 37.811 ACRES

HIGH RIDGE CHURCH ROAD AND JESSE RUSHING ROAD
MARSHVILLE TOWNSHIP
UNION COUNTY, NORTH CAROLINA
DEED 756-759, (LESS 115-511, 200-351, 277-728)
Tax Numbers: 02-067-008

FIELD/DRAWN #2353 ACAD SCALE DATE
DW/DW 3000HIGHRIDGECHURCHRD 1"=150' NOV. 21, 2024