I, MICHAEL BRON HYATT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION (DEED BOOK 3779 PAGE 148);
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS TAKEN FROM INFORMATION REFERENCED TO HEREON;
THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY;
CLASS B SURVEY
0.10' OR BETTER POSITIONAL ACCURACY
RTK FIELD PROCEDURES
DATE(S) OF SURVEY = 3-12-25 & 3-27-25
NAD 83 DATUM 2011 (EPOCH 2010)
FIXED CONTROL = SPC FOR POINT 21 AND NAD 83 PER GNSS
CSFU = 0.999857221
UNITS ARE US SURVEY FEET
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (f) (11) d.
THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

G.S. 47-30 (f) (11) d.
I, MICHAEL BRON HYATT,CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

NOTE; THIS SURVEY CREATES A PARCEL OR RESIDUAL PARCEL GREATER THAN TEN ACRES.

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, ______________________________ ,

REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

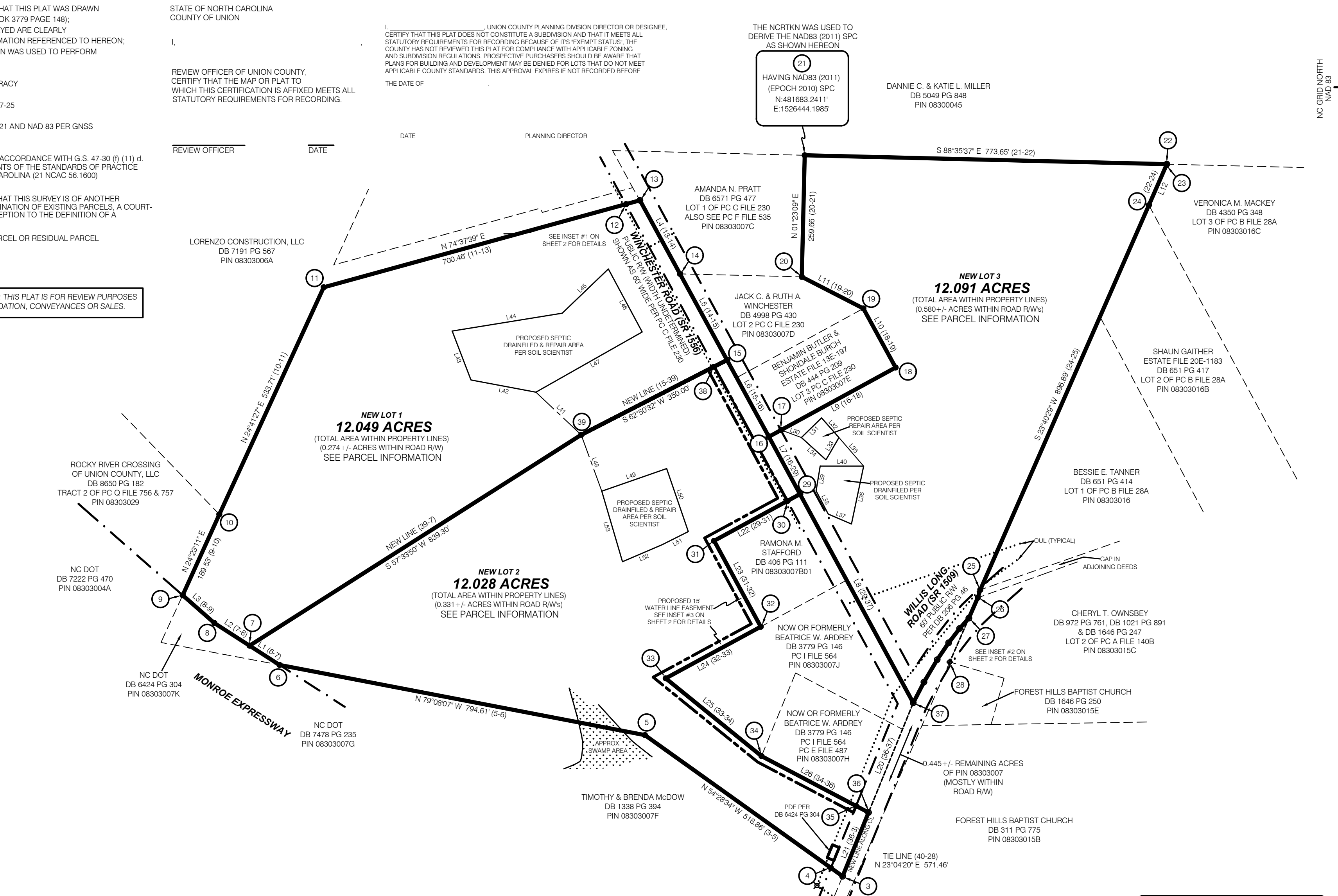
REVIEW OFFICER ____ DATE

I, ______________________________, UNION COUNTY PLANNING DIVISION DIRECTOR OR DESIGNEE, CERTIFY THAT THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING BECAUSE OF IT'S "EXEMPT STATUS". THE COUNTY HAS NOT REVIEWED THIS PLAT FOR COMPLIANCE WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS. PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS FOR BUILDING AND DEVELOPMENT MAY BE DENIED FOR LOTS THAT DO NOT MEET APPLICABLE COUNTY STANDARDS. THIS APPROVAL EXPIRES IF NOT RECORDED BEFORE

THE DATE OF ______________.

DATE ____ PLANNING DIRECTOR

THIS IS A PRELIMINARY PLAT; THIS PLAT IS FOR REVIEW PURPOSES ONLY AND NOT FOR RECORDATION, CONVEYANCES OR SALES.



PARCEL INFORMATION
THESE THREE NEW LOTS ARE A PORTION OF DB 3779 PG 148 & PIN 08303007

THIS PARCEL IS CURRENTLY ZONED RA-40 BY UNION COUNTY.
SETBACKS; FRONT = 40', SIDES = 15' & REAR = 40'

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4. MONUMENTATION IS MEASURED TO THE OUTSIDE DIAMETER.
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6. ADJOINER INFORMATION IS THE BEST THAT COULD BE REASONABLY OBTAINED AT THIS TIME.
7. ALL DISTANCES AND COORDINATES AS SHOWN HEREON ARE UNITED STATES SURVEY FEET.
8. THIS PROPERTY DOES NOT APPEAR TO BE WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA FIRM 3710542800J (EFFECTIVE DATE 10-16-2008).

LEGEND / NOMENCLATURE

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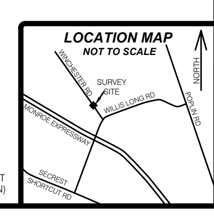
= SURVEYED PROPERTY LINE
= PROPERTY LINE (NOT SURVEYED)
= OUL = OVERHEAD UTILITY LINE
= CALCULATED DEED LINE (APPROXIMATE LOCATION)
= TIE & DEED LINE
= TIE LINE
= ROAD RIGHT OF WAY LINE
= UTILITY POLE
= CALCULATED POINT (NO MONUMENTATION)

LOCATION MAP
NOT TO SCALE



HYATT LAND SURVEYING, PLLC
MICHAEL BRON HYATT, NCPLS L-4490
FIRM P-0676
1521 TUCKER ROAD
PEACHLAND, NC 28133
704 272-9269

GRAPHIC SCALE IN FEET
75 0 37.5 75 150 300
1 inch = 150 feet

JOB NUMBER: 25015
DRAWN BY: JW/MBH

SHEET 1 OF 2
SEE SHEET 2 FOR LINE CHARTS, POINT DESCRIPTIONS & INSETS

CURRENT OWNER OF RECORD
JACK C. & RUTH A. WINCHESTER
2555 TREVOR LN
COLORADO SPRINGS, CO 80919

NEW PARCEL SURVEY FOR
NEWTH PROPERTIES, LLC
GOOSE CREEK TOWNSHIP, UNION COUNTY, NC
MARCH 31st, 2025

LINE CHARTS

L1 THRU L26 ARE VARIOUS PROPERTY LINES
L23 THRU L25 ARE ALSO ALONG THE MARGIN OF A PROPOSED 15' WATER LINE EASEMENT.
L20 IS A TIE-DEED LINE

LINE	BEARING	DISTANCE
L1	N 57°16'37" W	76.12'
L2	N 57°16'37" W	89.26'
L3	N 48°44'10" W	90.14'
L4	S 28°34'14" E	178.80'
L5	S 28°39'05" E	209.65'
L6	S 28°38'51" E	186.56'
L7	S 28°26'30" E	139.44'
L8	S 28°29'35" E	507.19'
L9	N 61°22'46" E	308.38'
L10	N 28°39'15" W	143.75'
L11	N 62°49'31" W	147.78'
L12	S 23°40'29" W	95.58'
L13	S 17°21'19" W	17.69'
L14	S 23°35'28" W	47.56'
L15	S 41°42'58" W	29.68'
L16	S 37°33'14" W	38.42'
L17	S 34°08'55" W	43.80'
L18	S 30°29'14" W	55.49'
L19	S 27°22'06" W	49.79'
L20	S 22°11'02" W	252.86'
L21	S 22°09'22" W	146.95'
L22	S 61°27'56" W	208.71'
L23	S 28°29'32" E	208.72'
L24	S 61°29'50" W	231.01'
L25	S 50°55'37" E	263.54'
L26	S 62°13'57" E	258.44'

L30 IS A TIE LINE FROM POINT 17 TO THE START OF L31. L31 THRU L34 ARE LINES ALONG THE MARGIN OF A PROPOSED SEPTIC REPAIR AREA PER SOIL SCIENTIST

LINE	BEARING	DISTANCE
L30	S 69°37'31" E	46.11'
L31	N 45°45'22" E	60.17'
L32	S 41°31'32" E	56.07'
L33	S 30°16'03" W	55.06'
L34	N 47°50'42" W	70.85'

L35 IS A TIE LINE FROM THE END OF L32 TO THE START OF L36. L36 THRU L40 ARE LINES ALONG THE MARGIN OF A PROPOSED SEPTIC DRAINFIELD AREA PER SOIL SCIENTIST

LINE	BEARING	DISTANCE
L35	S 40°46'24" E	80.70'
L36	S 11°52'30" W	126.25'
L37	N 66°48'39" W	53.96'
L38	N 27°39'23" W	55.97'
L39	N 09°19'41" E	53.43'
L40	N 90°00'00" E	92.90'

L41 IS A TIE LINE FROM POINT 39 TO THE START OF L42. L42 THRU L47 ARE LINES ALONG THE MARGIN OF A PROPOSED SEPTIC DRAINFIELD & REPAIR AREA PER SOIL SCIENTIST

LINE	BEARING	DISTANCE
L41	N 46°43'58" W	132.92'
L42	N 79°20'04" W	141.07'
L43	N 21°02'43" W	111.90'
L44	N 80°46'47" E	238.15'
L45	N 46°12'18" E	136.39'
L46	S 28°15'33" E	152.77'
L47	S 60°29'02" W	260.89'

L48 IS A TIE LINE FROM POINT 39 TO THE START OF L49. L49 THRU L53 ARE LINES ALONG THE MARGIN OF A PROPOSED SEPTIC DRAINFIELD & REPAIR AREA PER SOIL SCIENTIST

LINE	BEARING	DISTANCE
L48	S 20°03'45" E	128.00'
L49	N 70°49'25" E	146.78'
L50	S 18°56'57" E	142.30'
L51	S 63°26'18" W	62.89'
L52	S 66°48'16" W	91.81'
L53	N 16°21'02" W	157.01'

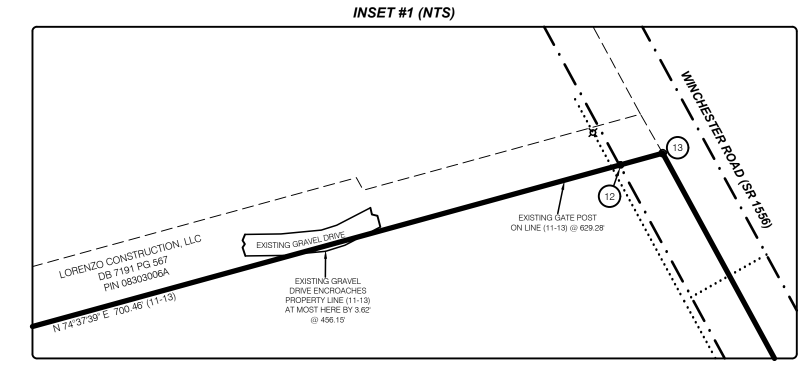
L54 THRU L64 ARE LINES ALONG THE MARGIN OF A PROPOSED 15' WATER LINE EASEMENT

LINE	BEARING	DISTANCE
L54	N 62°50'32" E	15.00'
L55	S 28°34'04" E	326.74'
L56	S 61°27'56" W	178.05'
L57	S 62°13'57" E	228.30'
L58	S 22°06'28" W	15.07'
L59	N 62°13'57" W	231.27'
L60	N 50°55'37" W	287.44'
L61	N 61°29'50" E	238.43'
L62	N 28°29'32" W	208.71'
L63	N 61°27'56" E	178.03'
L64	N 28°34'04" W	312.10'

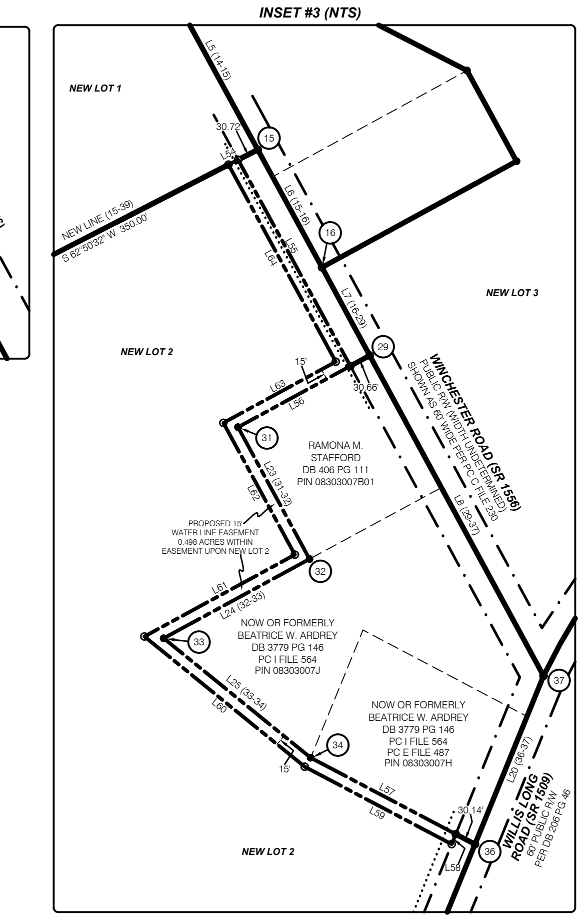
POINT DESCRIPTIONS

3) CALCULATED POINT (NO MONUMENTATION) NEAR CL OF WILLIS LONG RD
4) #4 RS FGS ON LINE (3-5) @ 31.03'
5) #5 RF 0.6' BGS
6) #4 RS 0.15' AGS
7) #4 RS 0.2' AGS
8) R/W DISK FOUND FGS
9) #4 RF 0.2' AGS
10) #3 RF 0.8' AGS BY AN ANGLE IRON FOUND FGS BY A MFPF 3.05' AGS
11) #5 RF (BENT) 0.05' BGS
12) #5 RF (BENT) 0.1' BGS ON LINE (11-13) @ 670.00' BY A 0.06' IRF (BENT) 0.25' AGS BY A MFPF 2.1' AGS
13) CALCULATED POINT (NO MONUMENTATION) NEAR CL OF WINCHESTER RD
14) MNF 0.03' BAS NEAR CL OF WINCHESTER RD BEING N 88°38'52" W 34.63' FROM A #4 RF 0.35' BGS
15) CALCULATED POINT (NO MONUMENTATION) NEAR CL OF WINCHESTER RD
16) CALCULATED POINT (NO MONUMENTATION) NEAR CL OF WINCHESTER RD
17) 0.08' IPF 0.3' BGS ON LINE (16-18) @ 29.84' BY A MFPF 3.5' AGS
18) 0.08' IPF (BENT) 0.15' AGS
19) 0.08' IPF FGS
20) NF INSIDE OF A 0.08' IPF (BROKEN-OFF) 0.15' BGS
21) 0.08' IPF FGS
22) CALCULATED POINT (NO MONUMENTATION) IN A MARKED HICKORY TREE
23) #4 RS 0.4' AGS ON LINE (22-24) @ 2.42'
24) #4 RF 0.2' AGS
25) #5 RF (BENT) 0.1' BGS
26) 0.08' IPF 0.15' BGS
27) CALCULATED POINT (NO MONUMENTATION) CL OF WILLIS LONG RD
28) #4 RF FGS
29) CALCULATED POINT (NO MONUMENTATION) NEAR CL OF WINCHESTER RD
30) #4 RF (BENT) FGS ON LINE (29-31) @ 29.93'
31) #4 RF 0.45' BGS
32) #4 RF 0.35' BGS
33) #4 RF 0.3' BGS
34) #4 RF 0.1' BGS
35) #4 RF 0.5' BGS ON LINE (34-36) @ 228.05'
36) CALCULATED POINT (NO MONUMENTATION) NEAR CL OF WILLIS LONG RD
37) CALCULATED POINT (NO MONUMENTATION) NEAR CL INTERSECTION OF WILLIS LONG RD (SR 1509) & WINCHESTER RD (SR 1556)
38) #4 RS FGS ON LINE (15-39) @ 31.17'
39) #4 RS FGS
40) R/W DISK FOUND 0.3' BGS

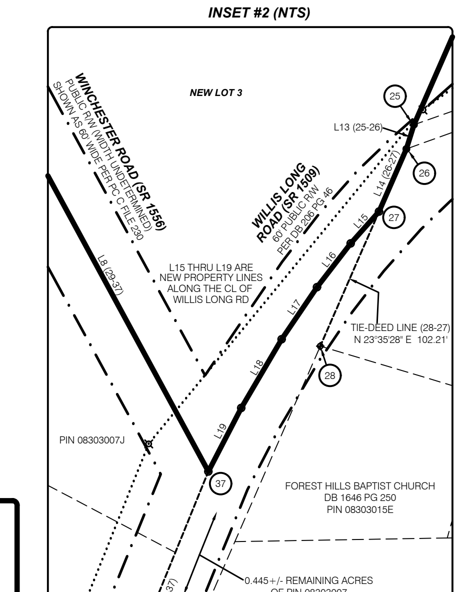
INSET #1 (NTS)



INSET #3 (NTS)



INSET #2 (NTS)



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SHEET 2 OF 2
SEE SHEET 1 FOR PERTINENT INFORMATION

CURRENT OWNER OF RECORD
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