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AN ORIGINAL SIGNATURE AND SEAL. (EXCEPTION—OFFICIAL USE BY GOVERNMENT
OFFICIALS AND PROFESSIONAL LAND SURVEYORS FOR BOUNDARY RETRACEMENT
PURPOSES).

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°52'37"W	139.70'
L2	N03°16'00"W	111.68'
L3	N14°32'43"W	74.57'
L4	N03°01'54"E	95.47'
L5	N22°13'14"W	71.56'
L6	N39°52'03"W	160.46'
L7	N26°29'55"W	84.13'
L8	N39°02'00"W	128.66'
L9	N49°25'20"W	65.91'
L10	N34°29'24"W	118.20'
L11	N45°27'32"W	63.40'
L12	N34°32'40"W	224.56'
L13	N45°36'10"W	85.08'
L14	N54°49'32"W	56.08'
L15	N10°19'47"W	126.48'
L16	N18°41'34"W	107.05'
L17	N08°09'21"W	136.29'
L18	N02°13'44"W	207.53'
L19	N16°33'06"E	81.98'
L20	N23°28'25"E	86.45'
L21	N87°13'58"E	58.91'
L22	S52°03'31"E	155.49'
L23	S59°58'22"E	84.03'
L24	N83°53'59"E	78.19'
L25	N49°27'05"E	165.32'
L26	N40°19'45"E	73.16'
L27	N65°30'57"E	67.39'
L28	N88°08'36"E	109.11'
L29	N78°47'18"E	159.31'
L30	N77°54'41"E	111.50'
L31	N69°08'17"E	106.26'
L32	N51°20'33"E	64.64'
L33	N02°47'17"E	52.38'
L34	N34°55'58"W	54.99'
L35	N58°13'39"W	55.63'
L36	N20°40'45"W	53.99'
L37	N29°45'53"W	129.97'
L38	N28°20'38"W	83.02'
L39	N51°17'13"W	47.45'
L40	N62°21'53"E	67.63'
L41	N52°07'39"E	57.22'
L42	N73°55'52"E	54.70'
L43	N56°49'19"E	87.55'
L44	N75°19'37"E	116.52'
L45	N45°56'48"E	81.25'
L46	N67°00'50"E	76.64'
L47	N80°00'31"E	76.76'
L48	N01°29'47"E	777.14'
L49	N01°29'47"E	526.10'
L50	S36°18'27"W	400.72'
L51	N33°04'01"E	208.98'

MICHAEL & LISA AMMONS
PARCEL 01159002
DB 7880 PG 651

STATE OF NORTH CAROLINA, COUNTY OF UNION
CERTIFICATE OF OWNERSHIP AND DEDICATION

I/WE, HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND
DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF UNION
COUNTY, NC AND THAT WE HEREBY ADOPT THE PLAN OF SUBDIVISION WITH OUR
FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL
STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC USE
AS NOTED.

DATE	OWNER
DATE	OWNER

STATE OF NORTH CAROLINA, COUNTY OF _____
NOTARY PUBLIC CERTIFICATE

I, _____, NOTARY PUBLIC FOR SAID COUNTY

AND STATE DO HEREBY CERTIFY THAT _____
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE
EXECUTION OF THE FOREGOING INSTRUMENT.

NOTARY PUBLIC	DATE
MY COMMISSION EXPIRES:	

STATE OF NORTH CAROLINA, COUNTY OF UNION
REVIEW OFFICER CERTIFICATE

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

REVIEW OFFICER	DATE
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GENERAL NOTES

CURRENT OWNER: HCB INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY
PROPERTY ADDRESS: 3318 LUCY SHORT CUT ROAD MARSHVILLE, NC 28103
TAX MAP PARCEL ID #01132002

THIS PLAT OF SURVEY CREATES AN "EXEMPT" STATUS SUBDIVISION
OF PROPERTY IN AN AREA OF THE COUNTY HAVING AN ORDINANCE
REGULATING PARCELS OF LAND.

BECAUSE OF ITS "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 SURVEY & PLAT IS SUBJECT TO ALL RESTRICTIONS,
SETBACK LINES, ZONING ORDINANCES, EASEMENTS, AND
RIGHT OF WAYS, IF ANY, AS MAY APPEAR OF RECORD OR
ON THE SUBJECT PROPERTY.

ZONING - RA 40
SETBACKS - FRONT 40' REAR 40' SIDES 15'

COUNTY WATER AND COUNTY SEWER ARE NOT AVAILABLE TO SERVICE THIS PLAT.
THIS LAND REVIEW IS NOT TO BE CONSIDERED AS APPROVAL OR COMMITMENT FOR
ANY PUBLIC WATER OR SEWER SERVICE.-PUBLIC WORKS

THIS LAND USE REVIEW FOR THIS PLAT IS NOT TO BE CONSIDERED AS PERMITTING APPROVAL
FOR ANY ON-SITE WASTEWATER DISPOSAL SYSTEM OR WELL.-ENVIRONMENTAL HEALTH LAND USE
NO EXISTING STRUCTURES, ON SITE WASTEWATER DISPOSAL SYSTEMS OR WELLS SHOWN
ON FINAL PLAT.-ENVIRONMENTAL HEALTH LAND USE

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	771.05	36.79	36.79	S02°51'47"W
C2	771.05	55.27	55.26	S06°17'01"W
C3	771.05	376.41	372.68	S22°19'21"W

NOTES:
(S) DENOTES OBJECT SET
(F) DENOTES OBJECT FOUND

PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS,
AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED.
NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR.

NAMES AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE
PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TITLE.

WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL
CAUSES AND MAY EFFECT AREA AND LIMIT OF TITLE.

ALL RIGHT OF WAYS OR EASEMENT WIDTHS SHOULD BE VERIFIED FOR
ACCURACY BY THE COMPANY, AGENCY, OR PUBLIC DEPARTMENT
RESPONSIBLE FOR ACQUIRING, MAINTAINING, AND EXISTENCE OF THE
EASEMENTS SHOWN. THE WIDTHS AS SHOWN, WERE ACQUIRED BY VARIOUS
SOURCES AND ARE SUBJECT TO ERROR.

NMJSVG TOWNSHIP FARMS, LLC

PARCEL Y1159004
DB 7279 PG 691
PB L-806

NMJSVG TOWNSHIP FARMS, LLC

PARCEL X1159004
DB 6488 PG 508

RICHARD J. GOODMAN

PARCEL 01129001

MOTT & PHYLLIS SIMPSON

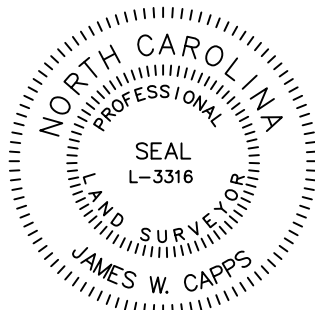
PARCEL 01132003
DB 3526 PG 482

TRACT 6 ADDRESS:
3318 LUCY SHORT CUT RD.
MARSHVILLE, NC 28103

SURVEYORS SUBDIVISION STATEMENT

I, JAMES W. CAPPS, PLS, CERTIFY THAT THIS SURVEY CREATES A
SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY
THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JAMES W. CAPPS
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3316



STATE OF NORTH CAROLINA

I certify that this map was drawn from an actual survey made under my
supervision and was prepared in accordance with G.S. 47-30 as amended.
The unadjusted ratio of precision is 1" = 10000'.
Boundaries not surveyed, if any, are noted. Deed descriptions are
recorded in Book 9116, Page 353.

Witness my hand and seal this 2nd day of JULY, 2025

PRELIMINARY PLAT

JAMES W. CAPPS
Professional Land Surveyor
L-3316
License No.

SUBDIVISION SURVEY FOR: HCB INVESTMENTS, LLC

TOWNSHIP: NEW SALEM TAX I.D.: 01132002
COUNTY: UNION STATE: NORTH CAROLINA
DATE: JULY 2, 2025 JOB NO.: 0525105

DATE	DESCRIPTION
09/29/2025	LOT 4 & 5 REVISE PROPERTY LINE



CBS Surveying & Mapping, Inc.

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