

GLOBAL POSITIONING SYSTEM SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS (GNSS) SURVEY:
 CLASS A SURVEY; POSITIONAL ACCURACY 0.03" REAL-TIME (RTK) NETWORK; NAD 83 (2011), NAVD 86; NC VIRTUAL RTN;
 DEOD MODEL 12; COMBINED GRID FACTOR 0.999858502; UNITS-US FEET

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION.

SETBACKS (PLAT L-425)

ZONING RA-40
 FRONT SETBACK - 40'
 SIDE SETBACK - 12'
 REAR SETBACK - 30'

LEGEND

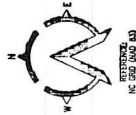
EIR - EXISTING IRON ROD
 EP - EDGE PAVEMENT
 R/W - RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	DISTANCE
L16	S 81°31'53" W	336.80
L17	S 08°28'07" E	129.33
L18	S 81°31'53" W	336.80
L19	N 08°28'07" W	129.33
L20	N 49°20'44" E	133.84
L21	S 42°23'18" E	95.19
L22	S 56°45'28" E	161.25
L23	S 62°50'32" E	85.94
L24	S 71°09'48" E	66.98
L25	S 37°39'53" E	100.99

NOTES

- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT.
- WOOTEN SURVEYING & ASSOCIATES, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HERE ON.
- THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ONLY PARTIAL SURVEY WAS PERFORMED IN PREPARATION OF THIS MAP.
- THE PURPOSE OF THIS MAP IS TO IDENTIFY THE LIMITS OF 1 ACRE FOR A RECLAMATION LANDFILL OF 1 ACRE OR LESS. IF IT EXCEEDS 1 ACRE THE PROPERTY MUST BE REZONED TO RA-200 CONDITIONAL ZONING.
- RECLAMATION LANDFILL TO COMPLY WITH SECTION 30.090-A
- RECLAMATION LANDFILL OF ONE ACRE OR LESS HAS A MAXIMUM PERIOD OF OPERATION NOT TO EXCEED 24 MONTHS. TO EXCEED THE 24 MONTH OPERATION PERIOD PROPERTY MUST BE REZONED TO RA-200 CONDITIONAL ZONING FOR RECLAMATION LANDFILL GREATER THAN ONE ACRE.



NOW OR FORMERLY
 KATHY BELT, ET AL
 DEED 365-16

NOW OR FORMERLY
 KATHY BELT, ET AL
 DEED 365-16

NOW OR FORMERLY
 KATHY BELT, ET AL
 DEED 365-16

NOW OR FORMERLY
 KATHY BELT, ET AL
 DEED 365-16

NOW OR FORMERLY
 KATHY BELT, ET AL
 DEED 365-16

BETTY KAY S. NANCE
 DEED 367-293

231BAUSTINCHANEYRD.DWG

SURVEYOR CERTIFICATION

I, E. DANIEL WOOTEN, CERTIFY THAT THIS PLAT 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 AS CALCULATED DOES NOT EXCEED 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS 28TH DAY OF SEPTEMBER, 2021.

E. Daniel Wooten
 E. DANIEL WOOTEN, NCPLS L-4341



PLANNING CERTIFICATION

I, Jim Kiser, UNION COUNTY PLANNING DIVISION DIRECTOR, CERTIFY THAT THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING, BECAUSE OF ITS EXEMPT STATUS. THE COUNTY HAS NOT REVIEWED THIS PLAT FOR COMPLIANCE WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS (E.G. STREET STANDARDS). PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS FOR BUILDING AND DEVELOPMENT MAY BE OBTAINED FOR LOTS THAT DO NOT MEET APPLICABLE COUNTY STANDARDS. THIS APPROVAL EXPIRES IF NOT RECORDED BEFORE 12-26-23

9-26-23
 DATE *J. Kiser*
 PLANNING DIVISION DIRECTOR

REVIEW OFFICER

STATE OF NORTH CAROLINA
 COUNTY OF UNION
 I, Gus Nichols, REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 DATE 9/26/2023 *Gus Nichols*
 REVIEW OFFICER

FILED 9/29/2023 10:28 AM 17483
 PLAT SLIDE 00001 - 0539 UNION COUNTY NC
 INSTRUMENT 23384 CRYSTAL D. GILLUM
 REGISTER OF DEEDS
 By: Siana Swartzell, DEP

NO.	DATE	BY	REVISION

PLAT

BENJAMIN H. RUSSELL
 PROPERTY

#2220 AUSTIN CHANEY ROAD
 MONROE TOWNSHIP
 UNION COUNTY, NORTH CAROLINA

DEED B249-415
 Tax Number: 09-040-017

FIELD/DRAWN	ACRD	SCALE	DATE
DWDW	231BAUSTINCHANEYRD	1"=200'	SEPT. 26, 2021

WOOTEN SURVEYING
 & ASSOCIATES, PLLC



NC-PLS L-4341
 119 SMITH CIRCLE
 MATTHEWS, NC 28104
 (980) 328-2977

DWOOTEN@WOOTENSURVEYING.COM
 WWW.WOOTENSURVEYING.COM
 FIRM LICENSE # P-1862

Plat Cab R File 539

