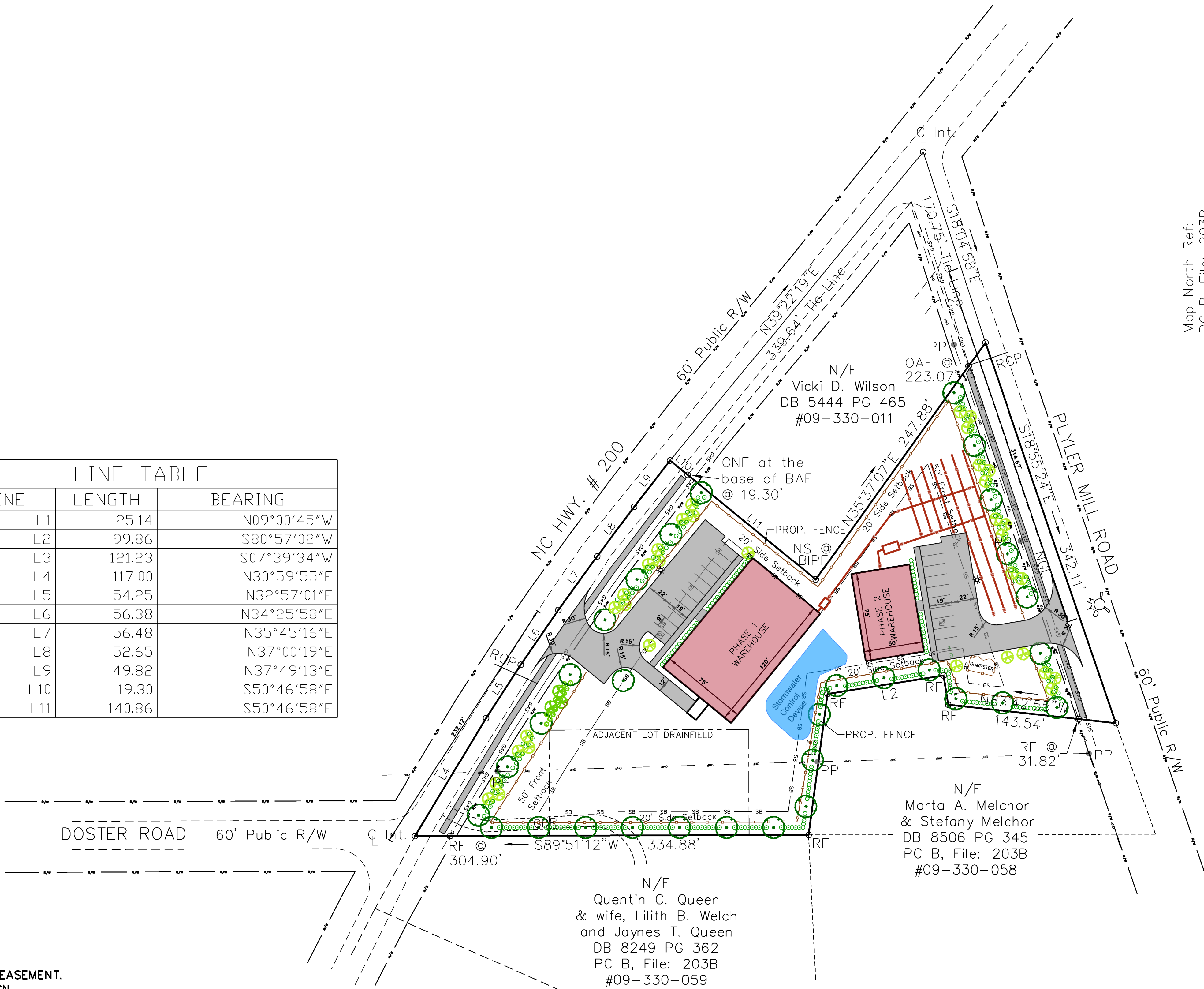


- LEGEND
- OAF – Old Axle Found
 - ONF – Old Nail Found
 - RF – Rebar Found
 - N/F – Now or Formerly
 - DB – Deed Book
 - PG – Page
 - NS – Nail Set
 - PC – Plat Cabinet
 - Tax I.D. – #09–330–012
 - BAF – Bent Axle Found
 - R/W – Right of Way
 - (NTS) – Not to Scale
 - BIPF – Bent Iron Pipe Found
 - PP – Power Pole
 - INT. – Intersection
 - RCP – Reinforced Concrete Pipe
 - Fire Hydrant
 - NGL – Natural Gas Line
 - GDR – Gravel Driveway
 - OHE – Overhead Electric Line
 - CL – Centerline


- NOTES:
- TAX I.D. #09–333–012
 - AREA CALCULATED BY COORDINATES.
 - NO NCGS MONUMENT FOUND WITHIN 2000'
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC METERS
 - #5 REBARS SET AT ALL LOT CORNERS AND NO CORNERS SET IN THE CENTERLINE OF ROADS, COMPUTED POINTS ONLY.
 - ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY
 - THIS PROPOERTY IS NOT SUBJECT TO A FEMA REGULATED FLOOD HAZARD ZONE, AS PER THE NFIP, FIRM MAP, NO. 3710542400J, PANEL 5424, EFFECTIVE DATE: OCTOBER 16, 2008.
 - PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND OR RIGHT OF WAYS, EITHER RECORDED OR IMPLIED.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - NATURAL GAS LINE LOCATION IS APPROXIMATE ONLY AND MAY BE SUBJECT TO EASEMENT.
 - LIGHT POLES SHOWN WERE PROVIDED BY OTHERS AND NOT PART OF JEWLA DESIGN.

- Development Summary
- Existing Zoning:RA–40
 - Proposed Zoning: LI
Front Setback: 50'
Rear Setback: 50'
Side Setback: 20'
 - Development will full comply with all provisions of the Union County Development Ordinances.
 - Max BAU for this site is 36% per Union County protected areo water shed ordinance sec. 15.030. The proposed site shown is 34.9% of the 2.17 acres located outside of the existing road right-of-way.

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 25.14 | N09°00'45"W |
| L2 | 99.86 | S80°57'02"W |
| L3 | 121.23 | S07°39'34"W |
| L4 | 117.00 | N30°59'55"E |
| L5 | 54.25 | N32°57'01"E |
| L6 | 56.38 | N34°25'58"E |
| L7 | 56.48 | N35°45'16"E |
| L8 | 52.65 | N37°00'19"E |
| L9 | 49.82 | N37°49'13"E |
| L10 | 19.30 | S50°46'58"E |
| L11 | 140.86 | S50°46'58"E |



Map North Ref:
PC B, File: 203B
September 1985

| APPROVALS | | PREPARED BY | | SEALS | PROJECT | SHEET TITLE | NO. | DATE | REVISIONS | BY | SCALE: 1" = 50' |
|---|--|--|-----------------------------|---|---|-------------|-----|------|-----------|----|------------------|
| Project Engr: _____ Drawn By: _____ Checked By: _____ | |  <div>JOEL E. WOOD & ASSOCIATES</div> PLANNING • ENGINEERING • MANAGEMENT | <div>INFORMATION ONLY</div> | REZONING PLAN | SKETCH PLAN FOR REZONING APPLICATION | | | | | | DATE: 02/26/2024 |
| Review: _____ Bid: _____ Construction: _____ | | | | Monroe Township, Union County, North Carolina PREPARED FOR Brandon Tyler Couick | | | | | | | JOB NO.: 230926 |
| | | | | | | | | | | | SHEET C300 |