



VICINITY MAP
(Not to Scale)

SYMBOL LEGEND:

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE

NOTES:

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM GASTON COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF TOWN OF DALLAS. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.
10. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
11. CONTOUR INTERVAL- 1 FOOT
12. VERTICAL DATUM
13. AN OVERLAP OF PROPERTY LINES EXIST FROM PLAT BOOK 5 PAGE 29 AND PLAT BOOK 5 PAGE 36 ON THE WESTERN SIDE OF LOT 25. BASED ON BACK TITLE SEARCHES PROVIDED BY SOUTHERN LAW GROUP, A PORTION OF LAND WAS SOLD THAT WAS NOT OWNED BY A INCORRECT METES AND BOUNDS DESCRIPTION. THE OVERLAP IS NOT SHOWN AS PART OF THIS SURVEY.

FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710355700J, DATED: SEPTEMBER 28, 2007.

ZONING:

BUILDING SETBACK REQUIREMENTS (MINIMUM) R-6
 FRONT: 25' FEET
 SIDE YARD: 6' FEET
 REAR YARD: 25' FEET
 MINIMUM LOT WIDTH: 60' FEET
 MINIMUM LOT AREA: 6,000 SF

GRAPHIC SCALE

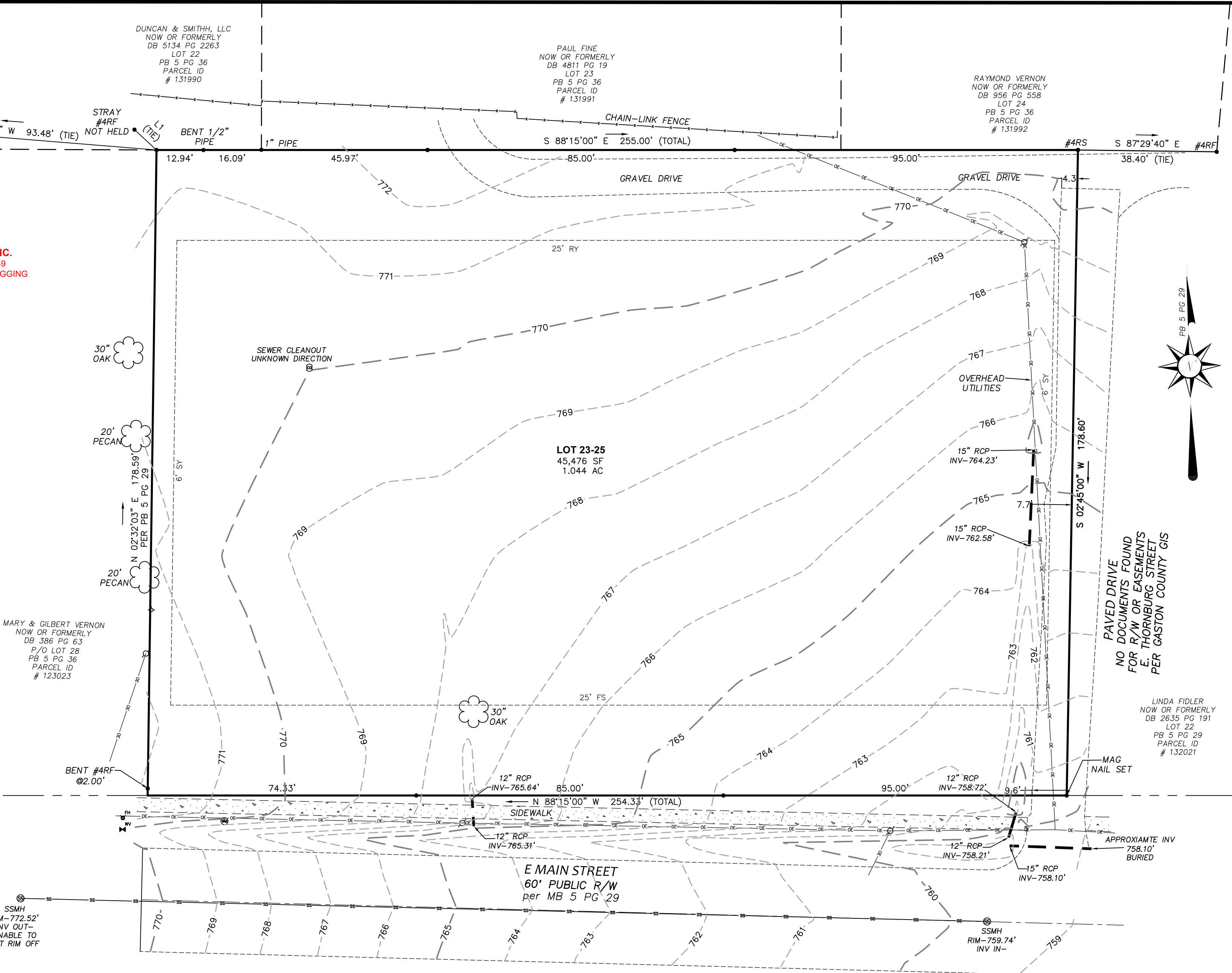


(IN FEET)
1 inch = 20 ft.

CERTIFICATION:



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ABBREVIATIONS:

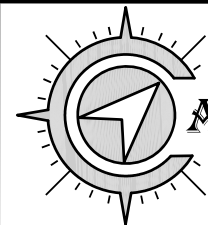
- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- RCP REINFORCED CONCRETE PIPE
- INV INVERT

LINE LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- RIGHT OF WAY
- OVERHEAD UTILITIES

LINE	BEARING	DISTANCE
L1	N 45°33'43\"	8.30'

Job No.: 46-22-024	Drawn: CLK	Checked: CLK	Date: 03/15/23
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TOPOGRAPHIC SURVEY

AT PROPERTY KNOWN AS
 # 512 E MAIN STREET
 LOTS 23-25, TEXTILES, INCORPORATED PARK
 PB 5 PG 29
 TAX # 132022 DB 5347 PG 1078
 TOWN OF DALLAS, GASTON COUNTY, NC
 FOR: NUHOMES CAPITAL MANAGEMENT

Z:\Shared\CC SURVEY 2023\JOBS\99-MISC\99-23-112 512 E MAIN ST\512 E MAIN STREET.dwg