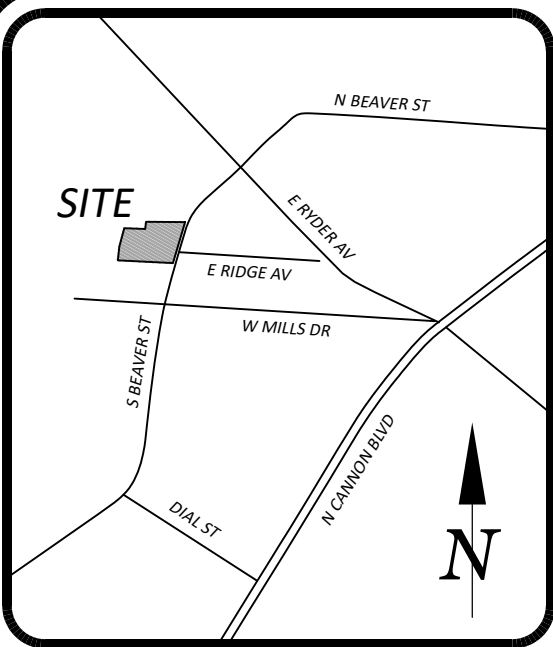




VICINITY MAP (Not to Scale)

LEGEND

RF	REBAR FOUND
RS	REBAR SET
IPF	IRON PIPE FOUND
CP	COMPUTED POINT
SMRF	SMOOTH METAL ROD FOUND
CNF	CONCRETE NAIL FOUND
MNF	MAG NAIL FOUND
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
---	LINES SURVEYED
---	LINES NOT SURVEYED
---	BUILDING SETBACKS
---	RIGHT-OF-WAY
---	EASEMENT
	PROPOSED LARGE MATURING STREET TREE

NOTES

- AREA CALCULATED BY COORDINATE COMPUTATION.
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM ROWAN COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
- IRON RODS AT ALL CORNERS UNLESS NOTED.
- THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
- LOT SUBJECT TO ALL ZONING ORDINANCES OF TOWN OF LANDIS. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
- PROPERTY LOCATED IN THE CENTRAL CATAWBA POST CONSTRUCTION DISTRICT.
- METROLINA LAND SURVEYING DOES NOT CLAIM THAT ALL MATTER OF RECORDS ARE SHOWN HEREON.
- SUBJECT PROPERTY LOCATED WITHIN THE (LAKE FISHER) COLDWATER WS-IV WATERSHED.
- TOTAL AREA: 2.373 ACRES / 103,363 SF**
- PROPOSED BUILDING HEIGHTS 20' 9-3/4"**

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

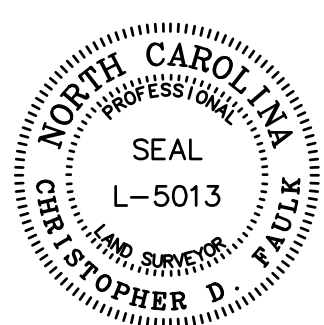
I, Christopher D. Faulk, Professional Land Surveyor No. L-5013, certify to one or more of the following as indicated thus, [X] or []:

- ☒ A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1291, PAGE 487; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2nd DAY OF APRIL, A.D., 2026.

**"PRELIMINARY PLAT NOT FOR
RECORDATION, CONVEYANCES,
OR SALES"**

PROFESSIONAL LAND SURVEYOR L-5013



GPS SURVEY
"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: <0.07+50PPM
- TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCVRS)
- DATES OF SURVEY: 03/31/2026
- DATUM/EPOCH: NAD 83 (2011)
- PUBLISHED/FIXED CONTROL USE: RTK NETWORK
- GEOID MODEL USED: GEOID 18
- COMBINED GRID FACTORS: 0.99984925
- UNITS: US SURVEY FEET

SITE NOTES:

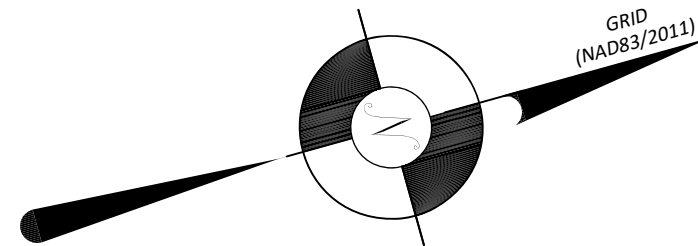
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED RMST

FRONT:	12' FEET
SIDE YARD:	4' FEET
REAR YARD:	4' FEET
MINIMUM LOT WIDTH:	42' FEET
MINIMUM LOT AREA:	5,000 SF

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 3710562500K, DATED: JUNE 16, 2009.

LINE	BEARING	DISTANCE
LT1	N 89°12'20" E	18.52'
LT2	N 89°25'36" E	52.72'
LT3	N 89°54'06" E	47.63'
LT4	N 89°44'09" E	142.98'
LT5	N 89°44'09" E	10.00'
LT6	S 22°54'21" W	34.27'
LT7	N 37°28'58" W	9.13'



TOWN OF LANDIS CERTIFICATE OF APPROVAL

This plat of minor/major (select one) subdivision meets the requirements of the Town of Landis Development Ordinance as of this ____ day of ____, 20__ and is hereby approved conditioned upon the plat being registered in the Office of the Rowan County Register of Deeds within sixty (60) days of such approval and receipt of record accompanied by a plat presented to the Town of Landis Planning Services Department.

Planning, Zoning & Subdivision Administrator

CERTIFICATE OF REVIEW OFFICER

State of North Carolina
County of Rowan

I, _____, Review Officer for Rowan County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording as of this ____ day of ____, 20__.

Rowan County Review Officer

CERTIFICATE OF OWNERSHIP:

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, that I (we) hereby adopt this plan of subdivision with my (our) free consent as of this ____ day of ____, 20__.

Property Owner Name (typed or printed)
Property Owner Signature

Certification for Land Within A Designated Watershed

All lots within the South Beaver Street Subdivision, to the best of my knowledge, lie within the (WS-IV 40,000) of the (Cold Water Creek, Lake Fisher), as designated by the NCDEM/NCDEQ.

Date _____ Planning, Zoning & Subdivision Administrator, Town of Landis

IMPERVIOUS BREAKDOWN

SITE SIDEWALK: 1,247 SF

LOT 1: HOUSE: 1,755 SF DRIVE: 1,213 SF HVAC: 9 SF TOTAL: 2,977 SF	LOT 2: HOUSE: 1,755 SF DRIVE: 1,224 SF HVAC: 9 SF TOTAL: 2,988 SF	LOT 3: HOUSE: 1,755 SF DRIVE: 1,234 SF HVAC: 9 SF TOTAL: 2,998 SF
LOT 4: HOUSE: 1,755 SF DRIVE: 1,225 SF HVAC: 9 SF TOTAL: 2,989 SF	TOTAL SITE PROPOSED IMPERVIOUS LOT 1 = 2,977 SF LOT 2 = 2,988 SF LOT 3 = 2,998 SF LOT 4 = 2,989 SF SITE SIDEWALK = 1,247 SF TOTAL SITE = 13,199 SF IMPERVIOUS	

PRELIMINARY PLAT

AT PROPERTY KNOWN AS
208 S. BEAVER STREET
TAX PARCELS 108-045 & 108-189
MB 9995 PG 9791, DB 1291 PG 487
TOWN OF LANDIS, ROWAN COUNTY, NC
FOR: CLAY STANLEY

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING

8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227

P (704) 741-1700
C (980) 721-2353
NC #C-4584 & SC #C-6106

Job No.	099-26-042
Date	06/30/2026
Proj. Mgr.	CDF
Drawn	TRL
Checked	CDF
Sheet	1