

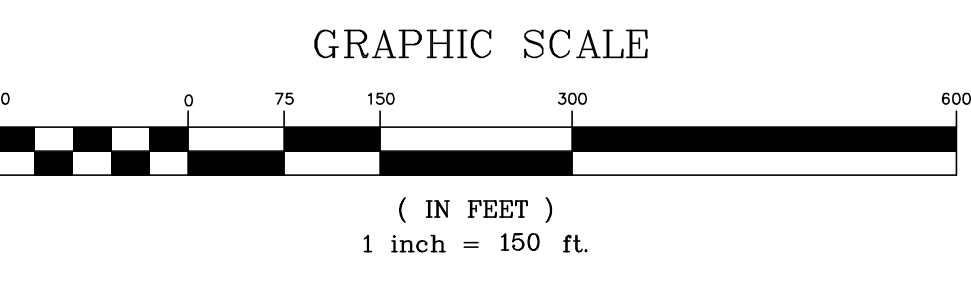
LINE	BEARING	DISTANCE
1	S81°43'11"E	146.73
2	S42°21'11"E	181.50
3	S42°21'11"E	251.80
4	S42°21'11"E	154.12
5	S42°21'11"E	92.20
6	S44°22'21"E	150.38
7	S44°22'21"E	154.12
8	S44°22'21"E	96.34
9	N88°29'29"W	150.08
10	N88°29'29"W	150.08
11	N88°29'29"W	150.08
12	N88°29'29"W	150.08
13	N88°29'29"W	150.08
14	N88°29'29"W	150.08
15	N88°29'29"W	150.08
16	N88°29'29"W	150.08
17	N88°29'29"W	150.08
18	N88°29'29"W	150.08
19	N88°29'29"W	150.08
20	N88°29'29"W	150.08
21	N88°29'29"W	150.08
22	N88°29'29"W	150.08
23	N88°29'29"W	150.08
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27	N88°29'29"W	150.08
28	N88°29'29"W	150.08
29	N88°29'29"W	150.08
30	N88°29'29"W	150.08
31	N88°29'29"W	150.08
32	N88°29'29"W	150.08
33	N88°29'29"W	150.08
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36	N88°29'29"W	150.08
37	N88°29'29"W	150.08
38	N88°29'29"W	150.08
39	N88°29'29"W	150.08
40	N88°29'29"W	150.08
41	N88°29'29"W	150.08
42	N88°29'29"W	150.08
43	N88°29'29"W	150.08
44	N88°29'29"W	150.08
45	N88°29'29"W	150.08
46	N88°29'29"W	150.08
47	N88°29'29"W	150.08
48	N88°29'29"W	150.08
49	N88°29'29"W	150.08
50	N88°29'29"W	150.08
51	N88°29'29"W	150.08
52	N88°29'29"W	150.08
53	N88°29'29"W	150.08
54	N88°29'29"W	150.08
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56	N88°29'29"W	150.08
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61	N88°29'29"W	150.08
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64	N88°29'29"W	150.08
65	N88°29'29"W	150.08
66	N88°29'29"W	150.08
67	N88°29'29"W	150.08
68	N88°29'29"W	150.08
69	N88°29'29"W	150.08
70	N88°29'29"W	150.08
71	N88°29'29"W	150.08
72	N88°29'29"W	150.08
73	N88°29'29"W	150.08
74	N88°29'29"W	150.08
75	N88°29'29"W	150.08
76	N88°29'29"W	150.08
77	N88°29'29"W	150.08
78	N88°29'29"W	150.08
79	N88°29'29"W	150.08
80	N88°29'29"W	150.08

- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 - ELEVATIONS BASED ON N.G.S. MONUMENT "SANDY" ELEVATION - 879.6 FEET NAVD 88.
 - TOPOGRAPHIC AND PHYSICAL FEATURES WERE PROVIDED BY A SUB-CONTRACT AERIAL COMPANY.
 - PARCELS 140 001, 140 167 & 140 004 HAVE DIRECT ACCESS TO OLD BEATTY FORD ROAD, A 60 FT PUBLIC RIGHT-OF-WAY.

ZONING:
SUBJECT PROPERTY ZONED:
SRF-2 (TOWN OF LANDS)
IND (TOWN OF LANDS)
ROWAN COUNTY

FOR FURTHER INFORMATION CONTACT THE TOWN OF LANDS AND ROWAN COUNTY ZONING DEPARTMENT.

- LEGEND:**
- CP - CALCULATED POINT
 - D.B. - DEED BOOK
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EP - EXISTING IRON PIPE
 - EN - EXISTING NAIL
 - M.B. - MAP BOOK
 - NB - NEW IRON ROD
 - NN - NEW NAIL
 - PG - PEG
 - R/W - RIGHT-OF-WAY
 - PROPERTY LINE
 - PROPERTY LINE (ADJACENT)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (ADJACENT)
 - EASEMENT
 - FIBER OPTIC
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND TELEPHONE
 - WATER LINE



ALTA CERTIFICATION:
TO: JACKSON-SHAW COMPANY, A TEXAS CORPORATION, ANDREW & BARTH, P.C., A TEXAS PROFESSIONAL CORPORATION, REPUBLIC TITLE OF TEXAS, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEY LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.1, 2.2, 4.3, 7a, 7b, 7c, 8, & 13 AND 15 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2022.

Justin F. Cloninger 8/19/23
DATE

JUSTIN F. CLONINGER
NCPLS L-4439
justinc@cloningerbellsurveying.com

THIS IS TO CERTIFY THAT ON THE 18th DAY OF OCTOBER 2022 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1606(C) N.C.A.C. 36 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED *Justin F. Cloninger*

TOTAL AREA: 6,695,120 SQ. FT. (153.698 ACRES)

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
JACKSON-SHAW COMPANY
OLD BEATTY FORD RD
TOWN OF LANDS, CHINA GROVE - 13 TOWNSHIP, ROWAN COUNTY, NC
PARCEL: 140 002; 140 003; 140 167; 140 168; 140 169; 140 170;
133A206; 133A288; 133 05706; 133A099

SURVEYING
CLONINGER BELL
MAPPING

CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326

SHEET 1 OF 2

DRAWN: CEB
REVISED: [blank]
SCALE: 1"=150'
DATE: OCT. 18, 2022
FILE NO: 2080

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED JUNE 16, 2009.

COMMUNITY PANEL NO: 3710562500K, ZONE AE, X(FUTURE), X

No.	REVISIONS	Date
1	PARCELS ADDED: 133A288; 133 05706; AND 133A099	11/29/22
2	PARCELS ADDED: 140 004	12/19/22
3	ADD TITLE COMMITMENT FOR PARCEL: 140 004	2/15/23
4	ADDRESS COMMENTS	3/14/23

