

1530-14

STATE OF NORTH CAROLINA
COUNTY OF GASTON

The foregoing certificate of *Shelma Kyrach*, Notary Public of Gaston County, State of North Carolina, is certified to be correct. This instrument was presented for registration this 12-6-93 day of December, 1993, at 9:59 o'clock A.M. and duly recorded in the Office of the Register of Deeds of Gaston County, North Carolina, in Book 56, Page 74.

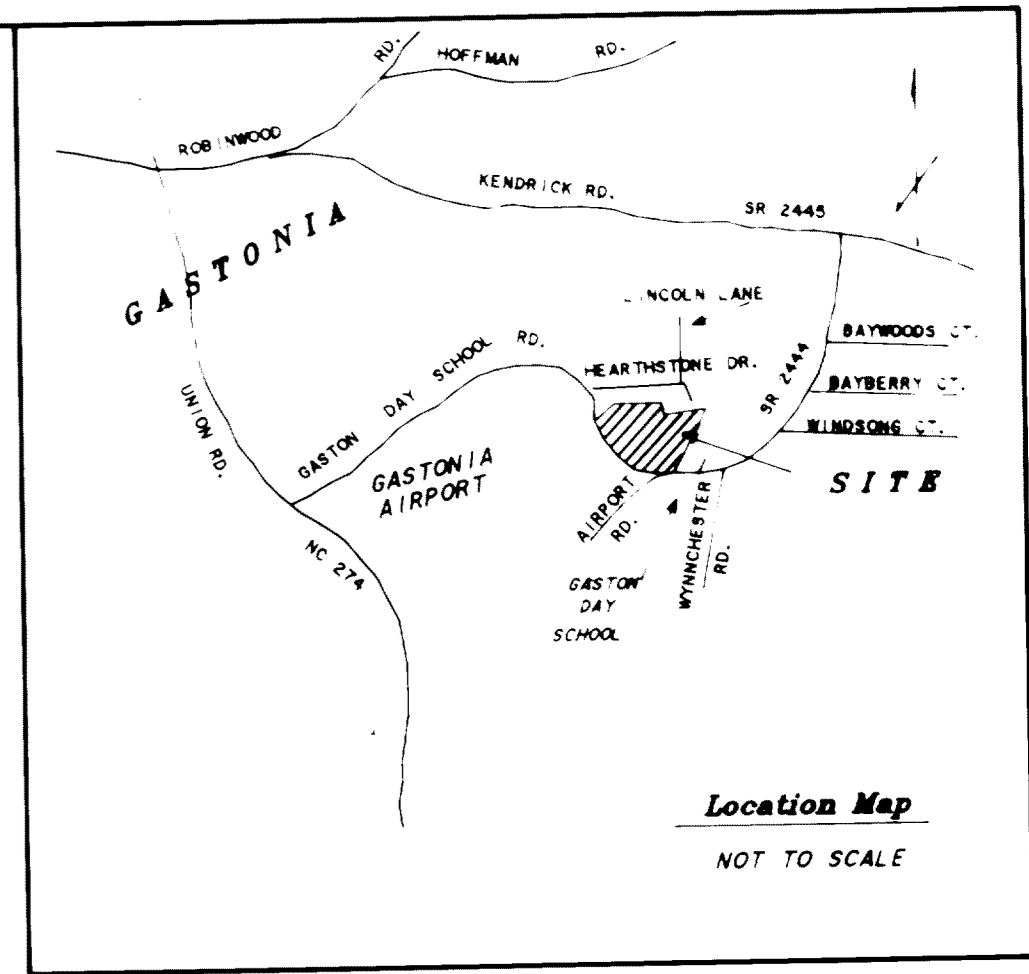
Quin's Store
Register of Deeds, Gaston County, N. C.
By: *Quin's Store*
Register of Deeds

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
1	579.34'	48.43'	96.64'	9°33'29"	9°33'24"	96.53'	S 03°22'22"E
2	579.34'	55.17'	110.00'	10°52'45"	9°53'24"	109.84'	S 06°50'45"W
3	579.34'	55.17'	110.00'	10°52'45"	9°53'24"	109.84'	S 17°43'29"W
4	579.34'	42.35'	84.55'	8°21'43"	9°53'24"	84.48'	S 27°20'43"W
5	529.34'	86.33'	171.16'	18°31'34"	10°49'27"	170.41'	N 22°15'48"E
6	529.34'	77.73'	154.36'	16°42'29"	10°49'27"	153.81'	N 04°38'47"E
7	529.34'	20.54'	41.06'	4°26'38"	10°49'27"	41.05'	N 05°55'47"W

Drainage and utility easements 10' on all rear and exterior side lot lines; 5' on each side of all interior side lot lines - unless noted otherwise.

Zoned R-15
Minimum Building Setbacks:
45' Front Yard
15' Side Yard
35' Rear Yard
Corner Lots Subject to 20' Radius

SPECIAL NOTES:
1. ALL LOTS ARE SUBJECT TO A 15' EASEMENT ALONG THE FRONT FOR WATERFORD GREEN ASSOCIATES USE ONLY.
2. LOT H5, BLOCK "A" IS SUBJECT TO A 20' SITE EASEMENT ON GASTON DAY SCHOOL ROAD, I.E., NO STRUCTURES ARE TO BE BUILT AND PLANTED VEGETATION IS LIMITED AND SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF 3' WITHIN THIS EASEMENT.



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *C.S. Advertiser*
DISTRICT ENGINEER
DATE 12-6-93

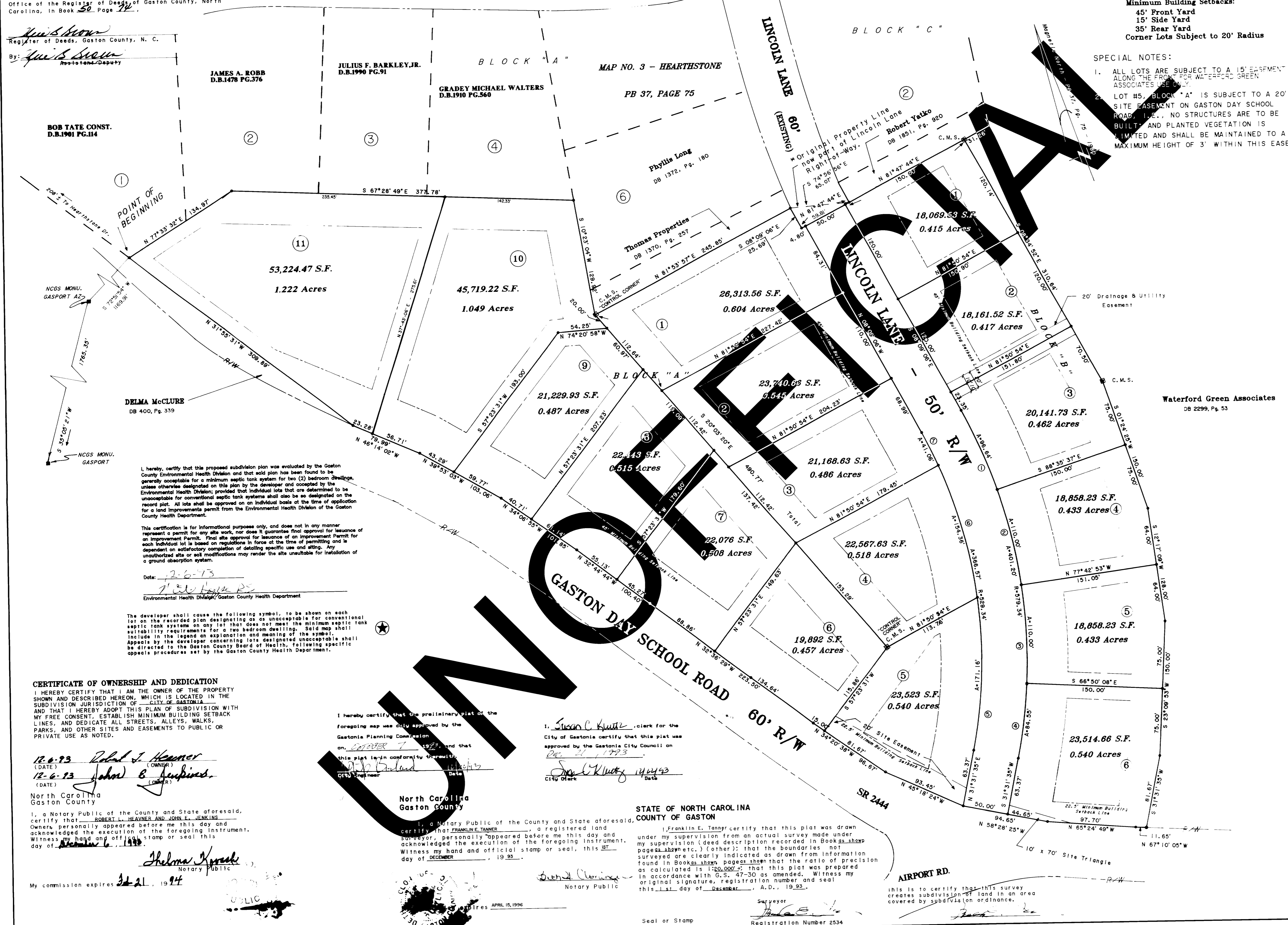
-GENERAL NOTES-
1. THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE FOUND IN THE FIELD ON THE DATE OF THE SURVEY.
2. THIS PROPERTY CHANGES LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAPS BY U. S. DEPT. OF HUD.
3. THIS PROPERTY IS WITHIN 2,000 FT. OF A NCGS USGS MONUMENT.
4. THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAYS OR EASEMENTS NOT OBSERVED.

LEGEND
--- Surveyed Property Lines
--- Unsurveyed Property Lines
--- Street Right-of-Way
--- Approximate Center of Creek
E.L.P. Existing Iron Pin or as indicated
N.L.P. New Iron Pin or as indicated
E.C.M. Existing Concrete Monument
C.M.S. Concrete Monument Set

" FINAL PLAT "
MAP ONE
PHASE ONE
WATERFORD GREEN SUBDIVISION

-PROPERTY OF-
WATERFORD GREEN ASSOCIATES
DEED BOOK 2299, PAGE 53
GASTONIA TOWNSHIP - GASTON COUNTY, NC
P/O TAX MAP 10-126-8
-SURVEY BY-
TANNER & McCONAUGHEY, P.A.
REGISTERED SURVEYORS
1361-C EAST GARRISON BLVD., GASTONIA, NC 28054
(704)866-8421

SCALE: 1" = 50'
DATE: December 1, 1993
Rev. DECEMBER 1991
GRAPHIC SCALE - FEET
Plat Book 56, Page 74



I hereby certify that the proposed subdivision plan was evaluated by the Gaston County Environmental Health Division and that said plan has been found to be generally acceptable for a minimum septic tank system for two (2) bedroom dwellings, unless otherwise designated on this plan by the developer and accepted by the Environmental Health Division; provided that individual lots that are determined to be unacceptable for conventional septic tank systems shall also be so designated on the record plat. All lots shall be approved on an individual basis at the time of application for a land improvements permit from the Environmental Health Division of the Gaston County Health Department.
This certification is for informational purposes only, and does not in any manner represent a permit for any site work, nor does it guarantee final approval for issuance of an improvement permit. Final site approval for issuance of an improvement permit for each individual lot is based on regulations in force at the time of permitting and is dependent on satisfactory completion of detailing specific use and siting. Any unauthorized site or soil modifications may render the site unsuitable for installation of a ground absorption system.
Date: 12-6-93
Shelma Kyrach
Environmental Health Director/Gaston County Health Department

The developer shall cause the following symbol, to be shown on each lot on the recorded plan designating as unacceptable for conventional septic tank systems on any lot that does not meet the minimum septic tank suitability requirements for a two bedroom dwelling. Said map shall include in the legend an explanation and meaning of the symbol. Appeals by the developer concerning lots designated unacceptable shall be directed to the Gaston County Board of Health, following specific appeals procedures set by the Gaston County Health Department.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF CITY OF GASTONIA, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.
12-6-93 *Robert J. Heavner*
(DATE) (OWNER)
12-6-93 *John B. Jenkins*
(DATE) (OWNER)
North Carolina
Gaston County

I hereby certify that the preliminary plat of the foregoing map was duly approved by the Gastonia Planning Commission on SEPTEMBER 7, 1993, and that this plat is in conformity therewith.
John B. Jenkins
City Engineer
Date: 12-6-93
Shelma Kyrach
City Clerk

1. *Shelma Kyrach*, clerk for the City of Gastonia certify that this plat was approved by the Gastonia City Council on DEC 21, 1993.
Shelma Kyrach
City Clerk
Date: 12-6-93

1, a Notary Public of the County and State aforesaid, certify that ROBERT L. HEAVNER AND JOHN B. JENKINS, Owners, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this day of December 6, 1993.
Shelma Kyrach
Notary Public
My commission expires 12-21, 1994

1, FRANKLIN E. TANNER, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1ST day of DECEMBER, 1993.
Franklin E. Tanner
Notary Public

1, FRANKLIN E. TANNER certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2299, page 53, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Books 2299, pages 53 that the ratio of precision as calculated is 1:20,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 1ST day of DECEMBER, A.D., 1993.
Franklin E. Tanner
Surveyor
Registration Number 2534

10' x 70' Site Triangle
AIRPORT RD.
this is to certify that this survey covers subdivision of land in an area created by subdivision ordinance.

