

Gaston County, NC
 Recorded 06/19/2002 12:42:11pm
 No 9999-00023610 1 of 1 pages
 Register of Deeds

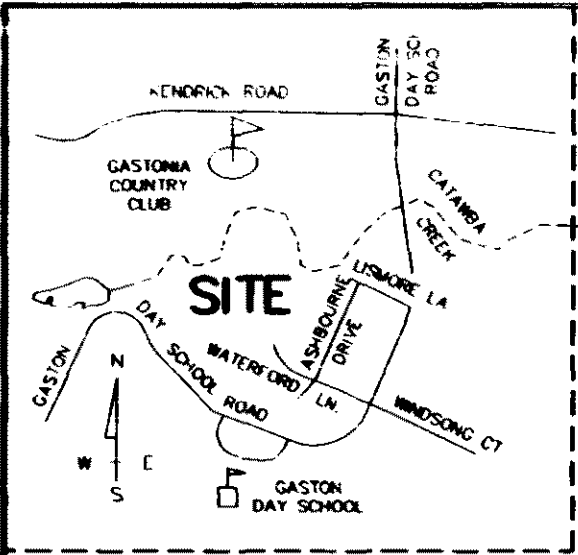
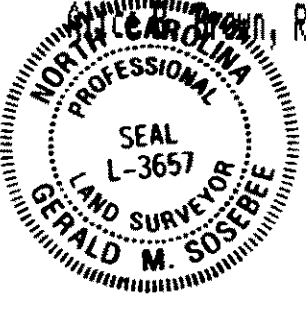
STATE OF NORTH CAROLINA
 GASTON COUNTY

I, Carol M. Gooden, certify that this plat was drawn under my supervision from an actual survey made under my supervision (as described in Book AS, Page 5080) and that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, Page 5080, that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-20 as amended. Witness my official signature, registration number and seal this 19th day of June, A.D. 2002.

Carol M. Gooden
 Professional Land Surveyor

SUBDIVISION CERTIFICATION:
 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.

Carol M. Gooden
 PROFESSIONAL LAND SURVEYOR



LOCATION MAP - NOT TO SCALE

NORTH CAROLINA
 GASTON COUNTY

I, ALICE B. BROWN, REGISTER OF DEEDS IN AND FOR THE AFORESAID COUNTY AND STATE HEREBY CERTIFY THIS TO BE A TRUE COPY OF A DOCUMENT WHICH IS RECORDED IN BOOK PAGE WITNESS MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NORTH CAROLINA
 GASTON COUNTY

I, ALICE B. BROWN, REGISTER OF DEEDS IN AND FOR THE AFORESAID COUNTY AND STATE HEREBY CERTIFY THIS TO BE A TRUE COPY OF A DOCUMENT WHICH IS RECORDED IN BOOK PAGE WITNESS MY HAND AND SEAL OF OFFICE THIS DAY OF 20

FILED FOR REGISTRATION ON THE 19th DAY OF JUNE A.D. 2002 AT 10:00 A.M. AND REGISTERED IN THE OFFICE OF REGISTER OF DEEDS, GASTON COUNTY, N.C. IN BOOK 105 PAGE 104

Alice B. Brown
 REGISTER OF DEEDS
Charmaine Cloutier
 DEPUTY

NOTES

- 1) DRAINAGE AND UTILITY EASEMENTS ARE HEREBY DEDICATED ON ALL LOTS AS FOLLOWS:
 10' ALONG INSIDE OF REAR AND EXTERIOR LOT LINES
 5' ALONG EACH SIDE OF SIDE LOT LINES
 20' EACH SIDE OF CENTERLINE OF ALL CREEKS, BRANCHES, OR STREAMS SHOWN ON PLAT EXCEPT WHERE CENTERLINE OF CREEK IS THE PROPERTY LINE, IN WHICH CASE 20' ALONG INSIDE OF PROPERTY LINE IS HEREBY DEDICATED.
 A 10' DRAINAGE AND UTILITY EASEMENT IS HEREBY DEDICATED ALONG FRONT OF ALL LOTS.
 - 2) BUILDING SETBACK LINES ARE HEREBY ESTABLISHED ON ALL LOTS AS FOLLOWS UNLESS SHOWN OTHERWISE: ZONE R-1
 40' FROM FRONT LOT LINE
 20' FROM SIDE STREET R/W
 35' FROM REAR LOT LINE
 12' FROM SIDE LOT LINE
 WHERE FRONT YARD SETBACKS ON CUL-DE-SAC STREETS HAVE BEEN REDUCED AS PER SECTION 17-38.1 (D) THE REAR YARD SETBACK SHALL INCREASE BY THE SAME AMOUNT THAT THE FRONT YARD DECREASED.
 - 3) ■ DENOTES CONTROL CORNER
 - 4) ○ DENOTES IRON PIN SET OR AS NOTED (AT ALL LOT CORNERS)
 - 5) A PORTION OF SUBJECT PROPERTY LIES WITHIN AREAS DEPICTED TO BE WITHIN SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 37071C 0284 D WITH AN EFFECTIVE DATE OF DECEMBER 5, 2001
 - 6) A 20' RADIUS R/W IS HEREBY DEDICATED AT THE INTERSECTION OF ALL STREET R/W LINES.
 - 7) A 30' RADIUS R/W IS HEREBY DEDICATED AT THE INTERSECTION OF 50' CUL-DE-SAC RADIUS R/W LINE AND STREET R/W LINE.
 - 8) MINIMUM SIGHT DISTANCE CLEARANCE EASEMENTS ARE HEREBY DEDICATED AT ALL STREET R/W LINE INTERSECTIONS AS SHOWN:
-
- 9) WHERE OPEN DRAINAGE DITCHES, CREEKS, OR STREAMS MAY EXIST, THE CITY WILL NOT BE RESPONSIBLE FOR MAINTAINING ANY OPEN DRAINAGE DITCHES, CREEKS, OR STREAMS EVEN THOUGH A DRAINAGE EASEMENT IS PROVIDED.
 - 10) NO USGS OR NCGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
 - 11) I.PIN(S) AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 12) CITY WATER AND SEWER IS AVAILABLE TO SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE, IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE GASTONIA ZONING ORDINANCE.

Merrill G. Linn
 ZONING ADMINISTRATOR
 DATE 6/19/02

SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.

LEGEND
 LINES SURVEYED ———
 LINES NOT SURVEYED - - - -
 ALL CORNERS ARE AS NOTED ○
 CALCULATED POINT O.C.P.
 D & U ESM'T - DRAINAGE & UTILITY EASEMENT
 I.PIN(S) - IRON PIN FOUND
 I.PIN(S) - IRON PIPE FOUND
 C.MON(S) - CONCRETE MONUMENT FOUND
 M.B.S.L. - MINIMUM BUILDING SETBACK LINE

LOT NUMBER 4

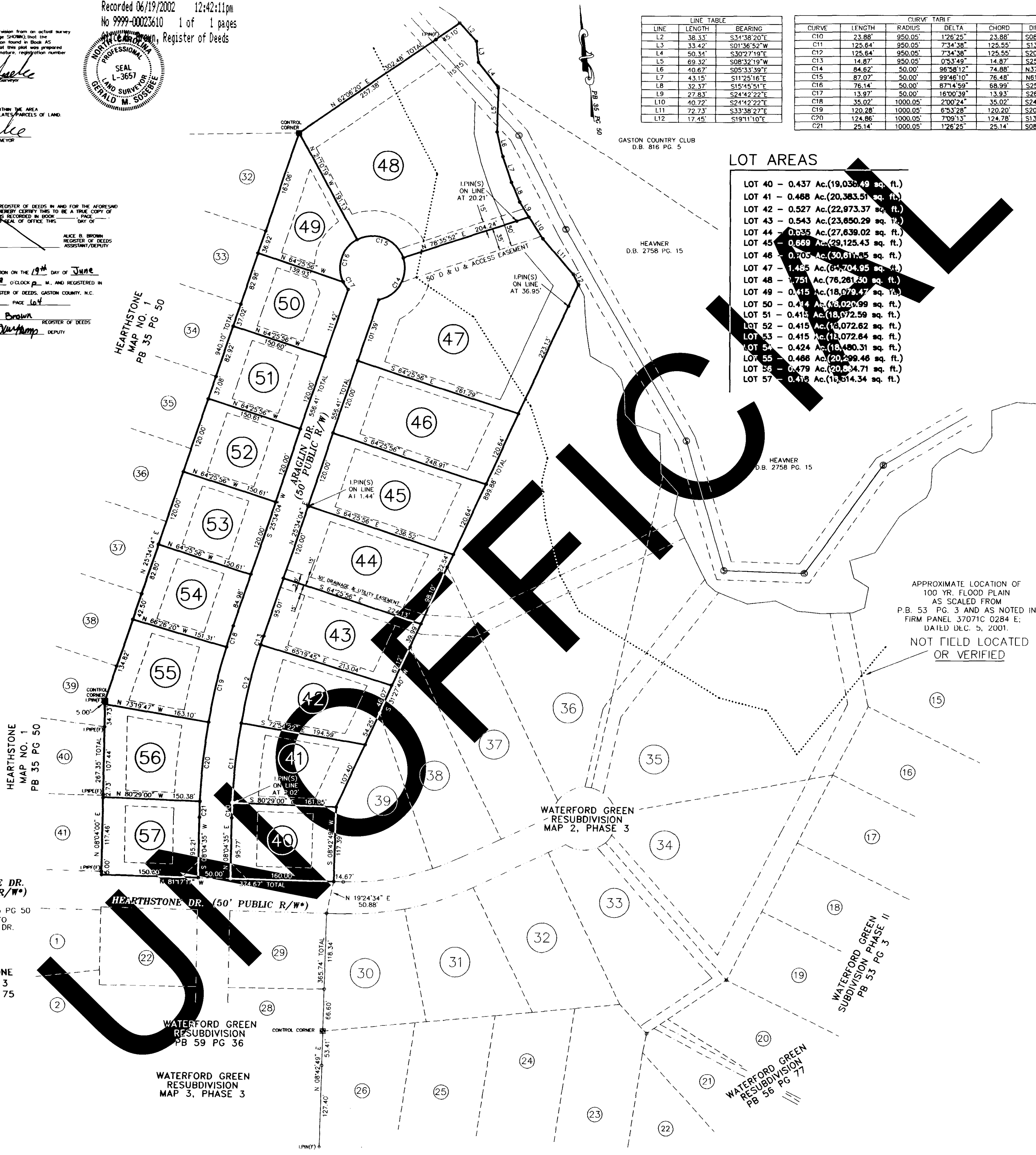
STREET R/W

HEARTHSTONE DR. (60' PUBLIC R/W*)
 * SEE NOTE PB 35 PG 50 PERTAINING TO HEARTHSTONE DR.

HEARTHSTONE DR. (50' PUBLIC R/W*)

HEARTHSTONE MAP NO. 1
 MAP NO. 3
 PB 35 PG 50
 PB 37 PG 75

CAROLINAS DESIGN GROUP, PLLC
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
 201 West Second Avenue Gastonia, NC 28052
 Phone: 704-854-9328 • 704-864-9007 • Fax 704-865-6861



LINE TABLE

LINE	LENGTH	BEARING
L2	38.33'	S31°38'20"E
L3	33.42'	S01°36'52"W
L4	50.34'	S30°27'19"E
L5	69.32'	S08°32'19"W
L6	40.67'	S05°33'39"E
L7	43.15'	S11°25'16"E
L8	32.37'	S15°45'51"E
L9	27.83'	S24°42'22"E
L10	40.72'	S24°42'22"E
L11	72.73'	S33°38'27"E
L12	17.45'	S19°11'10"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C10	23.88'	950.05'	1°26'25"	23.88'	S08°47'47"W
C11	125.64'	950.05'	7°34'38"	125.55'	S13°18'19"W
C12	125.64'	950.05'	7°34'38"	125.55'	S20°52'56"W
C13	14.87'	950.05'	0°53'49"	14.87'	S25°07'10"W
C14	84.82'	50.00'	98°58'17"	74.88'	N37°04'58"E
C15	87.07'	50.00'	99°46'10"	76.48'	N61°21'33"W
C16	76.14'	50.00'	87°14'59"	68.99'	S25°21'32"W
C17	13.97'	50.00'	16°00'39"	13.93'	S26°25'37"E
C18	35.02'	1000.05'	2°00'24"	35.02'	S24°33'52"W
C19	120.28'	1000.05'	6°52'28"	120.20'	S20°06'57"W
C20	124.86'	1000.05'	7°09'15"	124.78'	S13°05'36"W
C21	25.14'	1000.05'	1°28'25"	25.14'	S08°47'47"W

LOT AREAS

- LOT 40 - 0.437 Ac. (19,032.49 sq. ft.)
- LOT 41 - 0.488 Ac. (20,383.51 sq. ft.)
- LOT 42 - 0.527 Ac. (22,973.37 sq. ft.)
- LOT 43 - 0.543 Ac. (23,650.29 sq. ft.)
- LOT 44 - 0.635 Ac. (27,639.02 sq. ft.)
- LOT 45 - 0.669 Ac. (29,125.43 sq. ft.)
- LOT 46 - 0.705 Ac. (30,611.95 sq. ft.)
- LOT 47 - 1.485 Ac. (64,704.95 sq. ft.)
- LOT 48 - 1.751 Ac. (76,281.50 sq. ft.)
- LOT 49 - 0.415 Ac. (18,079.47 sq. ft.)
- LOT 50 - 0.414 Ac. (18,029.99 sq. ft.)
- LOT 51 - 0.415 Ac. (18,072.59 sq. ft.)
- LOT 52 - 0.415 Ac. (18,072.64 sq. ft.)
- LOT 53 - 0.424 Ac. (18,480.31 sq. ft.)
- LOT 54 - 0.468 Ac. (20,399.46 sq. ft.)
- LOT 55 - 0.479 Ac. (20,847.71 sq. ft.)
- LOT 57 - 0.418 Ac. (18,314.34 sq. ft.)

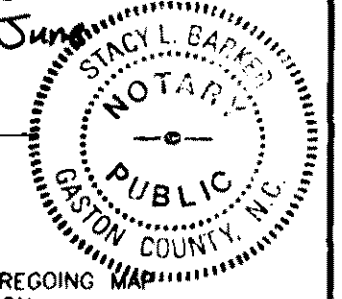
KNOW ALL MEN BY THESE PRESENTS THAT *Carole E. Stovall* CERTIFIES THAT HE IS THE (VICE) PRESIDENT OF *G & S Development Co., L.L.P.* AND THAT THIS CORPORATION IS THE OWNER OF THE PROPERTY SO INDICATED HEREON, AND THAT IT DOES HEREBY DEDICATE TO PUBLIC USE, AS STREETS, ALLEY'S, WALKS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR INDICATED ON SAID PLAT. DATED THIS 19th DAY OF JUNE, 2002.

G & S Development Co., L.L.P.
 (NAME OF CORPORATION)
 BY: *Carole E. Stovall*
 (PRESIDENT OR VICE PRESIDENT) *Patricia*
 ATTEST:
 (ASS'T SECRETARY), (ASS'T) CASHIER

NORTH CAROLINA
 GASTON COUNTY

THIS DAY *Carole E. Stovall* PERSONALLY CAME BEFORE ME, WHO BEING BY ME DULY SWORN, SAYS THAT HE IS THE (VICE) PRESIDENT OF *G & S Development Co., L.L.P.* AND THAT THE FOREGOING INSTRUMENT IN WRITING IS THE CORPORATE SEAL OF THE COMPANY, AND THAT SAID WRITING WAS SIGNED AND SEALED BY HIM IN BEHALF OF THE CORPORATION, BY ITS AUTHORITY DULY GIVEN, AND HE ACKNOWLEDGED THE SAID WRITING TO BE THE ACT AND DEED OF THE CORPORATION. WITNESS MY HAND AND NOTRIAL SEAL, THIS 4th DAY OF JUNE, 2002.

Stacy L. Barker
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: *March 30, 2007*



I, HEREBY CERTIFY THAT THE PRELIMINARY PLAT OF THE FOREGOING WAS DULY APPROVED BY THE GASTONIA PLANNING COMMISSION ON *6/19/02* AND THAT THIS IS IN CONFORMITY THEREWITH.

Virginia L. Crutcher
 CITY CLERK FOR THE CITY OF GASTONIA
 ON THE 19th DAY OF *June* 2002
Virginia L. Crutcher
 CITY CLERK DATE



State of North Carolina
 County of Gaston

I, *Paul R. Lumb* Review Officer of Gaston County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Paul R. Lumb
 Review Officer
 Date *6-19-02*

OWNER/DEVELOPER:
G & S DEVELOPMENT CO., L.L.P.
 P.O. BOX 4156
 GASTONIA, NC 28053
 (704) 865-5077

NOTE:
 RETURN TO:
 CITY OF GASTONIA
 ENGINEERING DEPARTMENT
 P.O. BOX 1748
 GASTONIA, NC 28053

TOTAL # OF NEW LOTS = 10
 AREA IN ROAD R/W = 1,265 Ac. (55,105.78 sq. ft.)
 TOTAL AREA OF PHASE 3, MAP 3 = 12,344 Ac.

FINAL SUBDIVISION PLAT
 OF
 WATERFORD GREEN - PHASE 3, MAP 3
 FOR
G & S DEVELOPMENT CO, LLP.
 CITY OF GASTONIA
 GASTONIA TOWNSHIP
 GASTONIA COUNTY, N.C.

