

**HEARTHSTONE MAP NO. 1**  
PB 35 PG 50

TOTAL AREA THIS MAP  
13.163 ACRES  
573,398.94 SQ. FT.

AREA IN NEW STREET R/W  
2.023 ACRES  
88,097.98 SQ. FT.

21 TOTAL NEW LOTS THIS MAP

**NEW PARCEL AREAS:**

Lot 10	0.766 acres	33,366.70 sq.ft.
Lot 11	0.702 acres	30,560.02 sq.ft.
Lot 12	0.553 acres	24,106.96 sq.ft.
Lot 13	0.489 acres	21,317.06 sq.ft.
Lot 14	0.465 acres	20,244.78 sq.ft.
Lot 15	0.578 acres	25,177.28 sq.ft.
Lot 16	0.509 acres	22,170.87 sq.ft.
Lot 17	0.630 acres	27,428.14 sq.ft.
Lot 18	0.449 acres	19,576.91 sq.ft.
Lot 19	0.424 acres	18,450.27 sq.ft.
Lot 20	0.446 acres	19,406.38 sq.ft.
Lot 21	0.426 acres	18,537.65 sq.ft.
Lot 22B	0.416 acres	18,122.04 sq.ft.
Lot 22E	0.446 acres	19,427.19 sq.ft.
Lot 23	0.715 acres	31,141.19 sq.ft.
Lot 24	0.700 acres	30,470.64 sq.ft.
Lot 25	0.617 acres	26,876.97 sq.ft.
Lot 26	0.571 acres	24,880.98 sq.ft.
Lot 27	0.424 acres	18,482.14 sq.ft.
Lot 28	0.408 acres	17,760.88 sq.ft.
Lot 29	0.409 acres	17,795.91 sq.ft.

SUBJECT PROPERTY DEVELOPED UNDER R-1 ZONING. SETBACKS ARE AS FOLLOWS:  
FRONT - 40'  
REAR - 35'  
SIDE - 12'  
SIDE STREET - 20'

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.

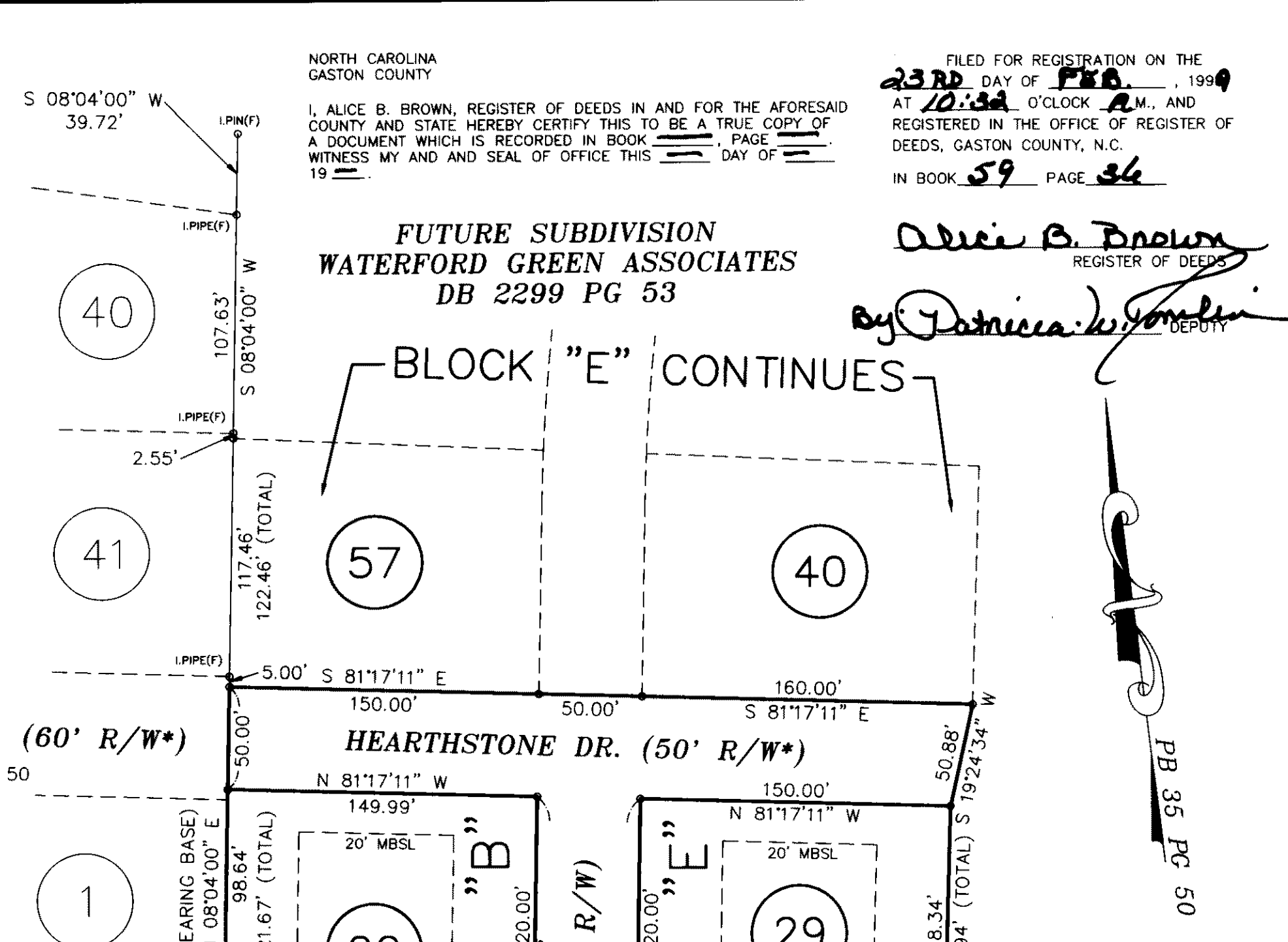
**LEGEND**

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

LOT NUMBER 4

**GMS**  
Surveying & Mapping, Inc.

Gerald M. Soesbee, RLS  
405 South Marietta Street  
Gastonia, N.C. 28052  
Office: (704)854-9328  
Mobile: (704)460-1248



FILED FOR REGISTRATION ON THE 23RD DAY OF FEB., 1999 AT 10:34 O'CLOCK A.M. AND REGISTERED IN THE OFFICE OF REGISTER OF DEEDS, GASTON COUNTY, N.C. IN BOOK 59 PAGE 36

*Alice B. Brown*  
REGISTER OF DEEDS

*Dorinda L. Tomlin*  
DEPUTY

LINE	DIRECTION	DISTANCE
L1	N 80°51'18" E	31.48'
L2	S 14°20'42" E	50.00'
L3	S 54°19'42" E	21.88'
L4	S 58°31'48" W	15.22'
L5	S 88°21'28" W	78.31' (TOT.)
L6	S 88°21'28" W	30.40'
L7	S 88°21'28" W	21.06'
L8	S 88°21'28" W	26.86'
L9	N 71°09'29" W	30.04'
L10	N 71°09'29" W	49.68'
L11	S 34°04'05" W	52.00'
L12	S 18°34'05" W	29.99'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	420.07'	117.71'	117.33'	S 00°36'08" W
C3	420.07'	108.41'	108.11'	S 21°47'10" E
C4	50.00'	238.28'	68.80'	N 72°39'19" W
C5	470.07'	259.93'	256.63'	N 07°14'29" W
C6	833.10'	222.97'	222.31'	S 81°59'06" E
C7	783.10'	199.63'	199.09'	N 81°37'14" W
C8	347.73'	182.30'	180.22'	S 89°20'11" W
C9	397.73'	208.50'	206.12'	N 89°20'09" W
C10	470.07'	89.30'	89.16'	S 03°09'27" W
C11	470.07'	110.89'	110.64'	S 09°02'35" E
C12	50.00'	39.91'	38.86'	N 06°18'44" W
C13	50.00'	58.02'	54.82'	N 49°48'03" E
C14	50.00'	62.27'	58.32'	S 61°16'29" E
C15	50.00'	78.07'	70.38'	S 19°08'11" W
C16	470.07'	59.74'	59.70'	S 19°26'31" E
C17	833.10'	91.97'	91.92'	N 77°28'49" W
C18	833.10'	131.00'	130.87'	N 85°08'52" W
C19	347.73'	54.22'	54.16'	S 71°10'42" W
C20	397.73'	95.03'	94.80'	N 82°29'27" E
C21	397.73'	100.12'	99.86'	S 83°27'10" E
C22	397.73'	13.35'	13.35'	S 75°16'46" E
C23	347.73'	50.46'	50.42'	S 78°28'30" E
C24	347.73'	186.06' (TOT.)	183.84'	N 82°02'23" E
C25	347.73'	68.12'	68.01'	N 39°40'50" E
C26	347.73'	129.86'	129.10'	N 55°59'28" E

- NOTES:
- 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.
  - BUILDING SETBACK LINES ARE HEREBY ESTABLISHED ON ALL LOTS AS FOLLOWS UNLESS SHOWN OTHERWISE:  
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.
  - DENOTES CONTROL CORNER
  - DENOTES IRON PIN SET OR AS NOTED (AT ALL LOT CORNERS).
  - SUBJECT PROPERTY LIES OUTSIDE OF AREAS DEPICTED TO BE WITHIN SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 370100 020 D REVISED FEBRUARY 16, 1994.
  - A 20' RADIUS R/W IS HEREBY DEDICATED AT THE INTERSECTION OF ALL STREET R/W LINES.
  - 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.
  - MINIMUM SIGHT DISTANCE CLEARANCE EASEMENTS ARE HEREBY DEDICATED AT ALL STREET R/W LINE INTERSECTIONS AS SHOWN:
- 

STATE OF NORTH CAROLINA  
GASTON COUNTY

I, Gerald M. Soesbee, certify that this plat was drawn under my supervision from an actual survey made under my supervision and that the same is a true and correct copy of the original survey and that the same is a true and correct copy of the original survey and that the same is a true and correct copy of the original survey.

*Gerald M. Soesbee*  
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 REQUIRES PARCELS OF LAND OF A COUNTY OR MUNICIPALITY TO BE SURVEYED AND PLATTED BY A LICENSED PROFESSIONAL LAND SURVEYOR.

KNOW ALL MEN BY THESE PRESENTS THAT **TONY B. GREEN** CERTIFIES THAT HE IS THE OWNER OF THE PROPERTY SO INDICATED HEREON, AND THAT HE HEREBY DEDICATES TO PUBLIC USE AS STREETS, ALLEYS, WALKS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR INDICATED ON SAID PLAT, DATED THIS 19 DAY OF Feb., 1999.

**GANDS DEVELOPMENT CO., LLP**  
(AFFIX CORPORATE SEAL) BY: *Tony B. Green*  
(PRESIDENT OR VICE PRESIDENT) **ATTORNEY:** *William E. Sullivan*  
(ESQ.) CASHIER *Patricia*

**NOTARY PUBLIC**  
GASTON COUNTY, N.C.  
*Gerald M. Soesbee*

THIS DAY *Tony B. Green* PERSONALLY CAME BEFORE ME WHO BEING BY ME DULY SWORN, SAYS THAT HE IS THE OWNER OF THE PROPERTY OF **GANDS DEVELOPMENT CO., LLP** 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 WITHIN MY HAND AND NOTRIAL SEAL. THIS 17 DAY OF Feb 1999.

*Gerald M. Soesbee*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: *06/09/2001*

I HEREBY CERTIFY THAT THE PRELIMINARY PLAT OF THE FOREGOING MAP WAS DULY APPROVED BY THE GASTONIA PLANNING COMMISSION ON MARCH 5, 1992, AND THAT THIS IS IN CONFORMITY THEREWITH.

*Phillip Boudamer*  
CITY ENGINEER  
THIS THE 22 DAY FEBRUARY 1999.

*Virginia L. Crockett*  
DEPUTY CITY CLERK FOR THE CITY OF GASTONIA  
CERTIFY THAT THIS PLAT WAS APPROVED BY THE GASTONIA CITY COUNCIL ON THE 15 DAY OF FEBRUARY 1999.

*Virginia L. Crockett*  
CITY CLERK  
DATE

State of North Carolina  
County of Gaston

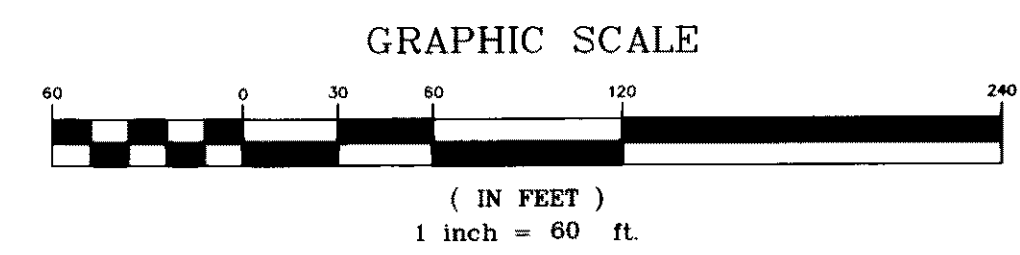
*J.T. Koone*  
Review Officer of Gaston County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

*Joe T. Koone*  
Review Officer  
Date *Feb. 22. 99'*

**FUTURE SUBDIVISION WATERFORD GREEN ASSOCIATES DB 2299 PG 53**

**UNOFFICIAL**

PLANNING DEPT. APPROVAL  
*Quinn Pearson*  
2-18-99



FINAL SUBDIVISION PLAT OF  
**WATERFORD GREEN PHASE 3 - MAP 1**  
PREPARED FOR  
**G and S DEVELOPMENT CO., LLP**  
GASTONIA TOWNSHIP  
GASTON COUNTY, N.C.

BOOK NO. DC  
DATE: MAY 7, 1998  
CADD # WCPLAT1

SCALE: 1" = 60'  
PORTION OF 10-126-08  
DRAWN BY: RCR/GMS