

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF ROWAN COUNTY, NORTH CAROLINA, AS DEFINED IN SECTION 22-8.

DATE: 10/6/25

SUBDIVISION ADMINISTRATOR: ROWAN COUNTY, NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

REVIEW OFFICER: ROWAN COUNTY, NORTH CAROLINA

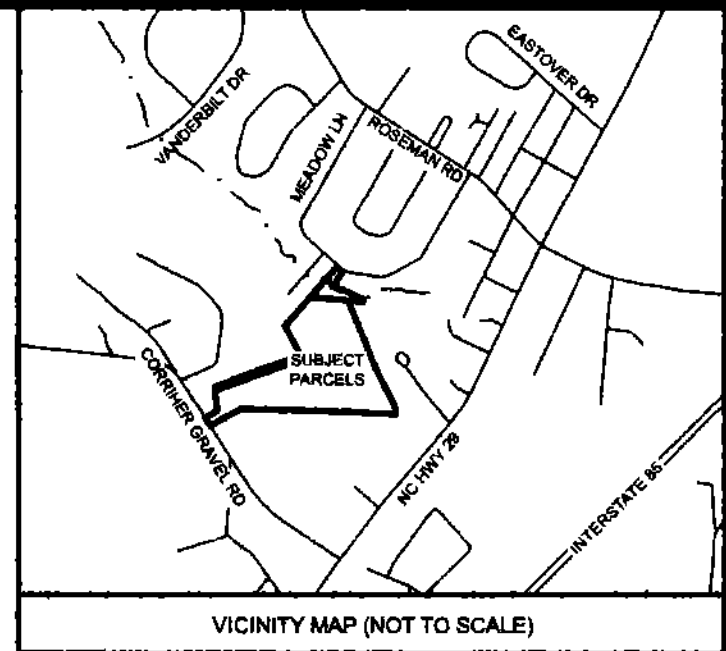
CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND ESTABLISH MINIMUM LOT SIZE AND BUILDING SETBACK LINES AS NOTED.

LAND OWNER: Dale Cobb Watson
DATE: 10-6-25

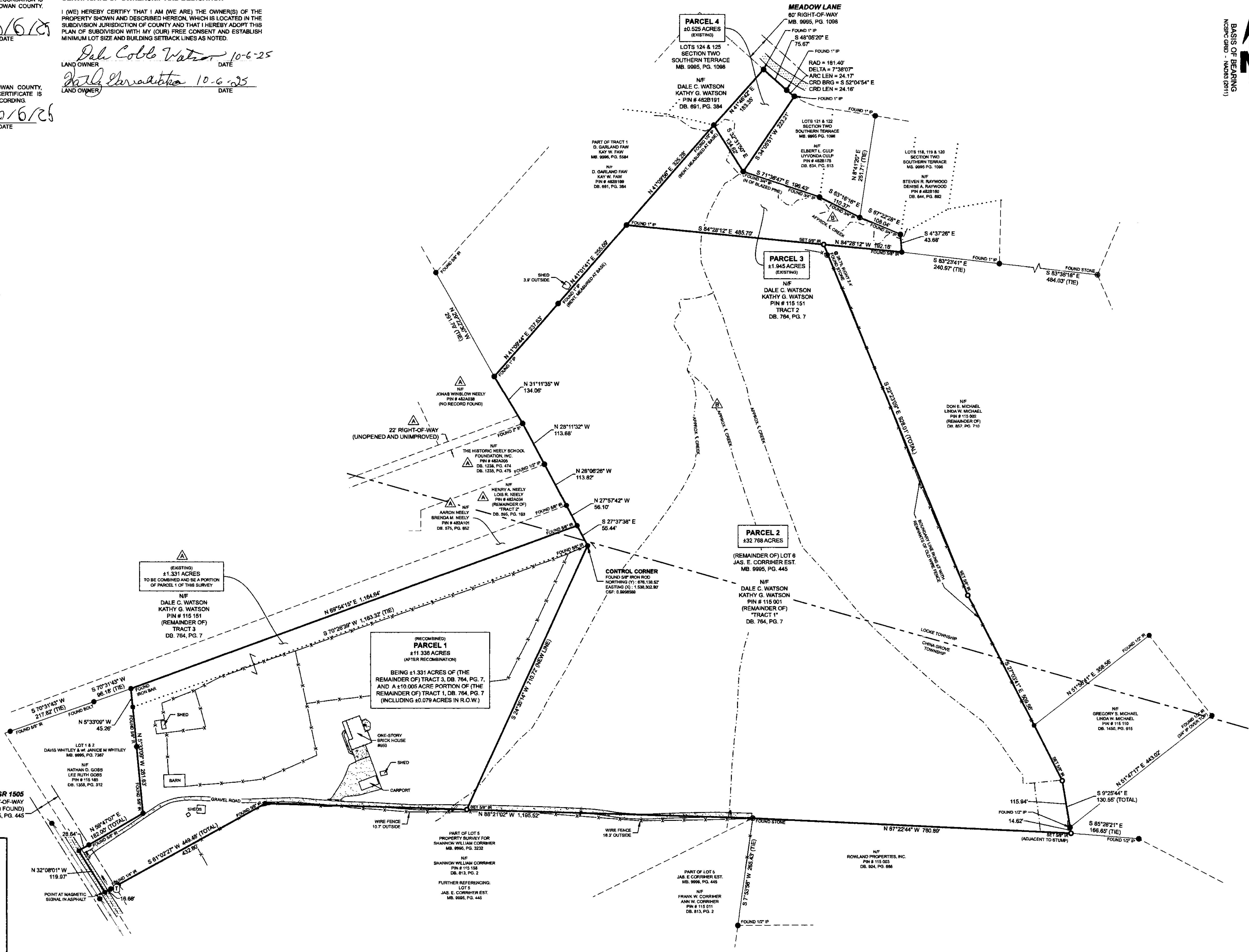
LAND OWNER: Dale Watson
DATE: 10-6-25

- LEGEND:**
- FOUND IRON ROD (R) PIN PARCEL ID NUMBER
 - FOUND IRON PIPE (P) N/F NOW OR FORMERLY
 - SET 5/8" IRON ROD DB. DEED BOOK
 - CALCULATED POINT MB. MAP BOOK
 - FOUND STONE R.O.W. RIGHT-OF-WAY
 - UTILITY POLE CSF COMBINED SCALE FACTOR
 - TELECOM PEDESTAL (S.) SURVEYED LINE
 - LINE BREAK (NS.) NOT-SURVEYED LINE
 - SUBJECT BOUNDARY (S.)
 - ADJONER BOUNDARY (S.)
 - ADJONER BOUNDARY (N.S.)
 - TOWNSHIP LINE
 - CENTERLINE OF CREEK
 - WIRE FENCE
 - OHW OH WIRE
 - ASPHALT
 - GRAVEL / DIRT



BASIS OF BEARING
NAD83 (GSD) - NAD83 (2011)

HORIZONTAL GRID - US SURVEY FT.
1 INCH = 120 FEET



ADDITIONAL NOTES:

- FURTHER REFERENCING AN UNRECORDED SURVEY, TITLED: DIVISION OF THE JULIUS R. NEELY LAND, BY THOMAS F. HUDSON, DATED: JULY 1951, AS OBTAINED FROM ROWAN COUNTY TAX ASSESSOR'S OFFICE.
- CREEKS HAVE NOT BEEN DESIGNATED AS INTERMITTENT OR PERENNIAL CREEKS OR OTHER DEVELOPMENT RESTRICTIONS EXIST AND ARE NOT SHOWN.
- UNDERGROUND UTILITIES ARE NOT DETECTED.

SURVEY NOTES:

- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP REFLECTS ONLY THE DOCUMENTS EXPRESSLY REFERENCED, WHICH WERE LOCATED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK. PROPERTY IS SUBJECT TO ANY ITEMS OF RECORD, INCLUDING ADDITIONAL CONVEYANCES, EASEMENTS, AGREEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS THAT MAY HAVE BEEN DISCLOSED BY A COMPLETE AND ACCURATE TITLE EXAMINATION.
- THIS SURVEY MAKES NO STATEMENT AS TO LAND OWNERSHIP. THIS SURVEY DOES NOT CONVEY TITLE, GRANT RIGHTS, OR IMPLY ANY DEDICATION.
- THIS SURVEY INCLUDES A RETRACEMENT OF AN EXISTING BOUNDARY, IS BASED ON THE BEST AVAILABLE EVIDENCE AND REFERENCED DOCUMENTS, AND REPRESENTS THE PROFESSIONAL OPINION OF THE SURVEYOR.
- REPORTED DISTANCES ARE HORIZONTAL GRID US SURVEY FOOT. REPORTED BEARINGS ARE BASED ON GRID NORTH, NC SPCS NAD83 (2011).
- AREA COMPUTED BY THE COORDINATE METHOD, BASED ON STATED GRID DISTANCES, US SURVEY FOOT.
- ANY FURTHER DEVELOPMENT OR SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE PRECEDING JURISDICTION.
- ANY TIE TO A MONUMENT BEING "LEFT" OR "RIGHT" IS PERPENDICULAR RELATIVE TO THE DIRECTION OF THE REFERENCED LINE. ANY CALL TO A FEATURE BEING "IN" OR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY LINE MEASURED PERPENDICULAR.
- A FEATURE BEING SHOWN AS "IN" OR "OUT" OF THE SUBJECT PROPERTY LINE MAY BE CONSIDERED AN ENCROACHMENT. THIS SURVEY MAKES NO STATEMENT AS TO THE RIGHTS (UNWRITTEN, ADVERSE, OR OTHERWISE) TO ANY POTENTIALLY ENCROACHED AREA. THE DELINEATED BOUNDARIES OF ANY GRAVEL OR DIRT AREAS ARE INTENDED TO APPROXIMATE OBSERVED USAGE AND SHOULD NOT BE RELIED UPON AS DEFINITIVE BOUNDARY OF MATERIAL.
- ANY ASSUMED PUBLIC RIGHT-OF-WAY IS SHOWN FOR THE PURPOSE OF DETERMINING A BUILDING SETBACK. PROPERTY MAY BE SUBJECT TO A MAINTENANCE RIGHT-OF-WAY AT NCDOT'S DISCRETION.

TYLER F. WIETHORN, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON, THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:7,500; THAT THIS SURVEY WAS PERFORMED BY WAY OF GNSS AND CONVENTIONAL SURVEY METHODS; AND THAT THE FOLLOWING DATA WAS UTILIZED IN THE GNSS SURVEY:

CLASS OF SURVEY: B
POSITIONAL ACCURACY: ± 0.12 + 90PPM
TYPE OF GPS FIELD PROCEDURE: NC VRS AND RTK
DATES OF SURVEY: AUG 2025
DATUM/EPOCH: NAD83 (2011.00)
PUBLISHED/FIXED-CONTROL USE: NC GS CORS RTN
GEOID MODEL: 16
COMBINED SCALE FACTOR: 0.9998569
UNITS: US SURVEY FEET

THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 59.1600), AS CERTIFIED ON INDICATED DATE.

THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, PER G.S. 47-30 SECTION F-11. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.



DATE: 08/05/2025
TYLER F. WIETHORN, PLS
NORTH CAROLINA REGISTRATION NUMBER L-5432

Doc ID: 015875080003 Tract 1, CDP
Recorded: 10/08/2025 at 03:35:56 PM
File No: 9995, Page 1 of 1
Rowan, NC
J. E. Brindle Register of Deeds
BK 9995 Pg 11562

RETRACEMENT AND EXEMPT RECOMBINATION SURVEY OF THE DALE AND KATHY WATSON TRACTS PROVIDED FOR DALE WATSON

RETRACING (THE REMAINDER OF) TRACT 1, TRACT 2, AND (THE REMAINDER OF) TRACT 3 OF DEED BOOK 784, PAGE 7, (TRACT 1) REFERENCING JAS. E. CORRIHER EST., MAP BOOK 9995, PAGE 445 AND LOTS 124 & 125, SECTION TWO, SOUTHERN TERRACE, MAP BOOK 9995, PAGE 1098, DEED BOOK 691, PAGE 384

TO DALE C. WATSON AND KATHY G. WATSON
PIN # 115 151, PIN # 115 001,
PIN # 115 152, & PIN #482B191

DESCRIBING A RECOMBINATION OF (THE REMAINDER OF) TRACT 3 AND A PORTION OF THE REMAINDER OF) TRACT 1 OF DEED BOOK 784, PAGE 7

CHINA GROVE & LOCKE TOWNSHIPS
ROWAN COUNTY, NORTH CAROLINA

WHITEHALL LAND SURVEY
1110 S. Main St. Unit B | China Grove, NC 28023
704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com
White Hall Land Survey, PLLC | NCBS&S Registered Firm P-2474

FLOOD AND WATERSHED NOTES:

- PER NC FLOOD RISK INFORMATION SYSTEM, THIS PARCEL IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO HAVE MINIMAL FLOOD RISK), AS SHOWN ON FEMA FIRM MAP NO. 3710563700J WITH AN EFFECTIVE DATE OF 6/16/2009
- THE CLASSIFICATION OF LANDS AS BEING WITHIN OR OUTSIDE A FEMA DESIGNATED FLOOD HAZARD AREA REPRESENTS THE RELATIVE FLOOD RISK. IT SHOULD NOT BE INTERPRETED AS A DEFINITIVE STATEMENT THAT FLOODED CONDITIONS WILL OR WILL NOT OCCUR.
- THIS PARCEL DOES NOT APPEAR TO BE LOCATED WITHIN A PROTECTED WATERSHED. PRIOR TO DEVELOPMENT, ALWAYS CONFIRM WITH RELEVANT JURISDICTION.

ZONING AND SETBACKS:

PER ROWAN COUNTY GIS, SUBJECT PARCEL IS IN ROWAN COUNTY PLANNING JURISDICTION AND IS IN ZONE CB1 (COMMERCIAL, BUSINESS, INDUSTRIAL).

MINIMUM BUILDING STRUCTURE SETBACKS:

	PRINCIPAL	ACCESSORY	20' SIDE STREET SETBACK
FRONT	50'	10'	
SIDE	30'	10'	
REAR	10'	10'	

ALWAYS CONTACT THE PRESIDING JURISDICTION'S PLANNING OFFICE PRIOR TO ANY FURTHER IMPROVEMENTS OR DEVELOPMENT.