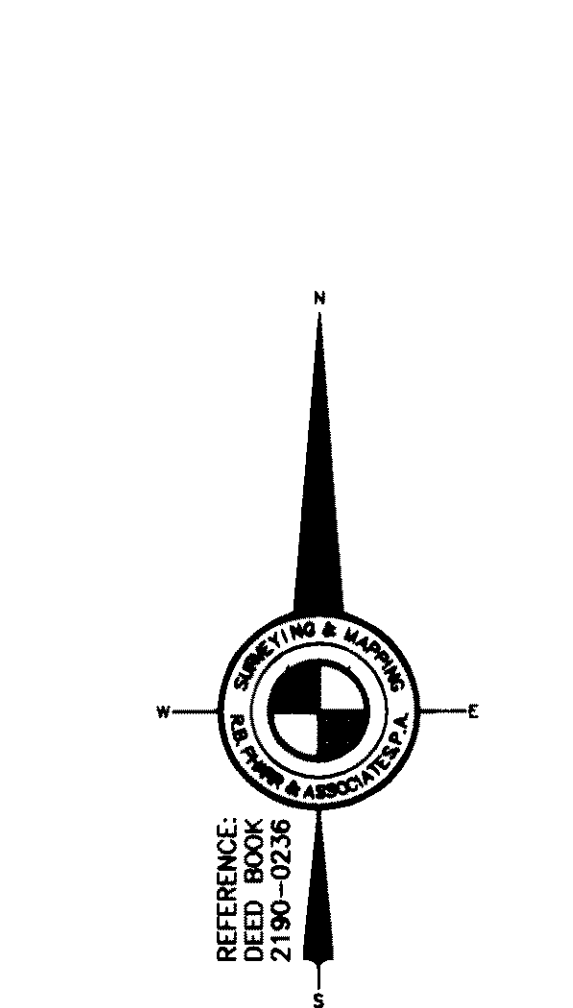


**LEGEND:**  
 R/W = RIGHT OF WAY  
 EIR = EXISTING IRON ROD (#4 REBAR)  
 NIR = NEW IRON ROD (#4 REBAR)  
 UGW = UNDERGROUND WATER  
 S = SANITARY SEWER MANHOLE



**LYNHAVEN DRIVE EXT.**  
 (60' PUBLIC R/W)  
 MAP BOOK 24 PAGE 15

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

**CERTIFICATION STATEMENT**

SUSAN S. LOCKRIDGE  
 REGISTER OF DEEDS  
 GASTON COUNTY, NORTH CAROLINA  
 I, SUSAN S. LOCKRIDGE, REGISTER OF DEEDS, IN AND FOR THE AFORESAID COUNTY AND STATE, HEREBY CERTIFY THIS TO BE A TRUE COPY OF DOCUMENT WHICH IS RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 WITNESS MY HAND AND SEAL OF OFFICE  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005.  
 BY: \_\_\_\_\_  
 SUSAN S. LOCKRIDGE REGISTER OF DEEDS ASSISTANT/DEPUTY

**CITY ENGINEER CERTIFICATION**

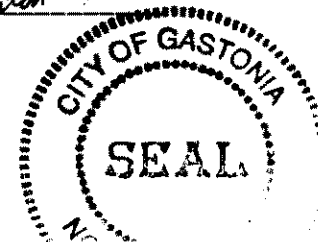
I HEREBY CERTIFY THAT THE PRELIMINARY PLAT OF THE FORGOING MAP WAS DULY APPROVED BY THE GASTONIA PLANNING COMMISSION ON November 4, 2004 AND THIS PLAT IS IN CONFORMITY THEREWITH.  
*[Signature]* 9-28-05  
 CITY ENGINEER DATE

**FILING STATEMENT**

FILED FOR REGISTRATION ON 29th DAY OF September, 2005 AT 9:58 O' CLOCK AM, AND REGISTERED IN THE OFFICE OF REGISTER OF DEEDS, GASTON COUNTY, NORTH CAROLINA IN BOOK 71 PAGE 16.  
 SUSAN S. LOCKRIDGE REGISTER OF DEEDS  
 BY: [Signature] ASSISTANT/DEPUTY

**CITY CLERK STATEMENT**

Virginia L. Crighton CLERK FOR THE CITY OF GASTONIA, CERTIFY THAT THIS PLAT WAS APPROVED BY THE GASTONIA CITY COUNCIL ON: November 4, 2004  
Virginia L. Crighton 9/29/05  
 CITY CLERK DATE



**COMPLIANCE WITH ZONING REGULATIONS**  
 (FOR FINAL PLAT, MINOR SUBDIVISIONS)

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.  
Michelle Sham 9/28/05  
 ZONING ADMINISTRATOR DATE

**REVIEW OFFICER**

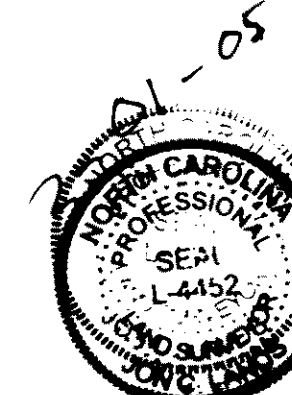
DAN ASHWORTH REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING  
Dan Ashworth 9-29-05  
 REVIEW OFFICER DATE

**SURVEYOR'S CERTIFICATION**

I, JON C. LANDS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF FEBRUARY, 2005.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

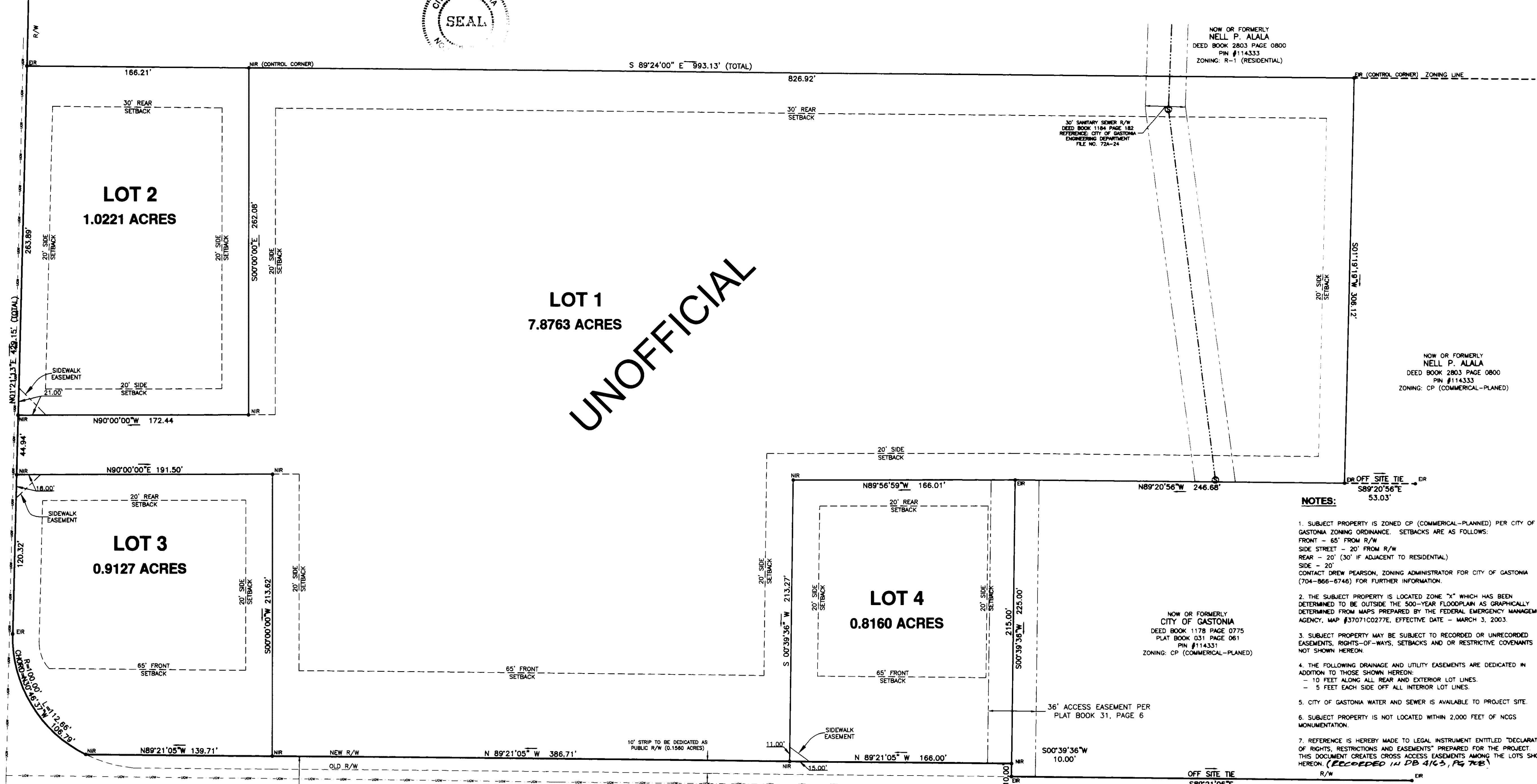
SIGNED [Signature]  
 JON C. LANDS, PLS L-4452  
 R.B. PHARR & ASSOCIATES, P.A.  
 1548 UNION ROAD-SUITE B  
 GASTONIA, NC 28054



**CERTIFICATE OF OWNERSHIP**

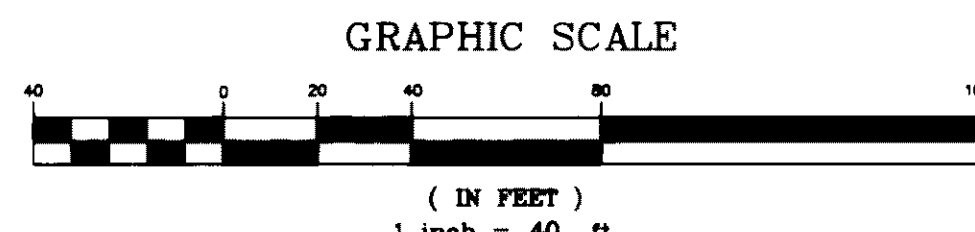
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF GASTONIA, NORTH CAROLINA AND THAT I HEREBY ADOPT THIS PLOT OF SUBDIVISION WITH MY FEE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE AS STREETS WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

[Signature] 2-28-05  
 OWNER: HUDSON CORNERS, LLC  
 1329 EAST WOREHEAD ST.  
 CHARLOTTE, NC 28204 DATE



- NOTES:**
- SUBJECT PROPERTY IS ZONED CP (COMMERCIAL-PLANNED) PER CITY OF GASTONIA ZONING ORDINANCE. SETBACKS ARE AS FOLLOWS:  
 FRONT - 65' FROM R/W  
 SIDE STREET - 20' FROM R/W  
 REAR - 20' (30' IF ADJACENT TO RESIDENTIAL)  
 SIDE - 20'  
 CONTACT DREW PEARSON, ZONING ADMINISTRATOR FOR CITY OF GASTONIA (704-866-6748) FOR FURTHER INFORMATION.
  - THE SUBJECT PROPERTY IS LOCATED ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS GRAPHICALLY DETERMINED FROM MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP #370710277E, EFFECTIVE DATE - MARCH 3, 2003.
  - SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS AND OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.
  - THE FOLLOWING DRAINAGE AND UTILITY EASEMENTS ARE DEDICATED IN ADDITION TO THOSE SHOWN HEREON:  
 - 10 FEET ALONG ALL REAR AND EXTERIOR LOT LINES.  
 - 5 FEET EACH SIDE OFF ALL INTERIOR LOT LINES.
  - CITY OF GASTONIA WATER AND SEWER IS AVAILABLE TO PROJECT SITE.
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN 2,000 FEET OF NCGS MONUMENTATION.
  - REFERENCE IS HEREBY MADE TO LEGAL INSTRUMENT ENTITLED "DECLARATION OF RIGHTS, RESTRICTIONS AND EASEMENTS" PREPARED FOR THE PROJECT. THIS DOCUMENT CREATES CROSS ACCESS EASEMENTS AMONG THE LOTS SHOWN HEREON. (RECORDED IN DB 4163, PG 782)

**TOTAL AREA 10.7831**



REVISIONS			SUBDIVISION PLAT FOR: HUDSON CORNERS, LLC		
			HUDSON BOULEVARD AND LYNHAVEN DRIVE CITY OF GASTONIA, GASTONIA TOWNSHIP, GASTON COUNTY, NORTH CAROLINA		
			DEED BOOK <u>2190</u> PAGE <u>0236</u>		PIN #114331
			<u>4-28-05</u> <u>1217</u>		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 1548 UNION ROAD-SUITE B GASTONIA, NC 28054 TEL (704) 866-6748 FAX (704) 866-6748		
CHECKED SJ	DRAWN CHRIS L	REVISED	SCALE: 1"=40'	DATE: FEBRUARY 24, 2005	FILE NO. G-D-66
			PROJECT NO. G23		JOB NO. 63526.DWG