1462

REGISTER OF DEEDS CERTIFICATION
Susan S. Lockridge
Register of Deeds
Gaston County, North Carolina

North Carolina, Gaston County

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 _____, 20____

By:_____
Susan S. Lockridge Register of Deeds Assistant/Deputy

State of North Carolina
County of Gaston

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

_____
Review Officer Date

This plat has been approved for recording in the Gaston County Register of Deeds by

_____
Town Coordinator
City of Ranlo

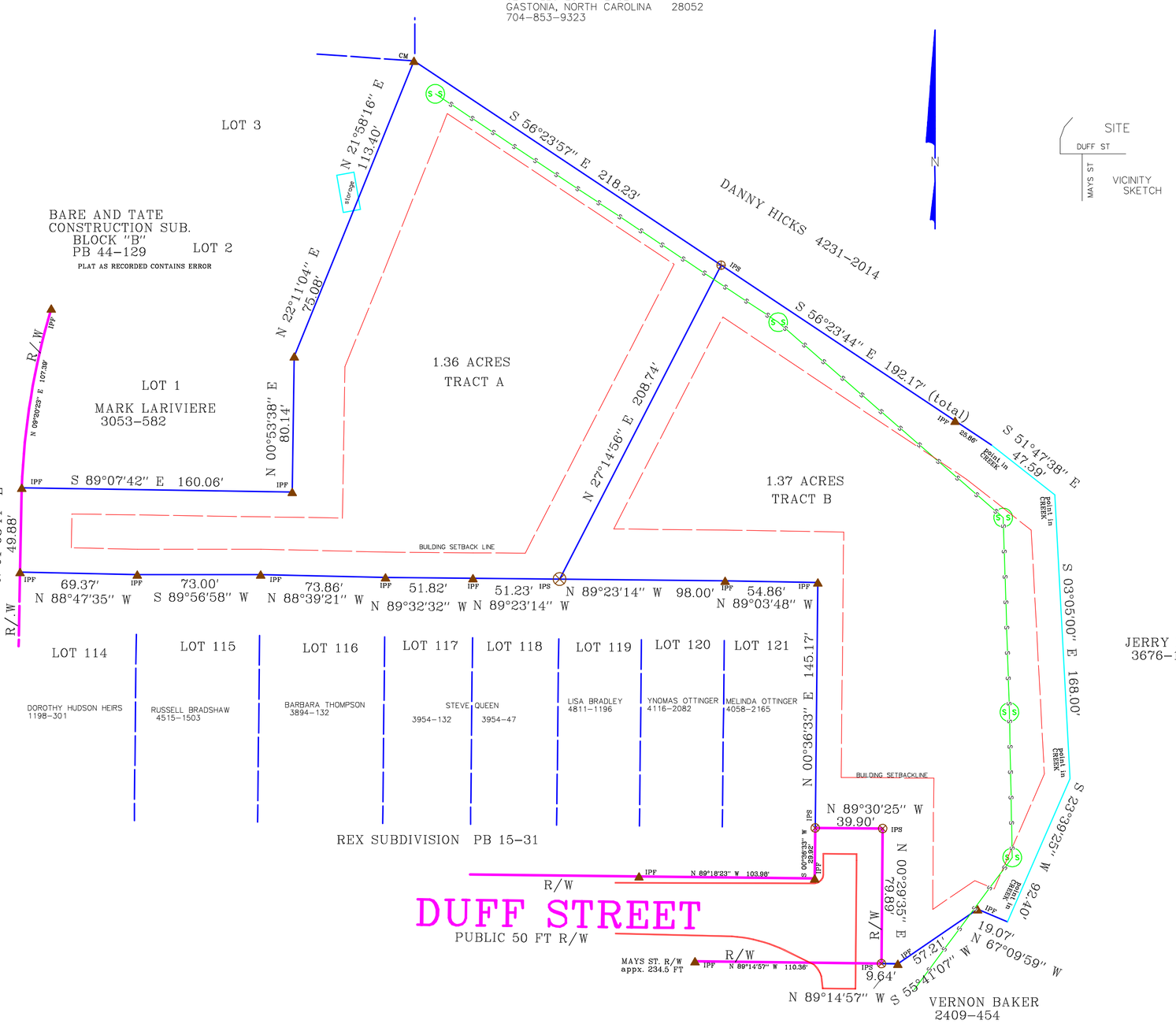
CERTIFICATE OF OWNERSHIP
I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the a City of Ranlo, North Carolina and that I hereby adopt this plat of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, walks, parks and other sites and easements to public or private use as noted.

_____ _____
Subdivider Date

American Land and Lot
Rob Cassam
1001 East Blvd.
Suite "B"
Charlotte, NC

RETURN TO :

TOM KELSO LAND SURVEYOR
621 HILLCREST AVENUE
GASTONIA, NORTH CAROLINA 28052
704-853-9323



DUFF SUBDIVISION

DEED BOOK 5294 PAGE 1007
TOWN OF RANLO
GASTONIA TOWNSHIP
GASTON COUNTY, N.C.

TAX PID # 211641

SURVEYED NOVEMBER 8, 2021

50 25 0 50 100 150

Scale 1" = 50'

Owner:
American Land and Lot
Rob Cassam
1001 East Blvd.
Suite "B"
Charlotte, NC

RL211641

SURVEYORS CERTIFICATE OF SUBDIVISION

YES 1. That this plat is a survey that creates a subdivison of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

NO 2. That this plat is of a survey that is located in such portions of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

NO 3. That this plat is of a survey of an existing parcel or parcels of land.

NO 4. That this plat is a survey of a parcel of land which is exempt by state and local statutes from the definition of "subdivision"

NO 5. That the information available to the surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (1) thru (4) above.

NO 6. That this plat is a survey of an existing parcel of land heretofore subdivided and recorded in P.B. _____ P. _____

I, Robert T. Kelso, Professional Land Surveyor certify that this plat is drawn from an actual site survey under my direct supervision of the physical monuments which are relevant to the deeds noted, improvements, and obvious easements, however; unobserved easements may exist, lines not surveyed are drawn as noted; that the ratio of precision is as calculated as 1 : 10,000 that this plat is drawn in accordance with N.C.G.S. 47-30 as amended. Witness my original hand and seal this 8th day of November, 2021

Tom Kelso
Land Surveyor
P.O. Box 1583 RLS L-3145
GASTONIA, NC 28052

NORTH CAROLINA PROFESSIONAL SEAL L-3145 LAND SURVEYOR ROBERT T. KELSO

LEGEND

iron pin found	IPF
iron pin set	IPS
concrete/stone	CM/ST
Right of Way	R/W
electric service	E
line not surveyed	
line not to scale	
sewer line	S
fence line	X X

ZONED R-8

BUILDING SETBACKS
30 FT FRONT
15 FT SIDE
25 FT REAR

NO N.C.G.S. CONTROL WITHIN 2,000 FT

PROPERTY MAY BE SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND R/W"S NOT OBSERVED

FLOOP PLAIN
COMMUNITY PANEL NUMBERT
3710356600 j dtd 9-28-2007
CREEK NOT STUDIED