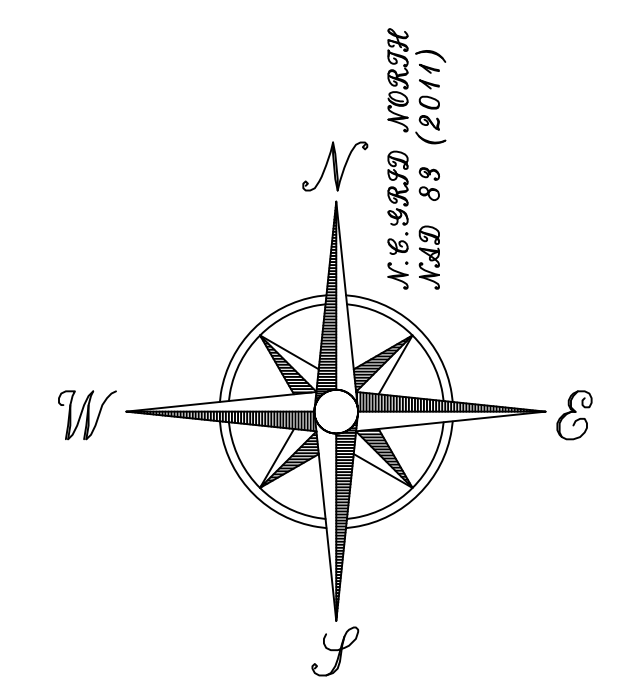


LEGEND

- Water Meter
- Irr. Control Valve
- Landscape Light
- Gas Valve
- Utility Pole
- Ex. Iron (as described)
- New Iron (#5 rebar)
- Point (not set)
- New P.K. Nail
- Guy Wire
- RW Right-of-Way

LINE TABLE

LINE	BEARING	LENGTH
L1	N33°00'04"W	23.02'
L2	N52°41'29"W	23.08'
L3	N57°14'45"W	19.46'
L4	N72°01'01"W	20.68'
L5	S71°20'04"W	50.89'
L6	N05°04'11"W	31.51'
L7	N88°11'39"W	24.68'
L8	N64°48'44"W	29.62'
L9	N28°48'16"W	27.22'
L10	N24°28'43"W	28.01'
L11	N38°46'20"E	33.55'
L12	N00°01'27"W	19.98'
L13	N01°17'10"W	5.37'
L14	N16°06'20"E	55.57'
L15	N12°55'55"E	24.22'
L16	S78°35'32"E	28.06'
L17	S78°35'32"E	78.27'
L18	S11°57'45"W	24.18'
L19	S24°11'10"W	19.62'
L20	S24°11'10"W	108.75'
L21	S60°04'40"W	227.43'
L22	N55°03'36"E	164.83'
L23	S11°10'42"W	62.26'
L24	N27°32'50"W	96.24'
L25	N87°55'55"E	30.00'
L26	S59°41'00"E	188.43'
L27	N73°53'40"W	262.50'
L28	S66°13'48"W	251.41'
L29	S65°48'50"E	58.72'
L30	S35°12'29"E	62.38'
L31	S13°24'28"W	21.29'
L32		



**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

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NOT FOR CONSTRUCTION**

SITE DATA:

- THIS MAP DOES NOT CONSTITUTE NOR REPRESENTS A BOUNDARY SURVEY BY BOWERS CONSULTING, PA. NOR IS IT FOR RECORDATION, CONVEYANCE OR SALES.
- THIS MAP WAS NOT PREPARED IN ACCORDANCE WITH GS47-30 AS AMENDED.
- BOUNDARY INFORMATION TAKEN FOR A BOUNDARY SURVEY DONE BY SHULENBURGER SURVEYING COMPANY, P.A DONE ON 3-32-2022
- THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, CONVEYANCES OR RIGHT-OF-WAYS OF RECORD THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- CURRENTLY THIS PROPERTY IS ZONED CBI CD (ROWAN COUNTY).
- LOTS 1-4 AND EXISTING BOAT RAMP REQUEST REZONING TO RA
- PROPERTY LOCATED IN PROVIDENCE TOWNSHIP, ROWAN COUNTY, NORTH CAROLINA
- TAX PARCEL ID# 606H PAGE 001.
- DEED BOOK 1386 PAGE 127.
- BOOK OF MAPS 9995 PAGE 5820.
- BUILDING SETBACK LINES ARE AS FOLLOWS: CBI ZONING (ROWAN COUNTY)
FRONT SETBACK = 30'
SIDE SETBACK = 10' OR 0'
SIDE STREET SETBACK = 30'
REAR SETBACK = 10' OR 0'
- THIS PROPERTY TO BE SERVED BY PRIVATE WELL AND SEPTIC TANK SYSTEMS.
- TOTAL ACREAGE EXCLUDING 30' ACCESS EASEMENT IS 4.740 ACRES±. ZONE CBI (CD)
- ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT EACH SIDE.
- ROWAN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SEWAGE DISPOSAL AND/OR WATER SUPPLY SYSTEM.
- THIS PROPERTY IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED.
- A PORTION OF THIS PROPERTY LIES WITHIN DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) (SEE MAP). A PORTION OF THIS PROPERTY LIES WITHIN DESIGNATED FLOOD ZONE "AE" (1% ANNUAL CHANCE FLOOD PLAIN - BASE FLOOD ELEVATIONS DETERMINED) (SEE MAP & FIRM 3710569900J) (EFFECTIVE DATE 6-16-2009).
- ALL DISTANCES SHOWN ARE HORIZONTAL.
- ALL ELEVATIONS SHOWN ARE NAVD 88 (2009) DATUM.
- ALL VISIBLE UTILITIES SHOWN AS PER FIELD SURVEY.
- ALL UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- DUE TO CONTROLLED ACCESS EASEMENT NEITHER LOT 1, 2, 3 and 4 OR THE EXISTING BOAT RAMP SHALL HAVE A DRIVE TO GOODMAN LAKE ROAD.
- THE CONTRACTOR IS REQUIRED TO CALL 811 BEFORE EXCAVATING.
- ALL WORK TO BE COORDINATED WITH THE UTILITY COMPANIES, NCDOT, AND ROWAN COUNTY.

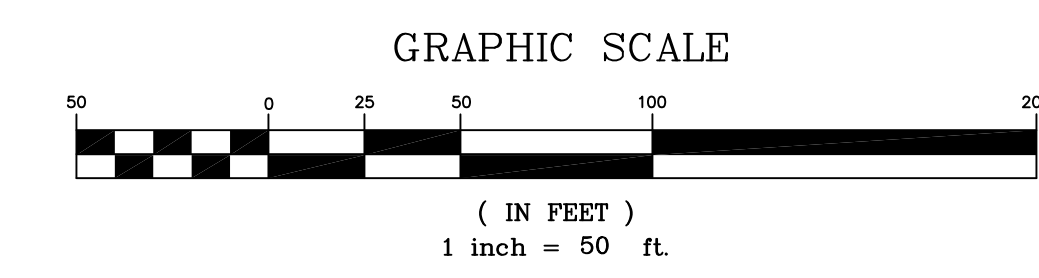
655' CONTOUR
(CUBE YADKIN GENERATION LLC DATUM)
= (622.90' - NAVD 88 (2009) DATUM)

1% ANNUAL CHANCE FLOOD PLAIN
BOUNDARY (TYP.)
(SEE FIRM 3710569900J)
BASE FLOOD ELEV. = 625.7'

High Rock Lake

High Rock Lake

NOTE:
REFERENCE LINES ALONG HIGH ROCK LAKE ARE THE APPROXIMATE PROPERTY LINES. THE ACTUAL PROPERTY LINES FOLLOW THE MEANDERING 655' CONTOUR, PER CUBE YADKIN GENERATION LLC DATUM. AREA IS CALCULATED TO THE REFERENCE LINES.



THIS PLAN IS A FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALLED/DATED AS APPROVED:

APPROVED: _____ / _____
INITIALS / DATE



Know what's BELOW
CALL before you dig.

SEALS:
**PRELIMINARY
NOT FOR CONSTRUCTION**
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DESCRIPTION

REV.	NO.	DESCRIPTION	DATE	BY	APP'D

**REZONING SITE PLAN FOR,
SUNSET POINT ON HIGH ROCK HOA, INC
522 SUNSET POINTE DR
SALISBURY, NC 28146-5702**

PROJECT NUMBER
22137
FILE NAME
DESIGNED BY
FAB/MDB
DRAWN BY
FAB/MDB
CHECKED BY
FAB/MDB
SCALE
AS SHOWN
DATE

SHEET NUMBER
C100
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