

Plat North - Plat Book 17 Page 213

1113.3 Setback Requirements - Billboards shall maintain a minimum setback from interior property lines a distance not less than the height of the sign. Billboards shall maintain a minimum setback from all rights-of-way such that the outermost edge of the sign is not less than 10 feet from the right-of-way, and any support is not less than 25 feet from the right-of-way.

Height Of Existing Sign = 26.5'.

Notes:

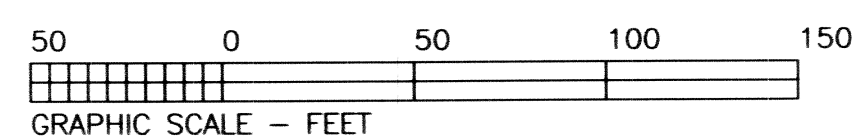
- 1) Property is zoned B-2 by the City of Lenoir.
- 2) Property is not located within a WS-IV watershed area.
- 3) Areas were determined by coordinate geometry.
- 4) There is no known NCGS control located within 2,000.00'.
- 5) Memorandum of Lease to Action Sign Co. of Lenoir, Inc. at DB 1691 Pg 1440.

Line Table

Property Line:	---
Deed/Adjoiner Line:	---
Flood Line:	---
Power Line (Aerial):	---
Power Line (Underground):	---
Telephone (Underground):	---
Natural Gas Line:	---
Water Line:	---
Sewer Line:	---
Right Of Way Line:	---
Centerline:	---
Fiber Optic Line:	---
Fence (Type As Noted):	---

Utility Legend

M.H.	Manhole
F.H.	Fire Hydrant
V.P.	Vent Pipe
G.V.	Gas Valve
W.M.	Water Meter
H.H.	Hose House
P.P.	Power Pole
L.P.	Lamp Pole
C.B.	Catch Basin
W.V.	Water Valve
T.P.	Telephone Pole
T.B.	Telephone Box
C.O.	Clean Out
S.P.	Service Pole
E.M.	Electrical Meter
G.M.	Gas Meter
M.W.	Monitor Well
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugated Metal Pipe
F.O.C.	Fiber Optic Cable
C.P.P.	Corrugated Plastic Pipe

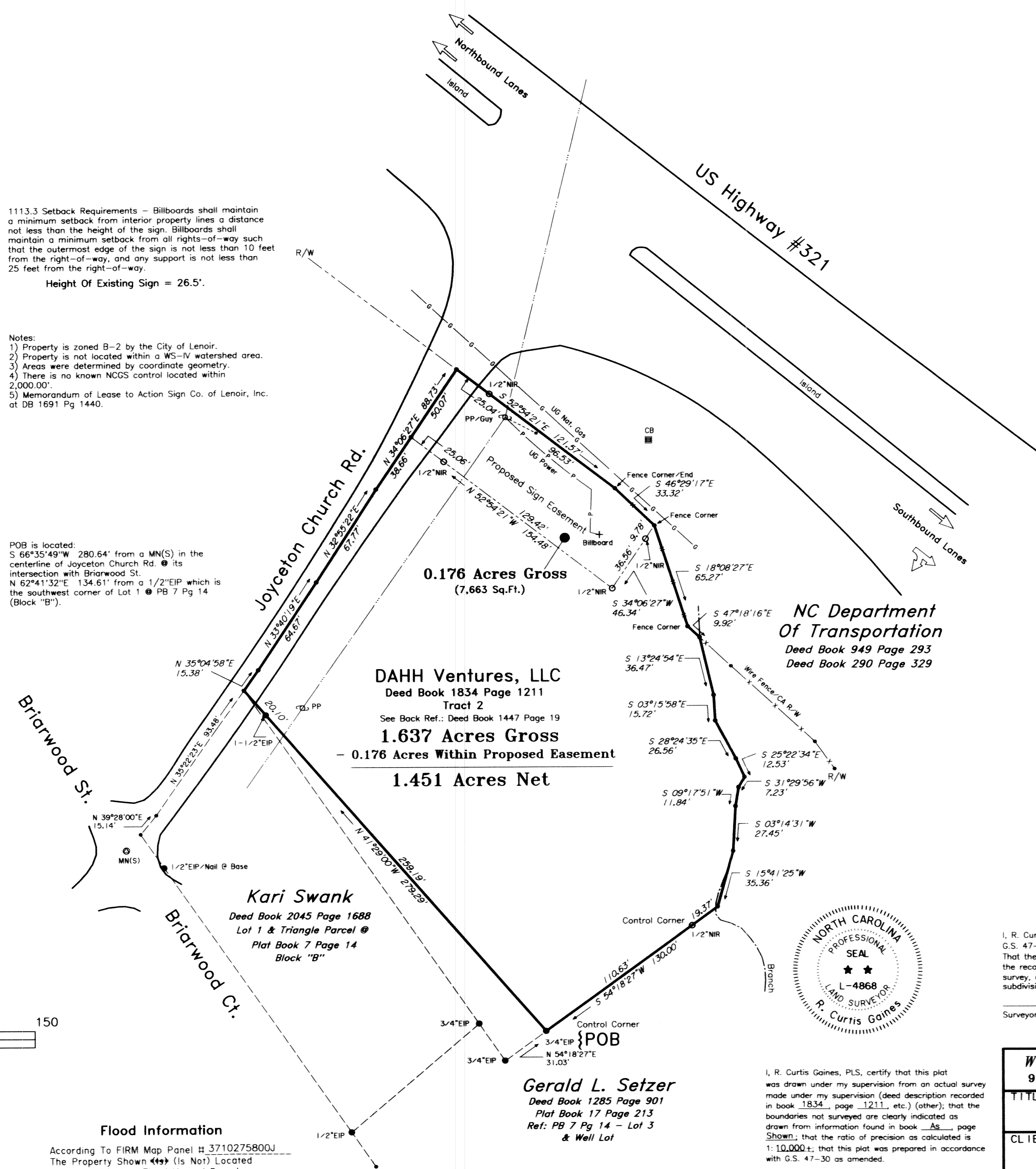


Legend

Existing Iron Pipe	●	EIP
New Iron Pipe	○	NIP
P.K. Nail	△	PK
Concrete Monument	□	CM
New Iron Rod	○	NIR
Existing Iron Rod	●	EIR
Point	●	PT
Railroad Spike	⊗	RRS
Feno Monument	⊕	FM
Temporary Bench Mark	⊙	TBM
MAG Nail	⊗	MN
Found	⊙	(F)
Set	⊙	(S)

Flood Information

According To FIRM Map Panel #3710275800J
The Property Shown (Is Not) Located
Within A 100 Year Flood Hazard Boundary.
Effective Date: 7/7/2009.



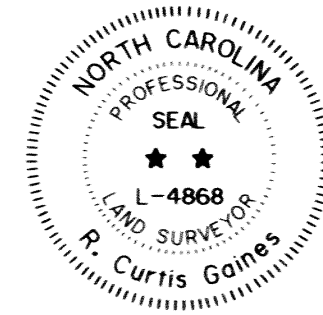
0.176 Acres Gross
(7,663 Sq.Ft.)

DAHH Ventures, LLC
Deed Book 1834 Page 1211
Tract 2
See Book Ref.: Deed Book 1447 Page 19
1.637 Acres Gross
- 0.176 Acres Within Proposed Easement
1.451 Acres Net

Kari Swank
Deed Book 2045 Page 1688
Lot 1 & Triangle Parcel @
Plat Book 7 Page 14
Block "B"

Gerald L. Setzer
Deed Book 1285 Page 901
Plat Book 17 Page 213
Ref: PB 7 Pg 14 - Lot 3
& Well Lot

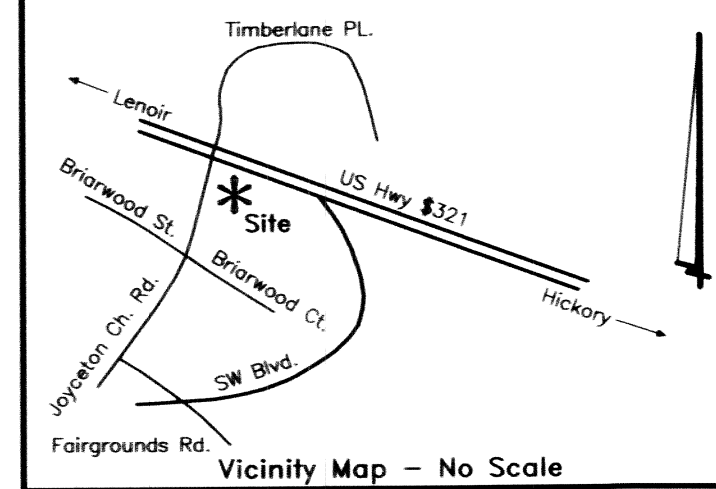
NC Department
Of Transportation
Deed Book 949 Page 293
Deed Book 290 Page 329



I, R. Curtis Gaines, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 1834, page 1211, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book As, page Shown; that the ratio of precision as calculated is 1:10,000±; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this 25th day of April, A.D., 2025.

R. Curtis Gaines
Surveyor (PLS) License No. L-4868



Review Officer

North Carolina Caldwell County

I, _____ Review Officer Of
The City Of Lenoir, Certify That The Map Or Plat To Which
This Certification Is Affixed, Meets All Statutory Requirements
For Recording.

Review Officer

I, R. Curtis Gaines, PLS, certify to the following:
G.S. 47-30(f)(11)d:
That the survey is of another category, such as
the recombination of existing parcels, a court ordered
survey, or other exception to the definition of
subdivision.

R. Curtis Gaines
Surveyor, (PLS) License No. L-4868

Western Carolina Surveyors, P.A. (License No. C-0338)			
912 Wilkesboro Blvd.		LENOIR, N.C.	TELE. (828) 758-5353
TITLE: Boundary & Easement Survey Of The Property Of:			
DAHH Ventures, LLC			
CLIENT:	TOWNSHIP	COUNTY	STATE
David Hamby	Lower Creek	Caldwell	NC
DEED REF.	BK.	PG.	TAX MAP NUMBER:
	1834	1211	180-2-2
	BK.	PG.	Pin #2758813886
APP. BY	DRAWN BY	DATE	SCALE: 1"= 50'
RCG	LJC	4/25/2025	CF: 10803
			BY CAC
			SHEET 1 of 1