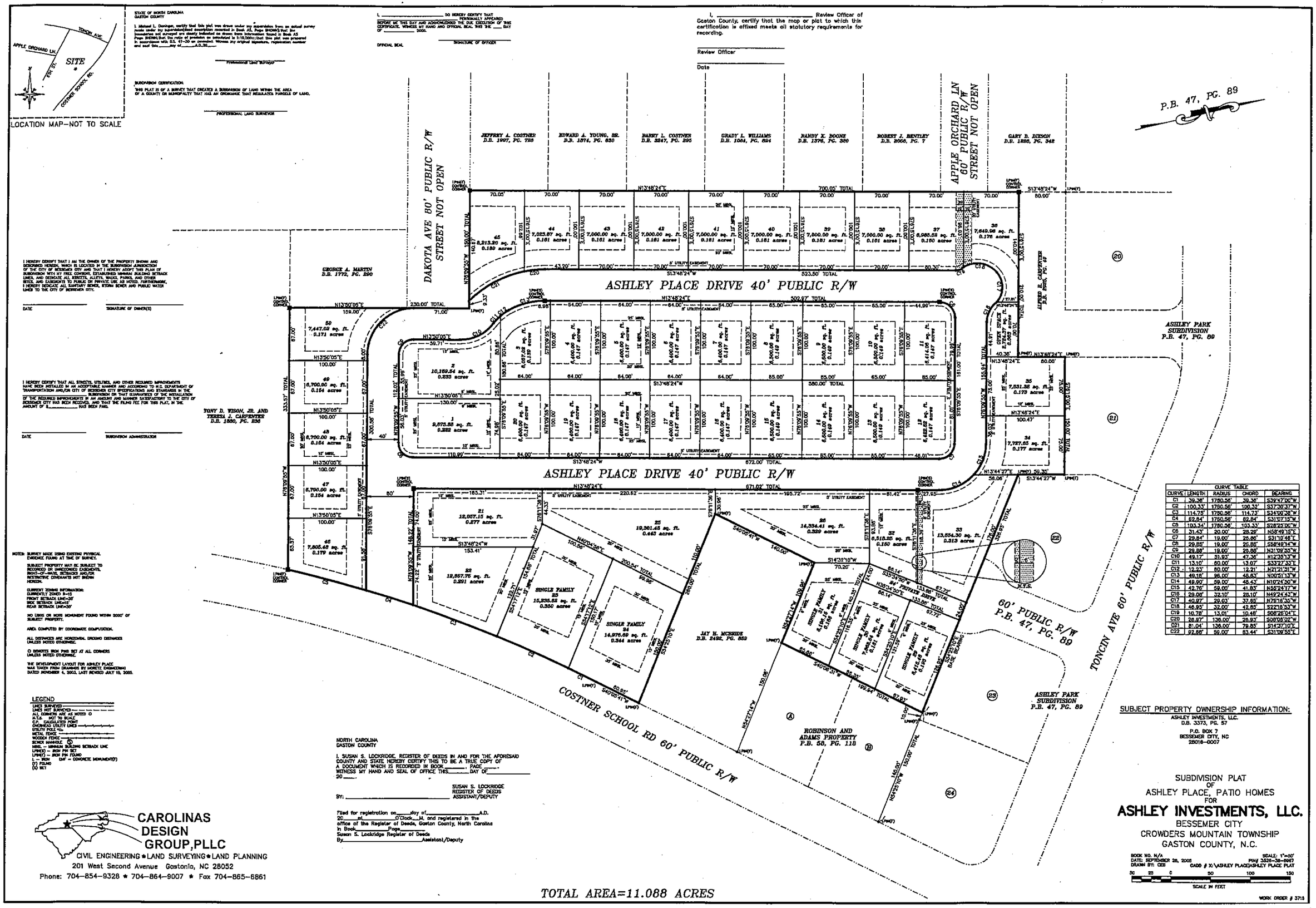

STATE OF NORTH CAROLINA
GASTON COUNTY

I, Michael L. Dominon, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book ___, Page ___; Map Book ___, Page ___); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ___, Page ___; 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, registration number and seal this ____ day of ____, A.D., 20___.

PROFESSIONAL LAND SURVEYOR

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

PROFESSIONAL LAND SURVEYOR

I, _____, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF HIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2005.

OFFICIAL SEAL

SIGNATURE OF OFFICER

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

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 BESSEMER CITY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND PUBLIC WATER LINES TO THE CITY OF BESSEMER CITY.

DATE

SIGNATURE OF OWNER(S)

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO N.C. DEPARTMENT OF TRANSPORTATION AND/OR CITY OF BESSEMER CITY SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE CITY OF BESSEMER CITY HAS BEEN RECEIVED, AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF $ _____ HAS BEEN PAID.

DATE

SUBDIVISION ADMINISTRATOR

NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.

CURRENT ZONING INFORMATION:
CURRENTLY ZONED R-15
FRONT SETBACK LINE=30'
SIDE SETBACK LINE=15'
REAR SETBACK LINE=30'

NO LIGHS OR MORE MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.

AREA COMPUTED BY COORDINATE COMPUTATION.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.

O DENOTES IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

THE DEVELOPMENT LAYOUT FOR ASHLEY PLACE WAS TAKEN FROM DRAWINGS BY MORETZ ENGINEERING DATED NOVEMBER 4, 2003, LAST REVISED JULY 15, 2005.

LEGEND
LINES SURVEYED
LINES NOT SURVEYED
ALL CORNERS ARE AS NOTED O
N.T.S. - NOT TO SCALE
CALCULATED POINT
OVERHEAD UTILITY LINES
UTILITY POLE
METAL FENCE
WOODEN FENCE
SEWER MANHOLE
MBSL - MINIMUM BUILDING SETBACK LINE
LPM(S) - IRON PIN SET
LPM(F) - IRON PIN FOUND
I. - IRON CMF - CONCRETE MONUMENT(F)
(F) FOUND
(S) SET

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 A DOCUMENT WHICH IS RECORDED IN BOOK _____, PAGE _____. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___.

SUSAN S. LOCKRIDGE
REGISTER OF DEEDS
BY: _____ ASSISTANT/DEPUTY

Filed for registration on _____ day of _____ A.D. 20___ at _____ O'Clock ___M. and registered in the office of the Register of Deeds, Gaston County, North Carolina in Book _____ Page _____
Susan S. Lockridge Register of Deeds
By _____ Assistant/Deputy

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	39.36'	1780.56'	39.36'	S39°47'00"W
C2	100.33'	1780.56'	100.32'	S37°30'37"W
C3	114.75'	1780.56'	114.73'	S34°00'28"W
C4	62.84'	1780.56'	62.84'	S31°07'15"W
C5	103.34'	1780.56'	103.33'	S28°25'00"W
C6	31.43'	20.00'	28.28'	N58°49'15"E
C7	29.84'	19.00'	26.86'	S31°10'48"E
C8	29.85'	19.00'	26.85'	S58°49'14"W
C9	29.88'	19.00'	26.88'	N31°09'55"W
C10	49.17'	31.93'	47.36'	N12°35'13"W
C11	13.10'	60.00'	13.07'	S33°27'33"E
C12	12.23'	60.00'	12.21'	N21°21'31"W
C13	49.18'	96.00'	48.63'	N00°51'13"W
C14	49.90'	59.00'	48.43'	N10°24'50"W
C15	42.76'	59.00'	41.83'	N55°24'17"W
C16	29.06'	32.10'	28.10'	N49°24'43"W
C17	40.97'	29.03'	37.85'	N76°16'35"W
C18	46.95'	32.00'	42.85'	S22°18'53"W
C19	10.78'	13.01'	10.48'	S08°26'04"E
C20	26.87'	136.00'	26.93'	S08°05'02"W
C21	81.04'	136.00'	79.85'	S14°37'10"E
C22	92.86'	59.00'	83.44'	S31°09'55"E

SUBJECT PROPERTY OWNERSHIP INFORMATION:
ASHLEY INVESTMENTS, LLC.
D.B. 3373, PG. 57
P.O. BOX 7
BESSEMER CITY, NC
28018-0007

SUBDIVISION PLAT
OF
ASHLEY PLACE, PATIO HOMES
FOR
ASHLEY INVESTMENTS, LLC.
BESSEMER CITY
CROWDERS MOUNTAIN TOWNSHIP
GASTON COUNTY, N.C.

BOOK NO. N/A
DATE: SEPTEMBER 26, 2005
DRAWN BY: CDS
SCALE: 1"=50'
PIN# 3326-36-8967
CADD # X:\ASHLEY PLACE\ASHLEY PLACE PLAT

50 25 0 50 100 150
SCALE IN FEET

WORK ORDER # 3715

CAROLINAS DESIGN GROUP, PLLC
CIVIL ENGINEERING * LAND SURVEYING * LAND PLANNING
201 West Second Avenue Gastonia, NC 28052
Phone: 704-854-9328 * 704-864-9007 * Fax 704-865-6861

TOTAL AREA=11.088 ACRES