

19/2/23
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POPLAR ST

THE CORNER LOT

LINCOLNTON, NC
EST 2023

PINE ST

Featuring

Small Kate McCall

EST 2017

BROGDEN CONSTRUCTION INC.

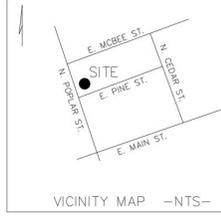
Construction • Craftsmanship

POPLAR ST

PINE ST

NORTH DEED BK. 3033 PG. 387

DETTER BLOCK
PLAT BK. A1 PG. 21



I, Michael R. Bowden, certify that this plat was drawn by me from an actual field survey made under my direct supervision; that the boundaries shown are from the record information noted herein; and that this plat represents an existing parcel of land. Witness my original signature, seal and license number this the 9th day of October, 2023

Professional Land Surveyor L-3811



LOTS 8 - LOTS 17
THE MILLUKIE COMPANY, LLC
DEED BK. 3141 PG. 768
PIN #3623-85-7181

LOTS 20 - LOTS 21
NORTH POPLAR LAND TRUST
DEED BK. 3181 PG. 890
PIN #3623-85-7303
334 NORTH POPLAR STREET

LOTS 22 - LOTS 26
THE MILLUKIE COMPANY, LLC
DEED BK. 2152 PG. 883
PIN #3623-85-8343
318 EAST MCBEE STREET

LOTS 18 - LOTS 19
RICHARD D. HIGH
DEED BK. 3179 PG. 205
PIN #3623-85-7236
326 NORTH POPLAR STREET

PART LOT 29, LOTS 27 - LOTS 28
ALBERTALE E. N. PARKER
DEED BK. 2674 PG. 729
DEED BK. 3623-85-9131
PIN #3623-85-9131
317 EAST PINE STREET

LOTS 8 - LOTS 17
31875 Sq.Ft.
0.73 Ac.
300 NORTH POPLAR STREET

NOTES:
TOTAL AREA = 0.73 AC
THIS PROPERTY TO BE SERVED BY CITY LINCOLNTON WATER AND SEWER
ZONING - RO (INCLUDING ALL ADJACENT PROPERTY)
MINIMUM FRONT: 30'
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 25'
MINIMUM SIDE STREET: 25'

OWNER
THE MILLUKIE COMPANY, LLC
627 NORTH LAUREL STREET
LINCOLNTON NC. 28092
(704) 472-0843

NOTES:
1. TRAVERSE ADJUSTED BY COMPASS RULE ADJUSTMENT METHOD.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTS FOUND DURING THE SURVEY.
5. THE SURVEYED PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FLOOD MAP 3710363300J ZONE X, EFFECTIVE DATE 8/16/07

REFERENCES: DEEDS AND MAPS ARE SHOWN HEREON



SITE PLAN FOR:
POPLAR & PINE, LLC
DBA THE CORNER LOT
300 NORTH POPLAR STREET
CITY OF LINCOLNTON
LINCOLN CO., N. C.
Project # 230129-1 Survey Date: 10 SEPTEMBER, 2023
FIRM # F-0902

BOWDEN SURVEYING & MAPPING
704-691-5256
317 SOUTH LAUREL ST.
LINCOLNTON, N.C. 28092