

The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land

Surveyor \_\_\_\_\_

Seal or Stamp \_\_\_\_\_

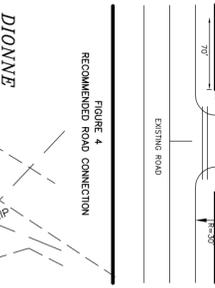
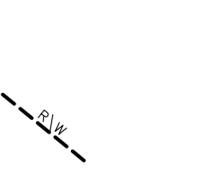
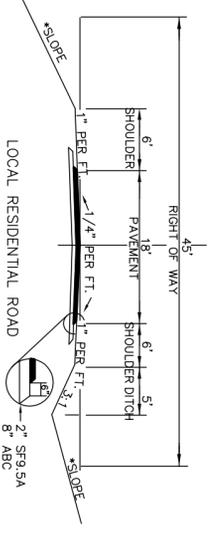
Seal or Stamp \_\_\_\_\_

Seal or Stamp \_\_\_\_\_

NCDOT Certificate  
Department of Transportation Division of Highways  
Proposed Subdivision Roads Construction Standards  
Certificate  
Approved by \_\_\_\_\_  
District Engineer

Date: \_\_\_\_\_

LEGEND  
 ○ = P.P. = POWER POLE  
 □ = POWER TRANS.  
 E.I.P. = EXISTING IRON FOUND  
 I.P.S. = #4 REBAR SET  
 R/W = RIGHT-OF-WAY  
 Cp = COMPUTED POINT

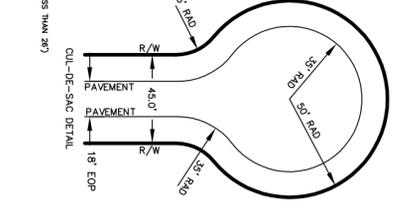


Maintenance Certificate  
All roads in this subdivision are hereby declared public. The maintenance of all streets and roads in this subdivision shall be the responsibility of \_\_\_\_\_ and it shall be their responsibility to bring such streets up to the standards of the North Carolina Department of Transportation before any streets on this plat are added into the North Carolina State Highway System. Where a road has been offered for public dedication, that offer may not be withdrawn from public dedication without prior review and approval from the Catowba County Subdivision Review Board. The road shall be petitioned to be included in the NCDOT system as soon as the requirements are met.

Owner/Subdivider \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Approval of Subdivision Plat  
This plat and lots shown have been approved by the Environmental Health Division of the Catowba County Department of Public Health.

Environmental Health Supervisor or Designee \_\_\_\_\_ Date \_\_\_\_\_



Catowba County Major Subdivision Final Plat Certificates

I (We) certify that: I am (We are) the owner(s) of the property described hereon, which property is located within the subdivision regulation jurisdiction of Catowba County, that I (We) freely adopt this plat of subdivision and dedicate to public use all areas shown on this plat such as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I (We) will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat, dedicated for a public use, shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by Catowba County.

Name of Corporation (LLC) \_\_\_\_\_ (Corporate Seal)

By (President's signature) \_\_\_\_\_ Date \_\_\_\_\_

Attest (Secretary signature) \_\_\_\_\_ Date \_\_\_\_\_

STATE OF NORTH CAROLINA COUNTY OF CATAWBA

I, \_\_\_\_\_ a Notary Public for said County and State, do hereby certify that that he (or she) is \_\_\_\_\_ of \_\_\_\_\_ a LLC, and that he (or she), as \_\_\_\_\_, being authorized to do so, executed the foregoing on behalf of the LLC.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

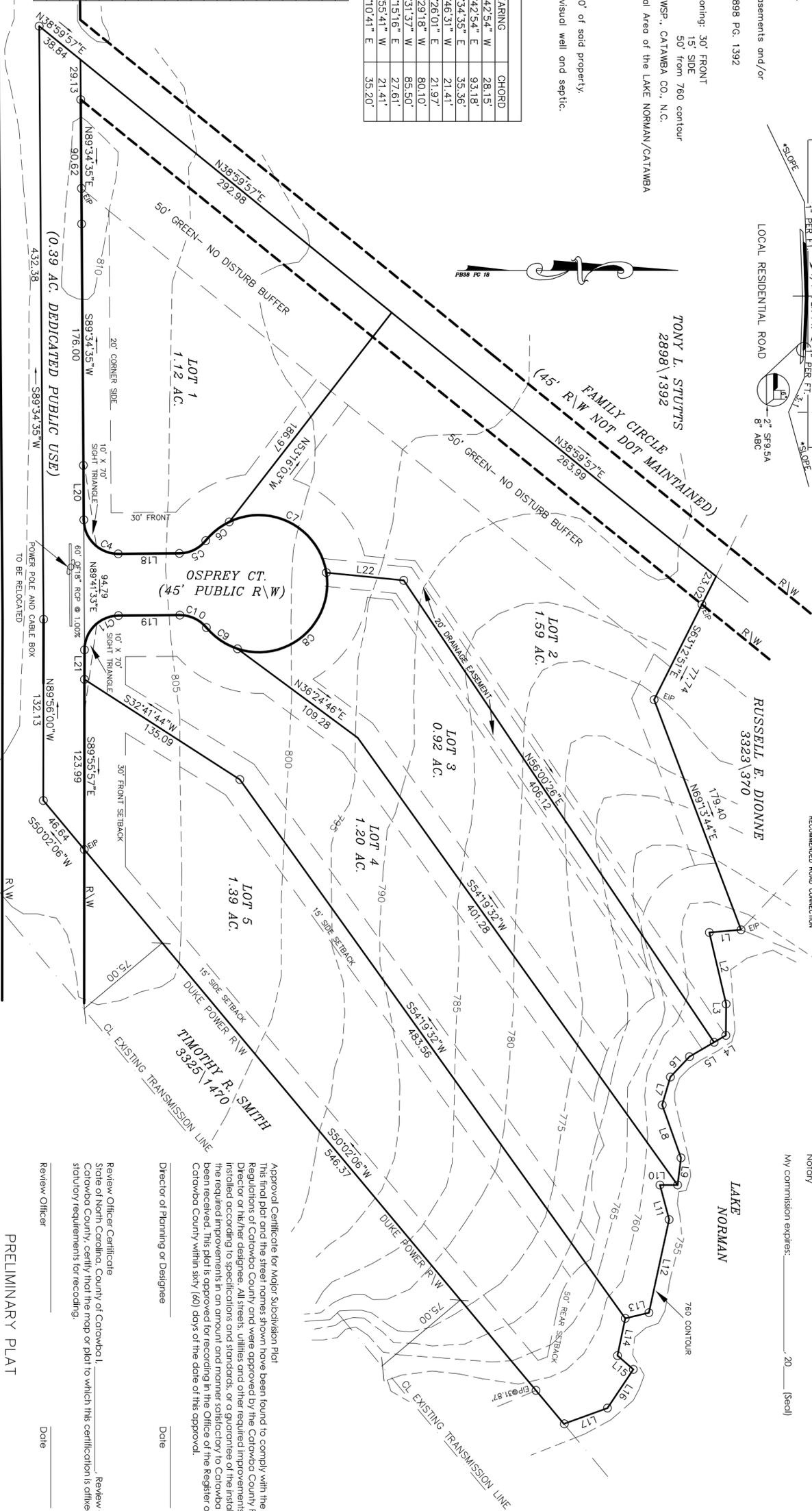
Notary \_\_\_\_\_

My commission expires: \_\_\_\_\_, 20\_\_\_\_ (Seal)

- NOTES:
- 1) This property may be subject to any easements and/or Rights-of-way of record.
  - 2) Tax Parcel No. s (462705074711) DB, 2898 PG. 1392
  - 3) This property is zoned: R-30
  - 4) Minimum Building Setback Per County Zoning: 30' FRONT 15' SIDE 50' from 760 contour
  - 5) The property is located in MT CREEK TWP., CATAWBA CO., N.C.
  - 6) This property is located in WS-IV Critical Area of the LAKE NORMAN/CATAWBA WATERSHED BASIN.
  - 7) TOTAL AREA SUBDIVIDED 6.88 AC.
  - 8) TOTAL LOTS CREATED 5
  - 9) No geodetic monument found within 2000' of said property.
  - 10) The subdivision will be served by individual well and septic.

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	35.00'	28.97'	S 62.42.54" W	28.15'
C2	50.00'	119.93'	N 17.42.54" E	93.18'
C3	25.00'	39.27'	N 44.34.35" E	31.36'
C4	25.00'	22.12'	N 25.46.31" W	21.97'
C5	50.00'	22.15'	S 38.26.01" E	21.97'
C6	50.00'	92.90'	S 27.29.18" W	80.10'
C7	50.00'	102.55'	N 40.31.37" W	85.50'
C8	50.00'	27.97'	N 34.15.16" E	27.61'
C9	25.00'	22.12'	S 24.55.41" W	21.41'
C10	25.00'	39.06'	S 45.10.41" E	35.20'
C11				

LINE	BEARING	LENGTH
L1	S 04.43.55" E	23.30'
L2	N 76.44.18" E	53.57'
L3	S 89.34.11" E	22.67'
L4	S 30.17.29" E	10.00'
L5	S 30.17.29" E	20.84'
L6	S 46.43.03" E	20.34'
L7	S 73.35.55" E	21.25'
L8	N 70.20.30" E	40.93'
L9	S 82.47.01" E	19.94'
L10	S 00.05.59" E	12.91'
L11	N 75.06.46" E	26.03'
L12	S 77.45.16" E	69.50'
L13	S 13.26.11" E	17.79'
L14	S 78.09.54" E	27.74'
L15	N 41.04.14" E	13.30'
L16	S 56.09.36" E	33.95'
L17	S 19.57.49" E	33.58'
L18	S 00.25.25" E	44.73'
L19	S 00.25.25" E	44.92'
L20	S 89.34.35" W	39.70'
L21	S 89.55.57" E	21.54'
L22	S 05.42.16" W	56.87'

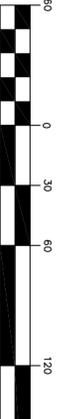


GREENWOOD RD.  
(60' PUBLIC R\W)

**D A S**

D O N A L D A L L E N & A S S O C I A T E S P A

Commercial \* Residential \* Mortgage Surveys \* Multi-Family  
Construction Staking \* Subdivision Design \* Topographical  
131 Crosslake Park Drive (suite 102) \* Mooresville, N.C. 28117  
(704) 664-7029 (704) 664-8041 Fax  
DASSLRNVE@MINDSTREAME.NET



GRAPHIC SCALE  
( IN FEET )  
1 inch = 60 ft.

Flood Plain Notation  
The parcels of land as shown on this plat are located in a 100-year flood plain FEMA Panel Number 3710462700K 3.1B.2008

Approval Certificate for Major Subdivision Plat  
This final plat and the street names shown have been found to comply with the Subdivision Regulations of Catowba County and were approved by the Catowba County Planning Director or his/her designee. All streets, utilities and other required improvements have been installed according to specifications and standards, or a guarantee of the installation of the required improvements in an amount and manner satisfactory to Catowba County has been received. This plat is approved for recording in the Office of the Register of Deeds of Catowba County within sixty (60) days of the date of this approval.

PRELIMINARY PLAT  
OF

**OSPREY COVE**

MOUNTAIN CREEK TWP., CATAWBA CO., N.C.  
DATE SURVEYED: JUNE 28, 2016  
DATE PLATTED: JULY 13, 2016  
OWNER: HINCKLEY GAUVAIN  
236 RACEWAY DR. SUITE 7  
MOORESVILLE N.C. 28117

FILE: GREENWOOD RD - NEST HOMES -- 13423.DWG