

VICINITY MAP
(Not to Scale)

ADJOINING PARCELS				
1	CLENNON ROE III	LOT 58 & 59	DB 3335 PG 1781	PB 65 PG 5
2	DAVID OWEN NOAKES ANSON CHENIER TAYLOR	LOT 97	DB 3770 PG 2	PB 58 PG 180
3	MICHAEL JOHN SEABO EMILY SEABO	LOT 84	DB 3857 PG 692	PB 58 PG 180
4	DAVID OWEN NOAKES ANSON CHENIER TAYLOR	LOT 82 & 83	DB 3857 PG 692	PB 69 PG 165
5	JILL LITTLE MUTER TERA LITTLE ROCKETT	LOT 81	DB 3742 PG 250	PB 67 PG 90
6	JILL LITTLE MUTER TERA LITTLE ROCKETT	LOT 80	DB 3742 PG 250	PB 67 PG 90
7	JILL LITTLE MUTER TERA LITTLE ROCKETT	LOT 79	DB 3742 PG 250	PB 67 PG 90
8	DANNY R BRADFORD SANDRA M BRADFORD	LOT 59 C	DB 2011 PG 804	MB 15 PG 111
9	DANNY R BRADFORD SANDRA M BRADFORD	LOT 60 C	DB 2011 PG 804	MB 15 PG 111
10	DANNY R BRADFORD SANDRA M BRADFORD	LOT 61 C	DB 2011 PG 804	MB 15 PG 111
11	DANNY R BRADFORD SANDRA M BRADFORD	LOT 62 C	DB 2011 PG 804	MB 15 PG 111
12	JANICE DARLENE MORRELL REVOCABLE LIVING TRUST	DB 3805 PG 1852	MB 15 PG 111	PARCEL ID # 36861562795



CRYSTAL HICKS BROWN
NOW OR FORMERLY
PB 2911 PG 1777
MB 41 PG 167
PARCEL ID # 368616736629

THOMAS JEFFERY LITTLE
NOW OR FORMERLY
DB 3111 PG 1558
PARCEL ID # 368616833925

TIMOTHY EUGENE BEAL
NOW OR FORMERLY
LOT 1A
DB 2795 PG 1179
PB 84 PG 106
PARCEL ID # 368615735527

CRYSTAL HICKS BROWN
NOW OR FORMERLY
PB 2911 PG 1777
MB 41 PG 167
PARCEL ID # 368616735479

SAGE GOOD STEWARD PROPERTIES LLC
NOW OR FORMERLY
DB 3478 PG 1276
PB 40 PG 108
PARCEL ID # 368615639431

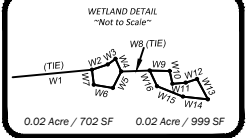
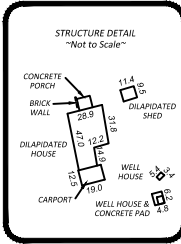
POWELL RENTALS INC
NOW OR FORMERLY
DB 3141 PG 690
PB 40 PG 108
PARCEL ID # 368615528863

KILLER LLC
NOW OR FORMERLY
DB 3141 PG 690
PARCEL ID # 368615528863

AREA INSIDE OF R/W MAY BE
SUBJECT TO R/W CONVEYANCE
TITLE SEARCH MAY CLEAR THIS
UP

LINE	BEARING	DISTANCE
L1	S 62°49'14" E	14.72
L2	S 87°44'39" E	44.10
L3	S 43°21'35" E	71.13
L4	S 12°19'15" E	45.30
L5	S 09°02'16" W	45.91
L6	S 03°04'00" W	13.77
L7	S 18°14'42" W	88.71
L8	S 14°42'28" W	33.78
L9	S 22°42'29" W	55.34
L10	S 08°15'29" W	22.88
L11	S 30°03'38" E	31.79
L12	S 29°02'46" E	20.38
L13	S 08°24'29" E	55.00
L14	S 12°24'17" E	30.17
L15	S 17°44'42" E	47.02
L16	S 14°00'11" E	14.33
L17	S 32°26'06" E	22.75
L18	S 11°45'00" W	17.41
L19	S 61°15'09" E	24.37
L20	S 30°44'11" E	31.92
L21	S 13°59'20" W	82.41
L22	S 03°44'31" E	38.11
L23	S 09°05'29" W	09.09
L24	S 17°35'29" E	26.99
L25	S 23°23'57" W	19.20
L26	S 01°04'51" E	66.65
L27	S 16°20'16" W	54.36
L28	S 24°07'08" E	13.97
L29	S 05°50'01" W	11.14
L30	S 14°47'19" E	38.28
L31	S 34°29'29" E	84.15
L32	S 09°02'41" E	69.40
L33	S 08°09'15" W	16.80
L34	S 44°30'30" E	21.87
L35	S 63°40'26" E	22.85
L36	S 03°47'27" W	24.88
L37	S 37°02'40" W	09.88
L38	S 56°22'29" E	20.85
L39	S 28°35'53" E	22.23
L40	S 38°17'19" E	14.58
L41	S 30°40'35" E	35.33
L42	S 65°58'02" E	42.09
L43	S 08°27'11" W	20.24
L44	S 20°58'49" E	26.38
L45	S 20°50'21" E	31.82
L46	S 24°07'41" E	79.02
L47	S 45°50'41" E	29.83
L48	S 05°29'52" E	17.26
L49	S 07°36'10" E	12.50
L50	S 47°01'29" E	84.69
L51	S 02°12'29" E	11.20
L52	S 29°53'29" E	24.75
L53	S 85°42'13" W	208.52
L54	S 85°32'13" W	13.77
L55	N 14°26'35" W	147.20
L56	S 86°17'03" W	12.32
L57	S 86°17'03" W	12.32
L58	N 13°12'35" W	168.35
L59	S 87°16'57" E	51.27
L60	S 87°16'57" E	50.97

LINE	BEARING	DISTANCE
L1	S 09°02'41" E	69.40
L2	N 08°09'15" W	16.80
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L27	N 13°12'35" W	168.35
L28	S 87°16'57" E	51.27
L29	S 87°16'57" E	50.97



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2 BUSINESS DAYS BEFORE DIGGING
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TOPOGRAPHIC INFO:
ELEVATION DATUM: NAVD 88
CONTOUR INTERVAL: 1 FOOT
TOPOGRAPHIC LINE NOTE:
THIS IS A TOPOGRAPHIC SURVEY AND IS FOR
INFORMATIONAL AND DESIGN PURPOSES ONLY.

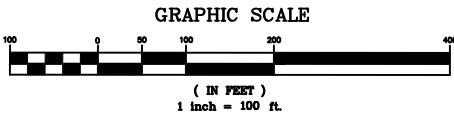
SITE NOTES:
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-40
FRONT: 30 FEET
SIDE YARD: 15 FEET
REAR YARD: 30 FEET
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT AREA: 40,000 SF
FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A
SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP.
COMMUNITY PANEL 1710380000, DATED SEPTEMBER 5, 2007.

GPS SURVEY
"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3742, PAGE 132, AND BOOK 3805, PAGE 1852, OR OTHER REFERENCE SOURCE). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 3742, PAGE 132, OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800)." THIS 31st DAY OF JULY, 2024.
CLASS OF SURVEY: A
POSITIONAL ACCURACY: <0.7+50 PPM
TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCRVS)
DATES OF SURVEY: 7/31/24
DATUM/EPOCH: NAD 83(2011)
PUBLISHED/FIXED CONTROL USE: RTK NETWORK
GEOD MODEL USED: GEOD 18
COMBINED GRID FACTORS: 0.99984788
UNITS: US SURVEYING FEET

STATE OF NORTH CAROLINA CATAWBA COUNTY
"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3742, PAGE 132, AND BOOK 3805, PAGE 1852, OR OTHER REFERENCE SOURCE). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 3742, PAGE 132, OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800)." THIS 31st DAY OF JULY, 2024.
"PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES, OR SALES"
PROFESSIONAL LAND SURVEYOR

I, Christopher D. Faulk, Professional Land Surveyor No. 1-5013, certify to one or more of the following as indicated thus, ☒ or ☐
☒ C. That this plat is of a survey of an existing parcel or parcels of land.

LEGEND	
RF	REBAR FOUND
SRF	SMOOTH ROD FOUND
IPF	IRON PIPE FOUND
AF	AXLE FOUND
CP	COMPUTED POINT
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
(T)	TOTAL
PS	PLAT BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
EOP	EDGE OF PAVEMENT
NGS	NATURAL GAS POST
TEP	TELEPHONE PEDESTAL
WM	WATER METER
PP	POWER POLE
LS	LINE SURVEYED
LSN	LINE NOT SURVEYED
BS	BUILDING SETBACKS
ROW	RIGHT-OF-WAY
EL	EASEMENT
FL	FENCE LINE
OP	OVERHEAD POWER LINE
UG	UNDERGROUND GAS LINE
AP	ASPHALT PAVEMENT
GR	GRAVEL
GE	GAS EASEMENT



METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING
P 704/741-1700
F 980/721-2353
8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227
NC 66-2584 & SC 6106

BOUNDARY & TOPOGRAPHIC SURVEY
6218 & # 6238 S. HWY 16
PARCEL ID: 3686-1673-6290, DB 3742 PG 132, MB 31 PG 162
PARCEL ID: 3686-1682-2859, DB 3805 PG 1852
MOUNTAIN CREEK TOWNSHIP, CATAWBA COUNTY, DENVER, NC

OWNER INFORMATION
PARCEL ID # 3686-1682-2859
JANICE DARLENE MORRELL
REVOCAABLE LIVING TRUST
DONALD G FISHER
501 HORSESHOE DRIVE
MOUNT HOLLY, NC 28120-9779
PARCEL ID # 3686-1673-6290
BARRETT SCHRADER
JAMES SCHRADER
4650 CONSUMERS BLVD
DENVER, NC 28037-8439

Job No. 082-24-003
Date 7/31/24
Proj. Mgr. CDF
Drawn ART

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES, OR SALES

Scale: 1" = 100'
Sheet No. 1
Of 1