

Curve	Radius	Length	Chord	Chord Bear.
C5	2070.00'	84.14'	84.13'	N 07°20'03" W
C6	2070.00'	100.01'	100.00'	N 04°47'13" W
C7	2070.00'	100.01'	100.00'	N 02°01'07" W
C8	2070.00'	171.06'	171.01'	N 01°43'58" E

#### FLOOD CERTIFICATE :

BASED UPON REVIEW OF FLOOD INSURANCE RATE MAP, PANEL 2770, MAP NUMBER 37102770001, MAP REVISED: 9/5/2007, THE PROPERTY DEPICTED ON THIS SURVEY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

#### OWNERSHIP AND DEDICATION CERTIFICATE FOR CORPORATIONS :

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 CATAWBA COUNTY, THAT I (WE) FREELY ADOPT THIS PLAN 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 CATAWBA COUNTY.

KEY BUILDERS, INC.

NAME OF CORPORATION

(CORPORATE SEAL)

BY (PRESIDENT'S SIGNATURE)

DATE

ATTEST (SECRETARY SIGNATURE)

DATE

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE (OR SHE) IS \_\_\_\_\_ OF KEY BUILDERS, INC.,

A CORPORATION, AND THAT, HE (OR SHE) AS \_\_\_\_\_, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY

MY COMMISSION EXPIRES : \_\_\_\_\_

#### ENVIRONMENTAL HEALTH APPROVAL OF SUBDIVISION PLAT :

THIS FINAL PLAT AND LOTS SHOWN HAVE BEEN APPROVED BY THE ENVIRONMENTAL HEALTH DIVISION OF THE CATAWBA COUNTY DEPARTMENT OF PUBLIC HEALTH.

ENVIRONMENTAL HEALTH SUPERVISOR OR DESIGNEE

DATE

#### APPROVAL CERTIFICATE FOR MAJOR SUBDIVISION PLAT :

THIS FINAL PLAT AND THE STREET NAMES SHOWN HAVE BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF CATAWBA COUNTY AND WERE APPROVED BY THE CATAWBA 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 REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO CATAWBA COUNTY HAS BEEN RECEIVED. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF CATAWBA COUNTY WITHIN SIXTY (60) DAYS OF THE DATE OF THIS APPROVAL.

DIRECTOR OF PLANNING OR DESIGNEE

DATE

#### REVIEW OFFICER CERTIFICATE :

STATE OF NORTH CAROLINA  
CATAWBA COUNTY

I, \_\_\_\_\_, REVIEW OFFICER OF CATAWBA COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

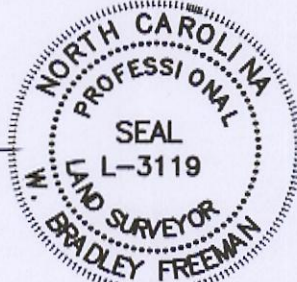
REVIEW OFFICER

DATE

#### CERTIFICATE OF SURVEY AND ACCURACY :

I, W. BRADLEY FREEMAN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION; THAT THE RATIO OF PRECISION IS 1 : 10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 27th DAY OF FEBRUARY, 2019.

W. Bradley Freeman  
PROFESSIONAL LAND SURVEYOR  
L-3119  
LICENSE NUMBER



JEFFERY H. JONES  
BOBBI JEAN JONES  
3253-749  
TRACT 1  
PLAT BK. 69  
PG. 104

R.H. ROAD  
S.R. 1125  
60' R/W

ROBERT RAY  
HILDEBRAN, JR.  
2745-826  
TRACT 2  
PLAT BK. 69  
PG. 104

KENNETH E. TOWNSEND  
PEGGY C. TOWNSEND  
756-613

KAY S. LYNN IRREVOCABLE  
TRUST AGREEMENT  
3356-1371  
TRACT 2  
PLAT BK. 28 PG. 150

NOTE :  
5' CONTOURS OVERLAID FROM  
CATAWBA COUNTY GIS.  
NOT FIELD SURVEYED.

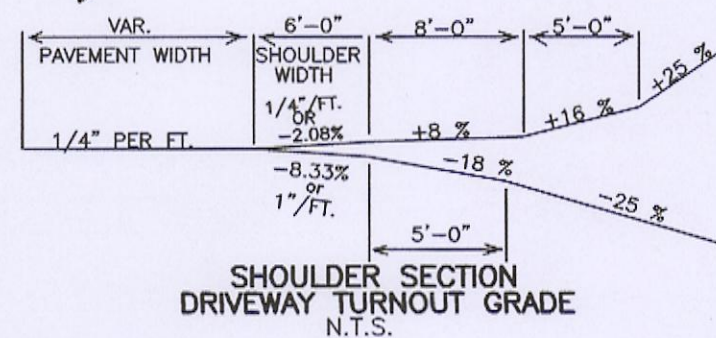
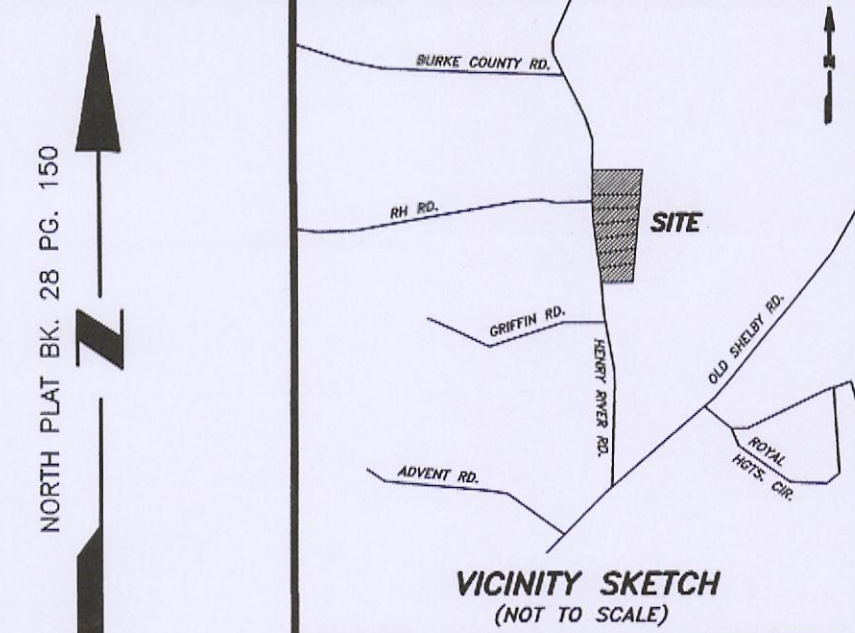
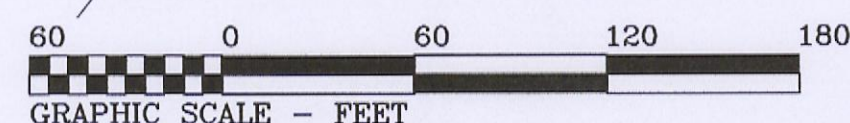
NEW BARN II, LLC  
3468-314

NEW BARN II, LLC  
3468-314

MARGARET HUFFMAN LEATHERMAN  
1351-611

#### LEGEND :

- : EXISTING CORNER; TYPE NOTED
- : IPF : IRON PIPE FD.
- : IRF : IRON ROD FD.
- : CORNER SET; TYPE NOTED
- : CENTER LINE
- : R/W — : RIGHT OF WAY
- PP : PROPERTY LINE
- PP : POWER POLE
- : POWER LINE
- S — : SETBACK LINE
- E — : EASEMENT
- C.M.P. : CORRUGATED METAL PIPE
- R.C.P. : REINFORCED CONCRETE PIPE



Curve	Radius	Length	Chord	Chord Bear.
C1	2100.00'	85.02'	85.02'	N 07°19'51" W
C2	2100.00'	101.46'	101.45'	N 04°47'13" W
C3	2100.00'	101.46'	101.45'	N 02°01'07" W
C4	2100.00'	173.54'	173.49'	N 01°43'55" E

#### NOTES :

NUMBER OF LOTS = 7

TOTAL ACREAGE BEING DIVIDED = 5.1566 ACRES

PROPOSED USE OF NEW LOTS = SINGLE FAMILY RESIDENTIAL

ZONING : R-20

MINIMUM ZONING SETBACK LINES :

FRONT = 30' FROM ROAD R/W

SIDE = 15'

REAR = 30'

CURRENT OWNER :

ROBERT HILDEBRAN

7089 R.H. ROAD

HICKORY, NC 28602

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED

RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.

ACREAGES COMPUTED BY COORDINATE METHOD.

NO. 5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

LOTS TO BE SERVED BY PUBLIC WATER & SEPTIC TANK SYSTEMS.

THIS PROPERTY IS NOT WITHIN A WATER SUPPLY WATERSHED.

NO GRID MONUMENT FOUND WITHIN 2000' OF PROPERTY.

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

CERTIFIED BY : W. Bradley Freeman, P.L.S.  
L-3119

#### PRELIMINARY PLAT - WITH GIS TOPOGRAPHY MAJOR SUBDIVISION

### HENRY RIVER VIEW

SMALL AREA : MOUNTAIN VIEW  
HICKORY TOWNSHIP  
CATAWBA COUNTY, N.C.

REF. DEED BK.3482 PG. 1084  
REF. DEED BK. PG.

REF. PLAT BK. 28 PG. 150  
PARCEL# 2770-02-98-5930

SURVEY FOR : KEY BUILDERS, INC.

c/o BRIAN KEY

1459 N. ASPEN ST.

LINCOLN, NC 28092

PHONE : 704-735-0040



FREEMAN SURVEYING  
LICENSE NO. F-0285

W. BRADLEY FREEMAN, P.L.S. L-3119

1416 PLEASANT GROVE CHURCH ROAD

CROUSE, N.C. 28033

PHONE (704) 732-0404

SCALE : 1" = 60'

SURVEY BY : WBF

CHECKED BY : WBF

DATE OF PLAT PREPARATION : FEB. 27, 2019

DRAWN BY : WBF, DWF

DATE OF SURVEY : FEBRUARY 2019

FD. BK. MAGNET

JOB NO. 1910