

LEGEND	
——	LINES SURVEYED
---	LINES NOT SURVEYED
---	TIE LINES
---	OVHD DISTRIBUTION LINE (OVERHEAD)
---	INTERIOR P/L
---	R/W LIMITS
---	FENCE
---	EXISTING WOODS
■ #4 REBAR (F)	● PK (F)
□ #4 REBAR (S)	⊠ CONCRETE
▲ #5 REBAR (F)	⊠ MONUMENT (F)
△ 1" I. PIPE (F)	○ NO MONUMENTATION
⊙ 1/2" I. PIPE (F)	○ UNLESS OTHERWISE NOTED
⊙ 3/4" SQUARE IRON (F)	
⊙ RETAIL POWER POLE	
⊙ PROPOSED STREET TREE	
⊙ CENTERLINE	
⊙ PROPERTY LINE	
⊙ FIRE HYDRANT	
(F) DENOTES "FOUND"	
(S) DENOTES "SET"	
NTS DENOTES "NOT TO SCALE"	

- NOTES:
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - AREA BY COORDINATE COMPUTATION.
 - PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.
 - SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENT FOUND DURING THE SURVEY.
 - PROPERTY CORNER PIPE SIZES AS SHOWN ARE NOMINAL INSIDE DIAMETER.
 - PROPERTY LOCATED IN SHERRILLS FORD SMALL AREA PLAN.
 - THE PARCELS OF LAND AS SHOWN ON THIS PLAT ARE LOCATED WITHIN THE WS-IV CRITICAL AREA OF THE LAKE NORMAN/CATAWBA RIVER WATERSHED.
 - A PORTION OF THE PARCELS OF LAND AS SHOWN ON THIS PLAT ARE NOT LOCATED IN A 100-YEAR FLOODPLAIN. MAP NUMBERS 3710460700J (DATED 9/5/2007) & 3710461700K (DATED 3/18/2008).
 - TOTAL ACERAGE PLATTED: 19,039 ACRES
 - ZONING: R-30
 - NUMBER OF LOTS: 9
 - SMALLEST LOT: 0.691 ACRE(30,094.7 SQFT)
 - CURRENT OWNER: FLOYD W. SIGMON and wife CAROLYN SIGMON 8050 CYPRESS ST. SHERRILLS FORD, NC 28673
 - OWNER'S AGENT: PRINCETON LAND DEVELOPMENT 123 JOE K. KNOX AVE. SUITE 105 MOORESVILLE, NC 28117

STATE OF NORTH CAROLINA
IREDELL COUNTY

I, JAMES R. HOBBS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book AS, page SHOWN, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; 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 MONTH, A.D. 2014.

PRELIMINARY PLAT

FOR RECORDATION, CONVEYANCES, OR SALES

- NOTE:
1. THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
 4. 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.
 5. THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 6. THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Professional Land Surveyor
L-3703

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	10.90'	2928.22'	0°12'48"	S78°12'05"W	10.90'
C2	248.33'	2928.22'	4°51'32"	N75°39'55"E	248.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°54'09"E	86.00
L2	S72°54'09"E	9.06
L3	S64°16'09"E	88.81
L4	S64°16'09"E	1.80
L5	S55°00'21"E	80.44
L6	S46°11'25"E	12.96
L7	S46°11'25"E	74.67
L8	S40°54'56"E	20.53
L9	S40°54'56"E	95.20
L10	S40°54'56"E	95.20
L11	S40°54'56"E	75.00
L12	S73°27'01"W	7.59
L13	S73°10'52"W	159.06
L14	S73°10'52"W	37.67
L15	S73°42'18"W	50.23
L16	S74°45'33"W	44.40
L17	S74°45'33"W	18.70
L18	S75°57'59"W	56.66
L19	S76°53'27"W	56.28
L20	S78°18'29"W	10.86
L21	N40°49'46"W	29.89
L22	S88°39'37"E	85.08
L23	S88°39'37"E	41.33
L24	S26°27'14"W	3.99
L25	S59°45'29"W	0.23
L26	N33°59'15"E	23.75
L27	N40°49'46"W	55.42
L28	N70°13'28"E	50.00
L29	N15°13'45"E	30.02
L30	N77°55'45"W	45.03
L31	S09°54'29"W	32.24
L32	N10°36'58"W	28.00
L33	N26°27'14"E	41.39
L34	N59°45'29"E	61.06
L35	S14°09'26"W	27.04
L36	S69°58'48"E	54.61
L37	S15°13'45"W	30.87
L38	N14°06'31"E	24.27

State of North Carolina
County of CATAWBA

I, _____, Review Officer of CATAWBA County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.

Date _____ Review Officer _____

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 TO 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 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 _____

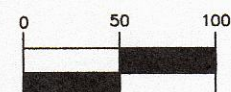
SHEET 1 OF 1
TAX ID: 4617-0301-3391, 4607-0491-7332, & 4607-0491-9277
FOR SOURCE OF TITLE REFER TO D.B.K. 2678 PG. 1641, D.B.K. 1916
PG. 813, & D.B.K. 1383 PG. 835

PROPERTY OWNED BY
FLOYD W. SIGMON and wife, CAROLYN SIGMON
PRELIMINARY PLAT OF MAJOR SUBDIVISION OF
CYPRESS FARMS
MOUNTAIN CREEK TOWNSHIP
CATAWBA COUNTY, N.C.

SCALE: 1" = 100' DATE OF SURVEY: JULY 30, 2020
BOOK: NA DATE OF MAPPING: AUGUST 3, 2020

LNS
SURVEY AND MAP PREPARED BY:
**LAKE NORMAN SURVEYING
& MAPPING PLLC #P-0190**
137 Jennings Road, Suite C
Statesville, North Carolina 28625
(704) 876-4450 Fax (704) 876-4451

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LNS FILE NO.: S200712
DWG NO.: S200712
SURVEYED BY: J.R. HOBBS
DRAWN BY: N.D. WHITLEY
CHECKED BY: J.R. HOBBS

NORTH CAROLINA
_____ COUNTY

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 _____

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 _____, 2020.

MY COMMISSION EXPIRES: _____ NOTARY _____

OWNERSHIP AND DEDICATED CERTIFICATE FOR CORPORATIONS, LLCs, OR NON-PROFITS

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON,
WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF CATAWBA
COUNTY, THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE PUBLIC USE ALL
AREAS SHOWN ON THIS PLAT SUCH AS STREETS, 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.

NAME OF CORPORATION (LLC OR NON-PROFIT) _____

BY (PRESIDENT'S SIGNATURE) _____

DATE _____