

"I, Jacob W. Helton, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1942, page 504.); that the boundaries not surveyed are clearly indicated as drawn from information found in deed references noted; that the ratio of precision or positional accuracy as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 22 day of JANUARY, 2021.  
This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land."

Seal  
PRELIMINARY  
Professional Land Surveyor L-5105



WRIGHT & ASSOC.  
CAPPED REBAR  
GRID N:709802.482'  
GRID E:1375699.416'  
RTK VRS OBSERVATION

SETZER REALTY INC  
DEED 1848-029  
ZONED R-20

SETZER REALTY INC  
DEED 1846-131  
ZONED R-40

TIE TO S.E. CORNER  
OF PARCEL ID #377118408510  
CAPPED REBAR  
N 17°22'20" W  
311.66'

NAD 83(2011)

## A MAJOR SUBDIVISION

### VICTORIA ESTATES

CATAWBA TOWNSHIP  
CATAWBA COUNTY, NC  
MARCH 14, 2021  
SHEET 1 OF 2

#### PROPERTY INFORMATION:

PARCEL ID: 377006492583  
HEWITT RD  
CLAREMONT, NC

ZONING R-20  
OVERLAY WP-O

FLOOD DATA:  
FIRM PANEL DATE 9-5-2007  
MAP # 3710377000J  
ZONE X

#### PLAT NOTES:

- 1.PLAT NORTH IS BASED ON NAD 83(2011)
- 2.NO GEODETIC MONUMENTS WERE SURVEYED
- 3.AREA COMPUTED USING COORDINATE METHOD
- 4.ALL DISTANCES ARE GRID HORIZONTAL UNLESS OTHERWISE NOTED
- 5.ANY TRAVERSE ADJUSTMENTS WERE PERFORMED USING THE COMPASS RULE
6. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN

## HELTON

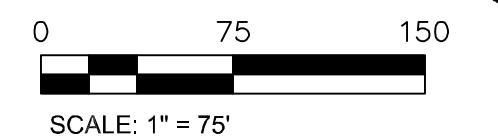
SURVEYING & MAPPING PLLC  
(704) 634-9354

FIRM #P-2095

JACOB W. HELTON, PLS, CFS  
JACOBH@HELTON.BIZ  
3579 ANDERSON MOUNTAIN RD.  
MAIDEN, NC 28650

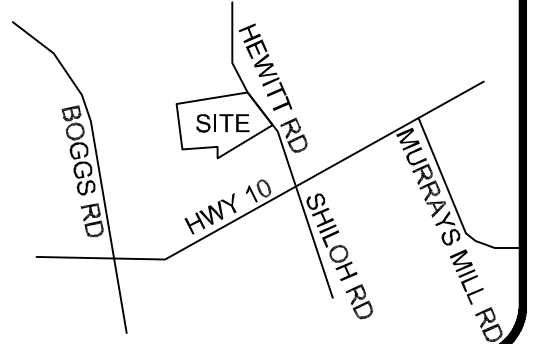
#### DEED AND PLAT REFERENCES:

DB: 1942 PG: 504  
DB: 1846 PG: 131



SURVEY:	DRAWN:	JOB:
JH/BH 3-12-21	JWH 3-14-21	21390

VICINITY SKETCH: NO SCALE



#### LEGEND

RCP REINFORCED CONCRETE PIPE  
HDPE HIGH DENSITY PLASTIC  
CMP CORRUGATED METAL PIPE  
DB PG DEED BOOK & PAGE  
MB PG MAP/PLAT BOOK & PAGE  
R/W RIGHT OF WAY  
AC ACRES  
C/L CENTERLINE

CONCRETE MONUMENT  
MAGNETIC/PK NAIL  
IRON PIPE  
COMPUTED POINT  
UNMARKED CORNER IN TREE  
REBAR FOUND  
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HYDRANT

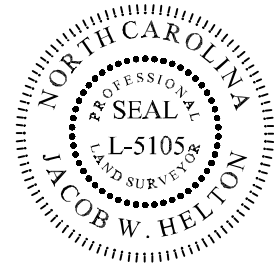
BOUNDARY LINE (AS SURVEYED)  
TIE LINE (NO SCALE)  
WOODLINE  
FENCE  
EDGE OF GRAVEL  
CURB & GUTTER  
BOUNDARY LINE (BY REFERENCE)  
RIGHT-OF-WAY LINE  
EASEMENT LINE  
TIE LINE  
OVERHEAD POWER LINE  
CENTERLINE OF BRANCH / CREEK  
FEMA 100 YEAR FLOOD LINE

LINE	BEARING	DISTANCE
L1	S 68°48'43" W	107.62'
L2	S 67°55'34" W	94.29'
L3	S 71°18'58" W	14.10'
L4	S 71°20'29" W	102.38'
L5	N 85°02'28" W	73.77'
L6	S 85°02'28" E	73.24'
L7	S 85°02'28" E	4.88'
L8	N 71°20'29" E	42.36'
L9	N 71°20'29" E	60.70'
L10	N 71°18'58" E	15.44'
L11	N 67°55'34" E	16.40'
L12	N 67°55'34" E	78.87'
L13	N 68°48'43" E	19.47'
L14	S 30°12'44" E	76.27'
L15	S 31°39'10" E	79.78'
L16	S 32°35'05" E	75.86'
L17	S 32°19'25" E	53.91'
L18	S 31°38'29" E	45.76'
L19	S 30°57'07" E	37.18'
L20	S 28°10'44" E	69.06'
L21	S 24°53'34" E	49.70'
L22	S 22°09'48" E	74.94'
L23	S 21°34'33" E	47.12'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	438.31'	92.91'	92.74'	S 79°08'21" W	12°08'45"
C2	438.31'	94.30'	94.12'	N 88°37'28" W	12°19'36"
C3	25.00'	23.50'	22.64'	N 58°06'56" W	53°51'05"
C4	50.00'	16.26'	16.19'	N 40°30'31" W	18°38'16"
C5	50.00'	57.65'	54.51'	N 82°51'40" W	66°04'02"
C6	49.99'	87.77'	76.92'	S 13°49'12" W	100°35'11"
C7	50.00'	83.76'	74.30'	S 84°27'24" E	95°58'33"
C8	25.00'	20.69'	20.10'	N 71°15'19" E	47°24'26"
C9	483.31'	76.70'	76.62'	S 87°07'49" E	9°05'32"
C10	483.31'	26.25'	26.24'	N 86°46'04" E	3°06'42"
C11	483.31'	55.39'	55.36'	N 81°55'45" E	6°33'58"
C12	483.31'	47.76'	47.74'	N 75°48'54" E	5°39'43"

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Seal \_\_\_\_\_  
Professional Land Surveyor L-5105



#### Ownership and Dedication Certificate for Individual Owners

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, as 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.

Owner Date \_\_\_\_\_  
STATE OF NORTH CAROLINA COUNTY OF CATAWBA

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_

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

#### 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 Catawba County Subdivision Review Board. The roads shall be petitioned to be included in the NCDOT system as soon as the requirements are met.

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

Watershed Notation  
The parcels of land as shown on this plat are located in the \_\_\_\_\_  
WS-IV PROTECTED \_\_\_\_\_ watershed

Flood Plain Notation  
The parcels of land as shown on this plat are not located in a 100-year flood plain

#### 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 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 \_\_\_\_\_

#### Review Officer Certificate

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.

Review Officer Date \_\_\_\_\_

#### Environmental Health Approval of Subdivision Plat

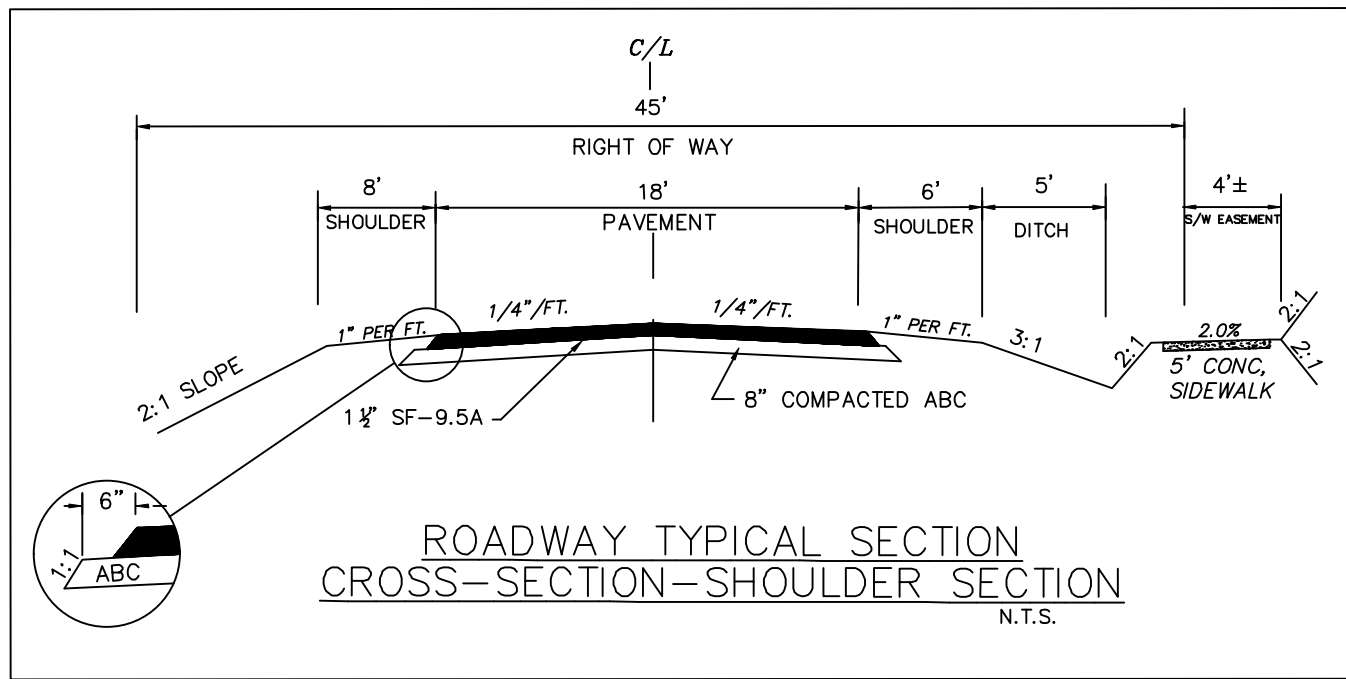
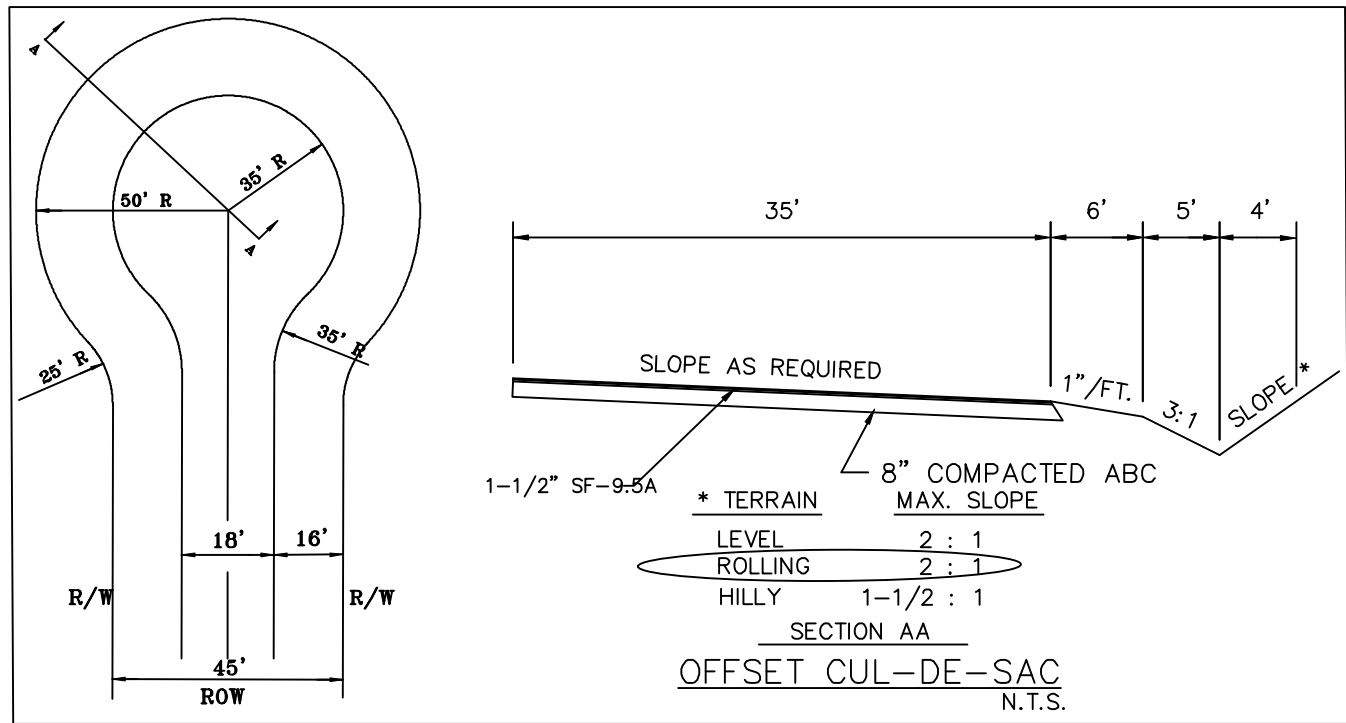
This final plat and lots shown have been approved by the Environmental Health Division of the Catawba County Department of Public Health.

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

#### NCDOT Certificate

Department of Transportation Division of Highways  
Proposed Subdivision Roads Construction Standards Certification

Approved by: \_\_\_\_\_  
District Engineer  
Date: \_\_\_\_\_



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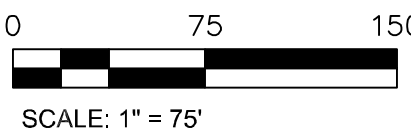
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