

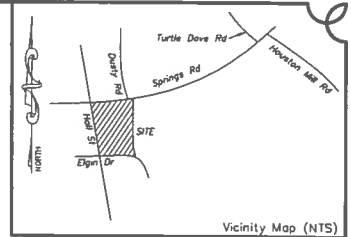
# Flood Hazard Area Certificate

According to mapping provided by the Federal Emergency Management Agency and shown on the Digital Flood Insurance Rate Map (DFIRM) Panel 3734, Catawba County, North Carolina, effective date: September 5, 2007, the property shown hereon is not located within a special flood hazard area. The property is entirely within an area designated "Zone X - other areas". Areas determined to be outside the 0.2% annual chance floodplain: areas outside future conditions 1% annual chance floodplain.

## Water Supply Watershed Certificate:

To the best of my knowledge this plat does not lie within a water supply watershed designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Catawba County, North Carolina.

Subdivision Administrator \_\_\_\_\_ Date \_\_\_\_\_



### Notice

- \* Property subject to any easements and right of way on record, and all NCDOT easements and rights of way.
- \* This survey is subject to any facts that may be disclosed by a full and accurate title search.
- \* This survey plat does not show any unrecorded, written or unwritten easements, dedications or other encumbrances. Such burdens could exist on this property and not appear on this plat. Accordingly, users of this plat are warned to remain alert for the existence of such unrecorded burdens not shown hereon.
- \* This plat was drawn for the exclusive use of the party named hereon. Said certificates do not extend to any unnamed person without an express recertification by the surveyor naming said person.
- \* The Global Navigation Satellite System (GNSS) was used to perform to geospatial positioning accuracy standards, part 2 standards for geodetic networks at the 95% confidence accuracy classification (95% confidence) using real time kinematic. The following information was used:

I, Ted Benbow certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

Class of Survey: CLASS AA  
 Positional Accuracy: 0.05'  
 Type of GPS Field Procedure: RTK  
 Dates of Survey: 12-2-2021  
 Datum/Epoch: NAD83 (2011)  
 Published/Fixed-Control Use: VRS  
 GEOD Model: 2018  
 Combined Grid Factor: 0.99987076  
 Units: US Survey Feet

- \* Area determined by coordinate computations.
- \* No NGS or NCGS Horiz. Control Monument found within 2,000 feet of the site.
- \* Lot(s) to be served by individual water and sanitary sewer systems.
- \* There is a 10' drainage and utility easement along all lot lines.
- \* Total number of lots: 13

That this plat was prepared in accordance with G.S. 47-30 as amended that this plat meets the requirement of G.S. 47-30. I further certify that this survey creates a subdivision of land within the area of a county or municipality that has ordinance that regulates parcels of land.

Witness this my original signature, registration number and seal this 4th of April, 2022 A.D.

Ted M. Benbow NC PLS L-3175  
 Firm License # C-1568



Unless otherwise indicated, all distances shown are horizontal ground distances. To convert to grid distance, multiply the ground distance by the combined factor.

### Review Officer Certificate

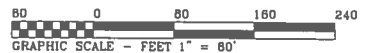
State of North Carolina  
 County of Iredell

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

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

Date \_\_\_\_\_

Course	Bearing	Distance
L1	S 29°25'04" E	107.92'
L2	N 87°46'18" E	15.73'
L3	N 64°29'36" E	69.89'
L4	N 64°29'36" E	45.70'
L5	N 80°27'58" E	27.19'
L6	N 60°27'58" E	42.83'
L7	N 52°30'33" E	30.40'
L8	N 52°30'33" E	76.71'
L9	N 50°39'40" E	71.89'
L10	N 50°39'40" E	51.88'
L11	N 48°31'01" E	23.17'
L12	N 48°31'01" E	51.35'
L13	N 42°05'29" E	68.59'
L14	N 38°31'23" E	117.72'



**PRELIMINARY PLAT:  
 NOT FOR RECORDATION,  
 CONVEYANCES, OR SALES**

Cloyd H. Propst, Jr. Todd  
 Catherine E. Propst  
 Judy P. Stevens  
 Leigh Ann P. Blodgett  
 D.B. 1788, Pg. 1106

Note:  
 Contour lines are scaled from  
 Catawba GIS website.

### Legend

- IRS ..... 1/2" IRON ROD SET WITH YELLOW CAP
- EIP ..... EXISTING IRON PIPE AS SHOWN
- EIR ..... EXISTING IRON ROD AS SHOWN
- × CP ..... COMPUTED POINT
- \* SSS ..... SURVEY SPIKE SET
- STREET SIGN
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- PN ..... PARCEL IDENTIFICATION NUMBER
- RCP ..... REINFORCED CONCRETE PIPE
- EP ..... EDGE OF PAVEMENT
- N/F ..... NOW OR FORMERLY
- R/W ..... RIGHT-OF-WAY
- NTS ..... NOT TO SCALE
- LINE SURVEYED
- - - THE LINE SURVEYED
- - - LINE NOT SURVEYED
- - - RIGHT-OF-WAY LINE
- - - OVERHEAD UTILITY LINE

### Zoning

ZONING: R-20(Catawba County)  
 Building Setbacks  
 Front - 30'  
 Side - 15'  
 Rear - 30'

**TED BENBOW**  
 Land Surveying  
 Proudly Surveying Iredell County  
 Since 1989  
 630 SIGNAL HILL DRIVE EXT., STATESVILLE, NC 28625  
 PHONE (704) 878-9661  
 www.boundarydevelopment.com

Curve	Radius	Length	Chord	Chord Bear
C1	179.40'	190.48'	181.84'	N 83°02'38" W

### Certificate of Ownership & Dedication

Knowing all men by these presents, that I/we certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby acknowledge this plat and allotment to be my free act and deed.

Name / Position (Pres., VP, Chairman, etc.) \_\_\_\_\_ Date: \_\_\_\_\_

**Notary**  
 North Carolina, Iredell County  
 I, \_\_\_\_\_, a Notary Public for said  
 county and state do hereby certify that \_\_\_\_\_

owner(s) 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 \_\_\_\_\_, 2022.

Notary Public \_\_\_\_\_  
 My commission expires: \_\_\_\_\_