Certificate of Approval for Major Plats

This final plat and the street names shown hereon has been found to comply with the Subdivision Regulations of Catawba County and was approved by the Catawba County Planning Board at a meeting held on the 28th day of July, 1997. 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. Therefore, this plat is approved for recording in the Office of the Register of Deeds of Catawba County within sixty days of the date of this approval.

7-28-97
Date

Michael C. Miller
Chairman, Catawba County Planning Board

CATAWBA SHORES SUBDIVISION, SECTION III
P.B. 42-106

CENTERLINE R/W

Shoulder Pavement Shoulder Ditch

TYPICAL ROAD SECTION – NO SCALE

NORTH ORIENTED TO THAT OF PB 35-50, 5/94
NORTH

CATAWBA SHORES SUBDIVISION, SECTION II
P.B. 35-50

VICINITY MAP
NOT TO SCALE

NOTES:
- THIS PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS WHICH MAY OR NOT BE SHOWN.
- ALL AREAS CALCULATED USING COORDINATE METHOD.
- ALL POINTS COMPUTED ONES UNLESS OTHERWISE INDICATED.
- ALL IRON PINS SHOWN ARE 7/8-1" PIPES UNLESS OTHERWISE NOTED.
- LOTS SERVICED BY CITY WATER

REFERENCE PLATS: CATAWBA SHORES SUBDIVISION, SECTION II, P.B. 35-50
CATAWBA SHORES SUBDIVISION, SECTION III, P.B. 42-106

DENNIS STARNES
1161-235

LOT 19 0.816 Acre
LOT 18 0.740 Acre
LOT 17 0.818 Acre
LOT 16 0.776 Acre
LOT 15
LOT 14
LOT 13
LOT 12 0.834 Acre
LOT 11 1.190 Acre
LOT 10 1.108 Acre
LOT 9 1.590 Acre
LOT 8 0.867 Acre
LOT 7 1.827 Acre
LOT 6 1.224 Acre
LOT 5 1.408 Acre including encroachment
LOT 4 1.443 Acre including encroachment
LOT 3 1.451 Acre
LOT 2 1.410 Acre
LOT 1 1.813 Acre

44th AVE DR NE

Existing 50' R/W – P.B. 35-50

LAKE HICKORY

FLOOD PLANE

Call from NP to Fire Hydrant N 31°19'46" W 8.55'
Call from Fire Hydrant to Fire Hydrant N 3°33'24" E 1003.21'

Call from NIP to Fire Hydrant N 47°44'58" W 9.72'

FLORENCE D. MAYER
WILL BOOK 9-597

DAVID MICHAEL
1627-128

BETH RENNER
1673-936

DAVID MICHAEL
1719-138

Boat Landing and Gazebo

*Not A Building Lot

*Lot #1 is reserved for repair areas for lots 5, 6, 7 & 10. Once municipal sewer is available to these lots, lot #1 may be used for a building lot.

POSSIBLE DRIVE ENCROACHMENT APPROX 11' CLAY AND GRAVEL DRIVE

*** ENCROACHMENT – SEE DETAIL ***

*** ENCROACHMENT – DETAIL ***
NOT TO SCALE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	30.00'	26.51'	43.43'	82°56' 12"	190°57' 15"	39.74'	S 42°03' 43"E
C-2	30.00'	35.18'	51.88'	99°05' 10"	190°59' 18"	45.65'	S 46°55' 19"W
C-3	30.00'	28.97'	46.07'	88°00' 18"	191°00' 24"	41.68'	S 37°48' 13"E
C-4	30.00'	23.74'	40.16'	76°42' 29"	191°00' 25"	37.23'	N 59°50' 38"E
C-5	25.00'	18.09'	31.31'	71°45' 39"	229°09' 44"	29.31'	N 57°22' 11"E
C-6	25.00'	25.00'	39.27'	90°00' 00"	229°10' 59"	35.36'	S 41°45' 13"E
C-7	25.00'	25.00'	39.27'	90°00' 00"	229°10' 59"	35.36'	S 48°14' 47"W
C-8	25.00'	21.60'	35.63'	81°39' 17"	229°10' 59"	32.69'	N 45°55' 26"W
C-9	30.00'	23.74'	40.16'	76°42' 28"	190°59' 09"	37.23'	N 43°27' 09"W
C-10	30.00'	29.23'	46.35'	88°30' 45"	190°59' 08"	41.87'	S 53°56' 15"W
C-11	50.00'	40.70'	68.32'	78°17' 28"	114°35' 30"	63.13'	S 08°43' 57"E
C-12	50.00'	24.73'	45.93'	52°37' 43"	114°35' 28"	44.33'	S 55°44' 00"W
C-13	50.00'	32.93'	58.24'	66°44' 03"	114°35' 30"	55.00'	N 64°35' 08"W
C-14	50.00'	56.69'	84.81'	97°10' 51"	114°35' 30"	75.00'	N 17°22' 19"E
C-15	514.25'	15.08'	30.14'	3°21' 31"	11°08' 30"	30.14'	N 10°30' 29"E

TIE LINES FROM E.I.P.'S ON BANK TO BOUNDARY POINTS

COURSE	BEARING	DISTANCE
L-1	N 13°33'48"W	4.80'
L-2	N 28°54'59"W	5.26'
L-3	N 17°27'10"E	8.96'
L-4	N 21°53'17"W	8.46'
L-5	N 25°58'49"W	5.10'
L-6	N 00°36'39"W	2.56'
L-7	N 30°34'14"E	3.05'
L-8	S 60°09'07"E	3.38'

County of Catawba Zoning Classification : R-2
Minimum Building Setbacks
30' Front
15' Side
30' Rear

LEGEND

●	E.I.P. Existing Iron Pin	N.T.S.	Not To Scale
○	N.I.P. New Iron Pin Set	P.P.	Power Pole
⊗	Calculated Point	T.P.	Tel. Pole
[P]	POWER TRANSFORMER		

Certificate of Ownership and Dedication

The undersigned certifies that he is an officer, to-wit: the President of Shuford Development, Inc., a corporation, and that he has been authorized to execute this certificate pursuant to authority granted by resolution of the Board of Directors of the corporation.

As President of Shuford Development, Inc., I hereby certify that we are the owners of the property described hereon, which property is located within the subdivision regulation jurisdiction of Catawba County, that we hereby freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that we will maintain all such areas until the offer of dedication is accepted by the appropriate 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 in the public interest.

7/23/97
Date

Shuford Development, Inc.
Owner

By: C. Jerry Shuford Jr. President
Officer Office

Attest: Jane P. Mc Ginnis
Secretary

STATE OF NORTH CAROLINA
COUNTY OF Caldwell

I, Janice P. Annas, Notary Public of said State and County certify that Jerry C. McIntosh personally came before me this day and acknowledged that (s)he is Secretary of Shuford Development, Inc. a corporation, and that, by authority duly given and as the act of corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by him/her self as its Secretary.

Witness my hand and notarial seal, this the 23rd day of July, 1997.

Janice P. Annas
Notary Public

My Commission Expires: 4/20/02

Private Streets Disclosure Statement

The following roads in this subdivision are declared private and shall not be maintained by Catawba County or the North Carolina Department of Transportation.

The maintenance of the foregoing streets in the subdivision shall be the responsibility of Shuford Development, Inc. and Harold Isenhour/per PB 35-50). It shall be their responsibility to bring such streets up to the standards of the North Carolina Department of Transportation before any private streets on this plat are included, at any time after the approval of this plat, into the North Carolina Department of Transportation maintenance system.

7/23/97
Date

SHUFORD DEVELOPMENT, INC.
Subdivider

By: C. Jerry Shuford Jr.
Officer President

Attest: Jane P. Mc Ginnis
Secretary

Certificate of Survey Accuracy

I hereby certify that this map was drawn under my supervision from an actual survey made under my supervision and that the error of closure as calculated by latitudes and departures is 1: 10000 + ; that the boundaries not surveyed are shown as broken lines plotted from information found in deed description recorded in said Register's Office in Deed Book ____ at page ____; that this map was prepared in accordance with NCGS 47-30, as amended.
Witness my hand and seal this the 14th day of July, 1997.

Timothy D. Bolch L-3546
Registered Surveyor & Registration Number

Changes made to Lot 7, 7/28/97 to Lots 10 & 11, 7/23/97

DISCLAIMER: There are no known NC Grid Monuments within 2000' of this project. Please see ties to Fire Hydrants within the subdivision for ties to objects of permanence.

THIS PLAT REQUIRES APPROVAL BY THE CATAWBA COUNTY PLANNING BOARD BEFORE RECORDATION.

North Carolina
Catawba County

I, Karla D. Bolch, Notary Public of the County and State aforesaid, certify that Timothy D. Bolch, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal this the 14th day of July, 1997.

Karla D. Bolch
Notary Public

My commission expires March 9, 2002

The foregoing certificate(s) of Karla D. Bolch, Notary Public of Alexander Co., N.C. and Janice P. Annas, Notary Public of Caldwell Co., N.C. is/are certified to be correct. Filed this 29th day of July, 1997 at 11:45 AM and recorded in Plat Book 43 at page 10.

Ruth MacKie
Register of Deeds

43

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OWNER: SHUFORD DEVELOPMENT, INC.

AGENT: MR. JOHN SIGMON
P.O. BOX 2228
HICKORY, N.C. 28603

GRAPHIC SCALE 1" = 100'

25' 100' 150' 200' 300'
0' 1-4' 1' 1.5' 2' 3'

MAJOR SUBDIVISION, COUNTY OF CATAWBA

SURVEY FOR: CATAWBA SHORES SUBDIVISION – SECTION I

CLINES TOWNSHIP CATAWBA COUNTY, N.C.

SCALE: 1" = 100'	TAX MAP REF: 700-00-32A		Drawn By: TB
DATE: JULY 12, 1997	PLAT BOOK REF: 35 Page 50		F.B. SHU ML3,271
Deed Book Ref: 2009 Page 98			
Parcel Id. No. 3725-16-74-9180			
BOLCH SURVEYING CO. 3242 16th St. N.E.	HICKORY, N.C. 28601		DRAWING NO.