

LINE	LENGTH	BEARING
L1	29.20	N10°34'14"W
L3	78.12	N30°48'06"W
L4	30.32	S68°19'44"W
L5	40.57	N72°23'59"W
L6	88.48	N68°40'21"W
L7	31.07	S50°47'34"W
L11	63.01	S03°11'46"E
L12	70.00	S12°30'12"E
L13	99.89	N77°23'40"E
L14	62.91	N06°57'07"W
L15	27.85	N30°48'12"W
L16	50.00	N20°00'12"W
L17	59.00	N37°00'12"W
L18	48.00	N51°00'12"W
L19	100.00	N05°29'48"E
L20	16.00	N49°30'12"W
L21	16.00	S22°33'59"W
L22	20.45	S22°33'02"W
L23	22.07	N55°27'24"W
L24	58.41	N52°18'44"W
L25	82.57	N53°29'21"W
L26	15.00	N24°48'03"W
L27	25.00	N65°11'57"E
L28	15.00	S24°48'03"E
L29	25.00	N65°11'57"E
L30	20.00	N65°11'57"E
L31	15.00	S24°48'03"E
L32	16.52	N65°11'57"E
L33	43.31	S24°48'03"E
L34	33.84	N64°20'21"E
L35	20.28	N25°58'31"W

- NOTES:
- APPARENT SOURCE OF TITLE: TAX PARCEL #461709263370 DB 3438 PG 1590 (CATAWBA COUNTY REGISTER OF DEEDS)
 - REFERENCES: PB 16 PG 298, PB 67 PG 18, PB 71 PG 92, PB 58 PG 171
 - IF NOT SIGNED AND SEALED THIS MAP IS NOT INTENDED FOR SALES, CONVEYANCES OR RECORDING.
 - SUBJECT TO CATAWBA COUNTY, NC ZONING REGULATIONS. CURRENT ZONING = R-20
 - PARCEL IS SUBJECT TO RIGHTS-OF-WAYS AND/OR EASEMENTS OF RECORD OR IMPLIED (IF ANY). A FULL AND COMPLETE TITLE REPORT WAS NOT PROVIDED OR PERFORMED FOR THIS SURVEY.
 - ALL SET CORNERS ARE REBARS.
 - TOTAL ACREAGE ON THIS PLAT = 39.801 ACRES/1,733,789 SQFT.
 - THE PARCELS OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN THE WS-IV CRITICAL WATERSHED.
 - THE PARCELS OF LAND AS SHOWN ON THIS PLAT ARE NOT LOCATED IN A 100-YEAR FLOOD PLAIN AND ARE CONSIDERED IN ZONE "X" FIRM MAP 3710461700K DATED 3-18-2008.

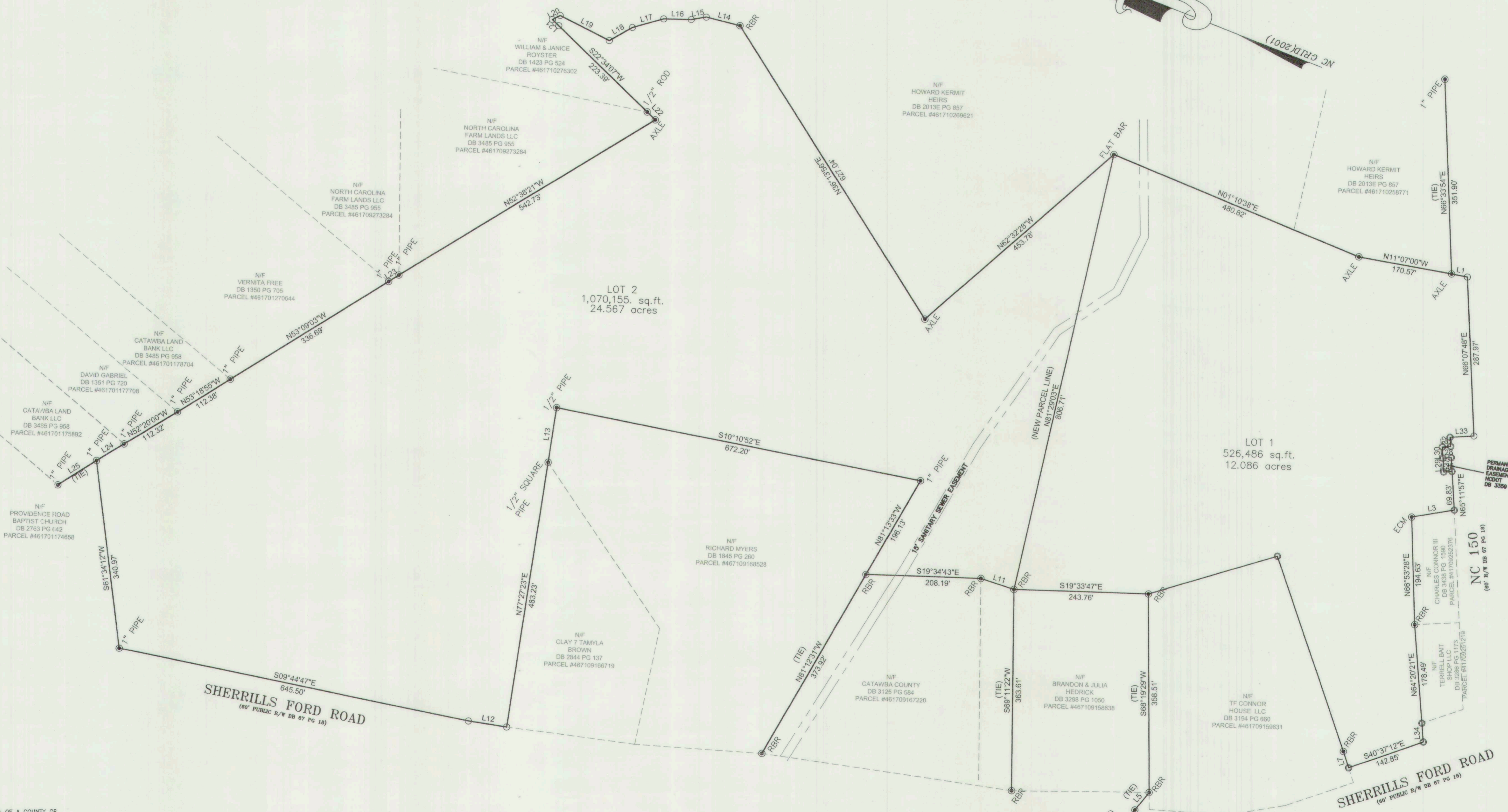
- LEGEND
- LINES NOT SURVEYED
 - FOUND PROPERTY CORNER
 - R/W RIGHT OF WAY
 - SET IRON ROD
 - REB REBAR
 - X - X - X FENCE
 - HVAC HEATING AND AIR UNIT
 - OU OVERHEAD UTILITIES
 - TEL TELEPHONE PEDESTAL
 - WM WATER METER
 - PM POWER METER
 - GM GAS METER
 - POP EDGE OF PAVEMENT
 - UM UTILITY POLE
 - RCP REINFORCED CONCRETE PIPE
 - CO CLEAN OUT
 - △ CALCULATED POINT

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 REGULATION 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.

NORTH CAROLINA
 Catawba COUNTY
 TERESA L. WHEELER
 A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT CHARLES F. CONNOR III + KIMBERLY CONNOR LITTLE they PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE (OR SHE) IS MANAGER OF EACH
 LIMITED LIABILITY COMPANY, AND THAT HE (OR SHE), AS PRESIDENT, IS BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE LIMITED LIABILITY CO.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 1st DAY OF September 2020.
 MY COMMISSION EXPIRES: 10/23/2020
 NOTARY

Charles F. Connor III
 Kimberly Connor Little
 DATE 9-2-2020



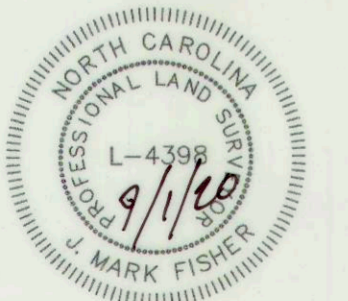
81-83
 Filed 9/2/20 at 4:10 pm
 Catawba Co. NC

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

Mark Fisher
 SURVEYOR

I, J. MARK FISHER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 3438 PG 1590); THAT THE BOUNDARIES NOT SURVEYED ARE AS INDICATED AS DRAWN FROM INFORMATION TAKEN FROM ADJOINERS TITLE AND REFERENCES SHOWN ON PLAT; THAT THE RATIO OR PRECISION IS +110,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF JULY, 2020.

Mark Fisher
 PROFESSIONAL LAND SURVEYOR



APPROVAL CERTIFICATE FOR MINOR SUBDIVISION PLAT

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF CATAWBA COUNTY AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF CATAWBA COUNTY WITHIN SIXTY DAYS OF THE DATE OF THIS APPROVAL.

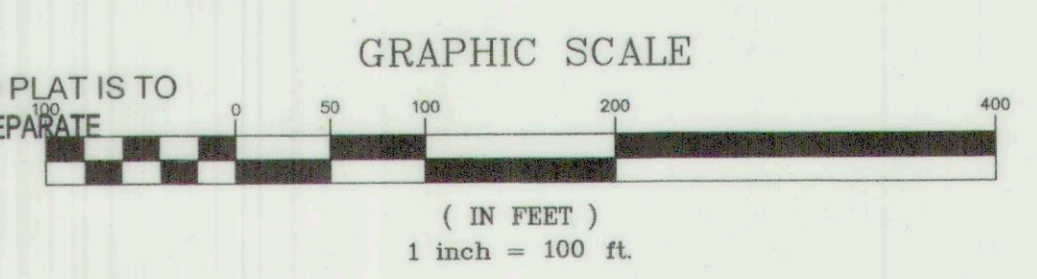
Chris Timberlake
 DIRECTOR OF PLANNING OR DESIGNER
 DATE 9/2/2020

REVIEW OFFICER CERTIFICATE

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

Chris Timberlake
 REVIEW OFFICER
 DATE 9/2/2020

**** THE PURPOSE OF THIS RECORD PLAT IS TO CUT PARCEL #461709263370 INTO 2 NEW SEPARATE PARCELS****



VERITAS
 LAND, PC
 3575 CENTRE CIRCLE DRIVE
 FORT MILL, SC 29715
 OFFICE: 704.508.0504
 HFD@VERITASLAND.COM
 NC FIRM C-3126

TAX PARCELS #461709263370
 SHERRILLS FORD RD
 CATAWBA COUNTY, NC
 MOUNTAIN CREEK TOWNSHIP
 SHERRILLS FORD SAP

OWNER:
 CHARLES F. CONNOR
 PO BOX 700
 CLAREMONT, NC 28610

ORIG PROJ DATE: 1/27/18
 SCALE: 1" = 100'
 DRAWN BY: JRS
 CHECKED BY: JMF

MINOR SUBDIVISION PLAT
 OF CONNOR PARCEL
 SHERRILLS FORD ROAD
 CATAWBA COUNTY, NC

PROJECT NO:
 4112-20

SHEET
 1 of 1