



AVIAN WOODS DEV.

HARPER LEE DR. 50' ROW

R/W

MILTON STREET 60' ROW

HARPER LEE DR. 50' ROW

R/W

POC  
NGCS "ARENA"  
N: 702,685.05 usft.  
E: 1,325,617.36 usft.  
COMBINED SCALE  
FACTOR: 0.99985566

NGCS "GATEWAY"  
N: 701,966.53 usft.  
E: 1,326,881.61 usft.  
COMBINED SCALE  
FACTOR: 0.99985527

POB CONTROL CORNER  
#4 REBAR CAPPED  
N: 706,253.52 usft.  
E: 1,326,921.99 usft.

#4 REBAR CAPPED  
N: 706,253.52 usft.  
E: 1,326,921.99 usft.

NOW OR FORMERLY  
DAVID W. & BONNIE L. COOK  
Parcel ID: 372011750722  
3378/0730

NOW OR FORMERLY  
MONIKA NAYYAR  
Parcel ID: 372011760026  
3897/042

NOW OR FORMERLY  
DAVID SHAWN & ASHLEY A. CLARK  
Parcel ID: 372011750486  
2361/0932

NOW OR FORMERLY  
TIMOTHY J. & JEAN L. ABERLE  
Parcel ID: 372011750261  
2595/1192

PRELIMINARY PLAT:  
**AVIAN WOODS PHASE IV**  
MARCH 29, 2021

10.35 ACRES± IN 10 LOTS  
0.63 ACRES± IN COS  
10.98 ACRES± TOTAL  
AREA BY COORDINATE METHOD  
NEWTON TOWNSHIP  
CATAWBA COUNTY, NORTH CAROLINA  
OWNER: AVIAN WOODS LLC  
5199 STABLEGATE LANE  
HOLLYWOOD, SC. 29449  
ZONING CLASS: R-20  
Parcel ID: 372011667084  
DEED: 3498/0844 PLATS: 43/73 & 59/171  
DATE OF SURVEY: 3/12/21  
DATE OF PLAT: 3/29/21

- THIS PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND/OR R/W'S, RECORDED OR UNRECORDED, OBSERVED OR UNOBSERVED, AND NOT SHOWN ON THIS PLAT.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEEDS.
- #4 REBAR SET AT EACH CORNER UNLESS OTHERWISE NOTED
- STARTOWN SMALL AREA PLAN.
- LOTS WILL BE SERVED BY INDIVIDUAL WELL & SEPTIC
- SETBACKS: SEE LOT #6.
- SITE IS NOT WITHIN 1/2 MILE OF AN AGRICULTURAL DISTRICT

FLOOD PLAIN NOTATION  
THERE ARE NO PORTIONS OF THE PARCELS OF LAND AS SHOWN ON THIS PLAT THAT ARE LOCATED IN A 100-YEAR FLOOD PLAIN.  
WATERSHED NOTATION  
THE PARCELS OF LAND AS SHOWN ON THIS PLAT ARE NOT LOCATED IN THE WATERSHED.

**OWNERSHIP AND DEDICATION 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 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, 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.

AVIAN WOODS LLC  
NAME OF CORPORATION (LLC OR NON-PROFIT)

BY (MANAGERS SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST (SECRETARY SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NORTH CAROLINA COUNTY OF CATAWBA  
I, MILES A. WRIGHT, 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 \_\_\_\_\_ MANAGER OF AVIAN WOODS LLC AND THAT, HE (OR SHE), AS \_\_\_\_\_ MANAGER \_\_\_\_\_ BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE LLC.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

NOTARY  
MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF SURVEY AND ACCURACY:  
I, MILES A. WRIGHT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3498 PAGE 844, ETC.). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ 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, LICENSE NUMBER AND SEAL THIS 29TH DAY OF MARCH, A.D., 2021.

*Miles A. Wright*  
SURVEYOR L1022 LICENSE NUMBER

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

*Miles A. Wright*  
PLS LICENSE NO: L-5256



**LEGEND**

- = EXISTING POWER POLE (AS DESCRIBED)
- = EXISTING IRON PIPE (AS DESCRIBED)
- = SET #4 CAPPED REBAR
- ⊗ = CP (CALCULATED POINT; NO PHYSICAL CORNER SET)
- ⊙ = NGCS MONUMENT
- = PROPERTY LINES
- - - = TIE LINES
- - - = ADJOINING PROPERTIES (NOT SURVEYED)
- - - = RIGHT OF WAY
- ▭ = EXISTING STRUCTURES

BAR SCALE 1"=60'  
0 30 60 120

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	135.04'	1302.20'	5.94'	S6°28'35"W	134.98'
C2	119.24'	1302.20'	5.25'	S0°52'56"W	119.20'
C3	36.35'	275.00'	7.57'	N2°02'47"E	36.33'
C4	179.62'	275.00'	37.42'	N24°32'45"E	176.45'
C5	196.33'	375.00'	30.00'	S28°15'31"W	194.10'
C6	207.43'	175.00'	67.91'	S20°41'59"E	195.50'
C7	67.45'	175.00'	22.08'	S65°41'53"E	67.03'
C8	168.06'	275.00'	35.01'	N59°13'57"W	165.45'
C9	199.10'	275.00'	41.48'	N20°59'03"W	194.78'
C10	230.38'	275.00'	48.00'	S24°14'29"E	223.70'
C11	91.25'	125.00'	41.83'	S69°09'30"E	89.24'
C12	159.62'	125.00'	73.17'	N53°20'42"E	149.00'
C13	185.13'	371.89'	28.52'	S31°01'10"W	183.22'
C14	24.74'	228.86'	6.19'	N42°07'19"E	24.72'

**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

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.

\_\_\_\_\_  
REVIEW OFFICER

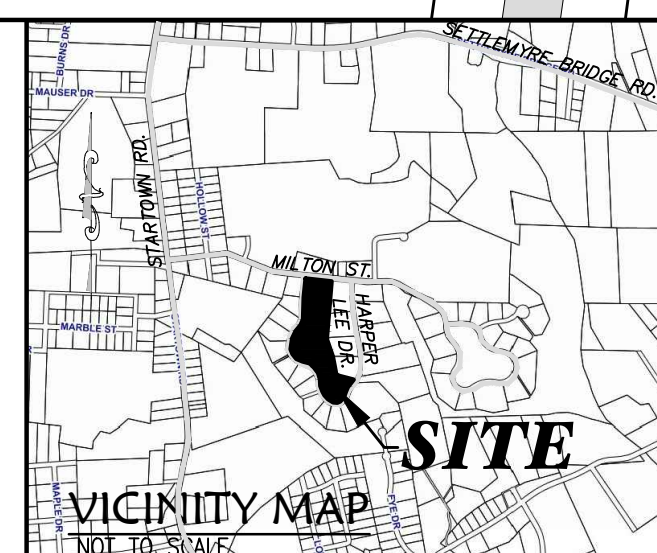
\_\_\_\_\_  
DATE

**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



WRIGHT & ASSOCIATES  
ENGINEERS & SURVEYORS  
LICENSE# C-4053  
209 1ST AVE. SOUTH  
CONOVER, NC 28613  
(828) 465-2205 OFFICE

SURVEYED BY: MILES A. WRIGHT, PLS. LICENSE NUMBER L5256

DRAWN BY: LGC DATE: MARCH 29, 2021

APPROVED BY: MAW FILE: 1486-001

SCALE: 1" = 60'

REVISION: