

VICINITY MAP

NOT TO SCALE

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...

NAME OF CORPORATION (LLC OR NON-PROFIT) (CORPORATE SEAL)

BY (PRESIDENT'S SIGNATURE) DATE

ATTEST (SECRETARY SIGNATURE) DATE

I, \_\_\_\_\_ 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 MAGNOLIA COVE, A LLC, AND THAT, HE (OR SHE), AS \_\_\_\_\_ BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE LLC.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. 22nd DAY OF NOVEMBER, 2021

License No: L-5256 PLS

FLOOD PLAIN NOTATION

NO PORTION OF THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN A 100-YEAR FLOOD PLAIN.

WATERSHED NOTATION

THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN THE WS-IV(CA) WATERSHED.

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

PRELIMINARY PLAT 1 OF 2 FOR: WATERSTONE

DECEMBER 10, 2021

8.080 AC± IN COMMON OPEN SPACE 2.980 AC± IN 76 TOWNHOME LOTS 0.450 AC± IN CONDO BUILDING LOT 3.395 AC± IN PROPOSED R/W 1.394 ACRES± INSIDE EX. R/W 16.879 ACRES± IN TOTAL AREA

AREA BY DOUBLE MERIDIAN DISTANCE

MOUNTAIN CREEK TOWNSHIP CATAWBA COUNTY, NORTH CAROLINA

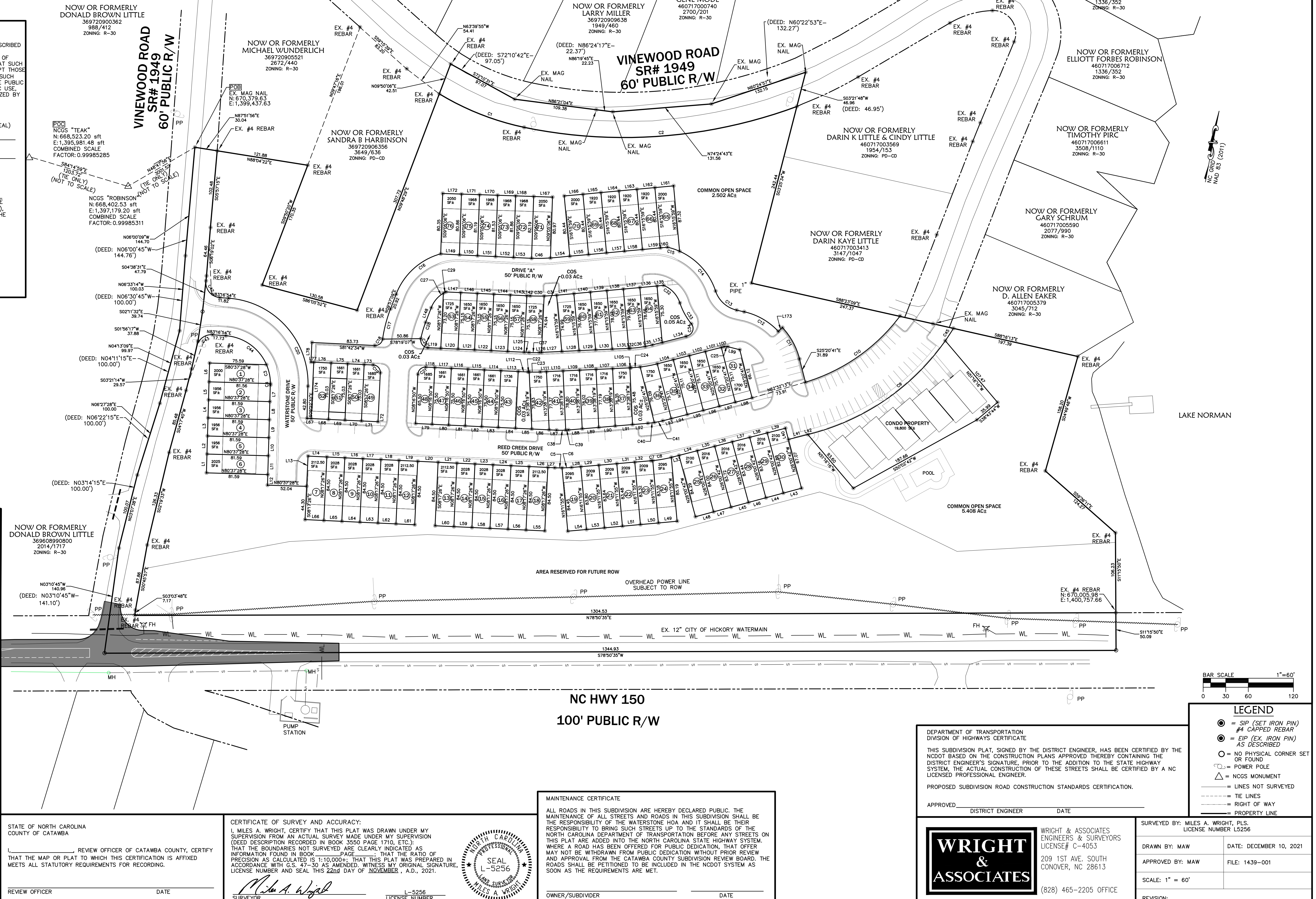
OWNER: SINACORI BUILDERS LLC 10100 PARK CEDAR DR STE 166 CHARLOTTE, NC 28210 (704) 975-9560

ZONING CLASS: PD-CD

TAX PARCEL NUMBERS: 460717000201

DEED BOOK: 3388/817

- 1. 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.
2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEEDS.
3. #4 REBAR SET AT EACH CORNER UNLESS OTHERWISE NOTED.
4. BEARINGS ARE BASED UPON NCGS NAD 83 (2011).
5. THERE WERE NO CEMETERIES OBSERVED ON THE PROPERTY.
6. NO RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ALTERATIONS WERE OBSERVED ON THE PROPERTY.
7. NO WETLANDS WERE OBSERVED ON THE PROPERTY.



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.

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 3550 PAGE 1710, 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 22nd DAY OF NOVEMBER, A.D., 2021.



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 THE WATERSTONE HOA 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.

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATE. THIS SUBDIVISION PLAT, SIGNED BY THE DISTRICT ENGINEER, HAS BEEN CERTIFIED BY THE NCDOT BASED ON THE CONSTRUCTION PLANS APPROVED THEREBY CONTAINING THE DISTRICT ENGINEER'S SIGNATURE, PRIOR TO THE ADDITION TO THE STATE HIGHWAY SYSTEM, THE ACTUAL CONSTRUCTION OF THESE STREETS SHALL BE CERTIFIED BY A NC LICENSED PROFESSIONAL ENGINEER. PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION. APPROVED \_\_\_\_\_ DISTRICT ENGINEER 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: MAW DATE: DECEMBER 10, 2021 APPROVED BY: MAW FILE: 1439-001 SCALE: 1" = 60' REVISION:



- LEGEND
● = SIP (SET IRON PIN) #4 CAPPED REBAR
● = EIP (EX. IRON PIN) AS DESCRIBED
○ = NO PHYSICAL CORNER SET OR FOUND
□ = POWER POLE
△ = NCGS MONUMENT
--- = LINES NOT SURVEYED
- - - - = TIE LINES
- - - - = RIGHT OF WAY
- - - - = PROPERTY LINE