

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, 21ST DAY OF FEBRUARY, 2022

Miles A. Wright
 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(C) 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 _____

**FINAL PLAT:
 MAGNOLIA COVE
 PHASE #2
 PLAT 1 OF 2**

FEBRUARY 21, 2022
 5.677 ACRES± IN 40 LOTS
 1.300 ACRES± IN DEDICATED PUBLIC R/W
 1.980 ACRES± IN DEDICATED OPEN SPACE
 0.273 ACRES± IN FUTURE R/W
 9.236 ACRES± IN TOTAL AREA
 AREA BY DOUBLE MERIDIAN DISTANCE
 MOUNTAIN CREEK TOWNSHIP
 CATAWBA COUNTY, NORTH CAROLINA
 OWNER: MAGNOLIA COVE, LLC
 4700 MILLENIA BLVD
 SUITE 174
 ORLANDO, FL 32839
 ZONING CLASS: PD
 PIN#: 36960774938
 DEED: 3550/1710

- 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.
- SETBACKS (SEE LOT #77)
 FRONT= 20'
 REAR= 20'
 SIDE= 5'; STREET SIDE = 10'
- 10'x70' SIGHT TRIANGLES AT ALL INTERSECTIONS.
- SMALL AREA PLAN: SHERRILLS FORD
- STREET TREES TO BE PLANTED A MINIMUM OF 50' ON CENTER ON NEWLY CREATED RIGHT OF WAYS
- SUBDIVISION IS NOT LOCATED WITHIN 1/2 MILE OF AGRICULTURAL DISTRICT
- PROPERTIES SHALL BE SERVED BY PUBLIC WATER & SEWER

THE STORMWATER MANAGEMENT MAINTENANCE AGREEMENT IS RECORDED WITH THE CATAWBA COUNTY REGISTER OF DEEDS

NOTE: THERE IS NO ACCESS FROM MAGNOLIA COVE TO THE WATERFRONT LOTS OR LAKE NORMAN

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.

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.

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

BY (PRESIDENT'S SIGNATURE) _____ DATE _____

ATTEST (SECRETARY SIGNATURE) _____ DATE _____

STATE OF NORTH CAROLINA
 COUNTY OF CATAWBA

_____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I 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____

NCGS "ROBINSON"
 N: 668,402.53 sft
 E: 1,397,179.20 sft
 COMBINED SCALE
 FACTOR: 0.99985311

NCGS "TEAK"
 N: 668,523.20 sft
 E: 1,395,981.48 sft
 COMBINED SCALE
 FACTOR: 0.99985285

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. 47-20 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21ST DAY OF FEBRUARY, A.D., 2022.

Miles A. Wright
 L-5256
 LICENSE NUMBER

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 MAGNOLIA COVE 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.

 OWNER/SUBDIVIDER
 DATE _____



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 _____ DATE _____
 DISTRICT ENGINEER

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

SURVEYED BY: MILES A. WRIGHT, PLS.
 LICENSE NUMBER L5256
 DRAWN BY: MAW
 DATE: FEBRUARY 21, 2022
 APPROVED BY: MAW
 FILE: 1263-001
 SCALE: 1" = 50'
 REVISION:

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.92	225.00	12.20	N10° 14' 03"E	47.83
C2	0.83	225.00	0.21	N4° 01' 36"E	0.83
C3	20.49	225.00	5.22	N1° 18' 39"E	20.49
C4	35.42	25.00	81.17	S39° 17' 09"W	32.53
C5	58.30	289.00	11.56	N74° 05' 26"E	58.20
C6	64.89	289.00	12.87	N61° 52' 42"E	64.76
C7	41.78	25.00	95.74	N76° 40' 57"W	37.08
C8	71.62	125.00	32.83	N12° 23' 44"W	70.65
C9	18.06	125.00	8.28	N8° 09' 32"E	18.05
C10	15.51	125.00	7.11	N15° 51' 06"E	15.50
C11	8.04	35.00	13.15	N25° 58' 56"E	8.02
C12	32.09	35.00	52.53	N58° 49' 28"E	30.98
C13	103.10	50.00	118.14	S26° 01' 13"W	85.78
C14	58.17	50.00	66.66	S78° 35' 56"E	54.95
C15	39.97	50.00	45.80	N45° 10' 15"E	38.91
C16	2.50	50.00	2.87	N20° 50' 18"E	2.50
C17	22.65	175.00	7.41	N15° 41' 53"E	22.63
C18	24.35	175.00	7.97	N8° 00' 19"E	24.33
C19	31.49	175.00	10.31	N1° 08' 10"W	31.45
C20	44.28	175.00	14.50	N13° 32' 26"W	44.16
C21	24.50	175.00	8.02	N24° 48' 01"W	24.48
C22	39.10	25.00	89.62	S15° 56' 58"W	35.24
C23	27.93	175.00	9.14	N56° 14' 15"E	27.90
C24	146.63	175.00	48.01	N27° 39' 40"E	142.38
C25	198.42	50.00	227.38	S69° 58' 10"W	91.57
C26	54.27	35.00	88.84	N0° 42' 13"E	49.00
C27	2.93	125.00	1.34	N45° 47' 52"E	2.93
C28	31.28	125.00	14.34	N53° 38' 23"E	31.20
C29	5.94	300.00	1.13	S60° 14' 33"W	5.94
C30	22.15	300.00	4.23	S57° 33' 38"W	22.14
C31	61.82	239.00	14.82	N62° 51' 22"E	61.65
C33	10.66	50.00	12.22	S39° 09' 31"E	10.64

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.

REVIEW OFFICER _____ DATE _____

**FINAL PLAT:
MAGNOLIA COVE
PHASE #2
PLAT 2 OF 2**

FEBRUARY 21, 2022
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1.980 ACRES± IN DEDICATED OPEN SPACE
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9.236 ACRES± IN TOTAL AREA

AREA BY DOUBLE MERIDIAN DISTANCE
MOUNTAIN CREEK TOWNSHIP
CATAWBA COUNTY, NORTH CAROLINA

OWNER: MAGNOLIA COVE, LLC
4700 MILLENIA BLVD
SUITE 174
ORLANDO, FL 32839

ZONING CLASS: PD
PIN#: 369607774938
DEED: 3550/1710

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OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED: 40 UNITS X 2,500 SF/UNIT = 100,000 SF = 2.295 AC
TOTAL: 80 UNITS X 2,500 SF/UNIT = 200,000 SF = 4.591 AC

OPEN SPACE SHOWN PHASE #1: 2.757 AC
OPEN SPACE SHOWN PHASE #2: 1.980 AC
TOTAL SHOWN OPEN SPACE: 4.737 AC

PRIMARY OPEN SPACE REQUIRED: 25% OF 4.737 AC = 1.184 AC

1.23 ± ACRES IN STEEP SLOPES (SECONDARY)
0.37 ± ACRES IN POND AREA (SECONDARY)
1.32 ± ACRES IN SIDEWALK (SEE CALCULATION BELOW) (SECONDARY)
1.81 ± ACRES (PRIMARY)

SIDEWALK REQUIREMENT FOR SECONDARY OPEN SPACE
SECONDARY OPEN SPACE = 150,000 SF
150,000 SF x 25% = 37,500 SF
SIDEWALK PROPOSED = 28,942 SF X 2 = 57,884 SF

DEDICATION OF COMMON OPEN SPACE

THE MAGNOLIA COVE HOMEOWNERS ASSOCIATION IN RECORDING THIS PLAT AS A PORTION OF MAGNOLIA COVE HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF MAGNOLIA COVE FOR PARKING, RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO MAGNOLIA COVE. DECLARATION TO BE RECORDED IN THE CATAWBA COUNTY REGISTRY PRIOR TO THE SALE ON ANY LOTS AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

THE MAGNOLIA COVE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON OPEN SPACE.

CERTIFICATE OF SURVEY AND ACCURACY:

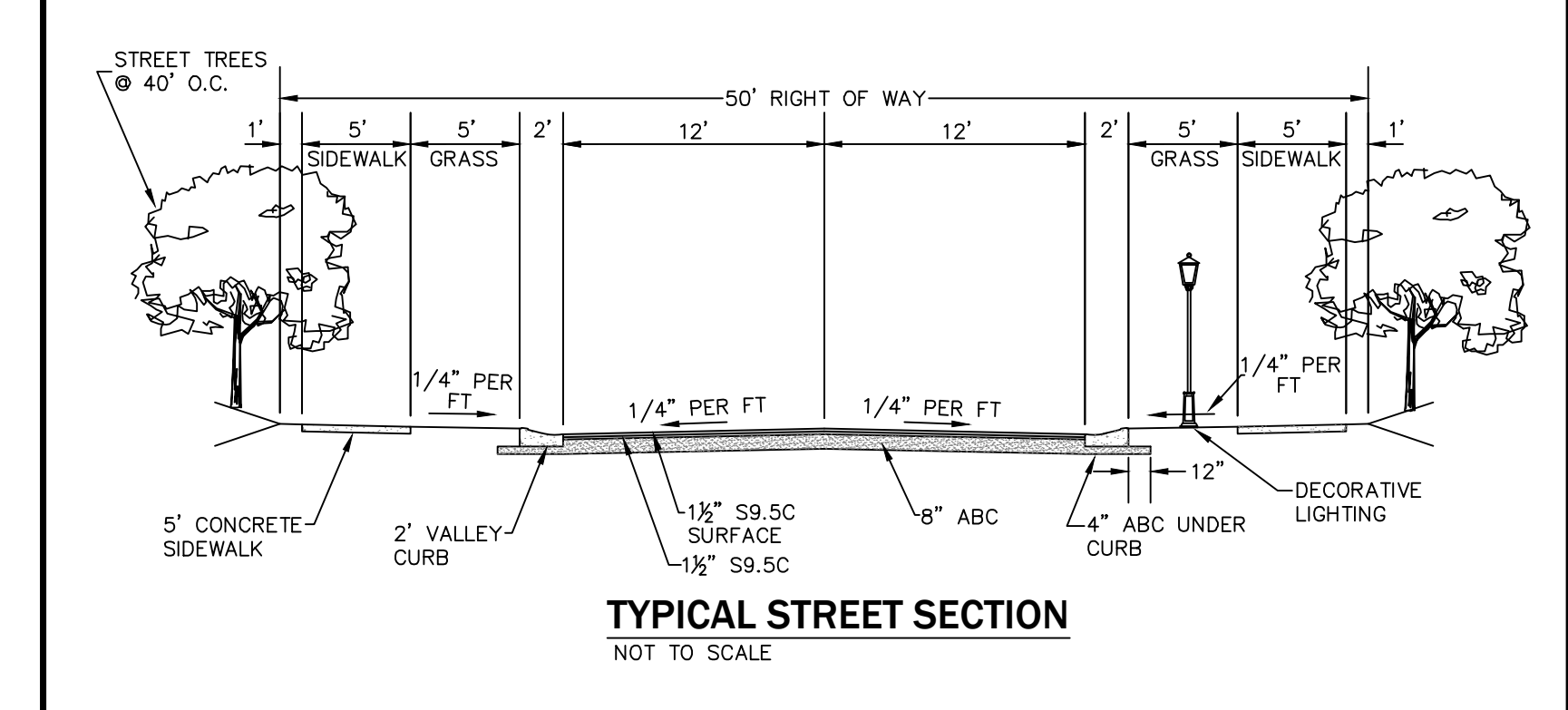
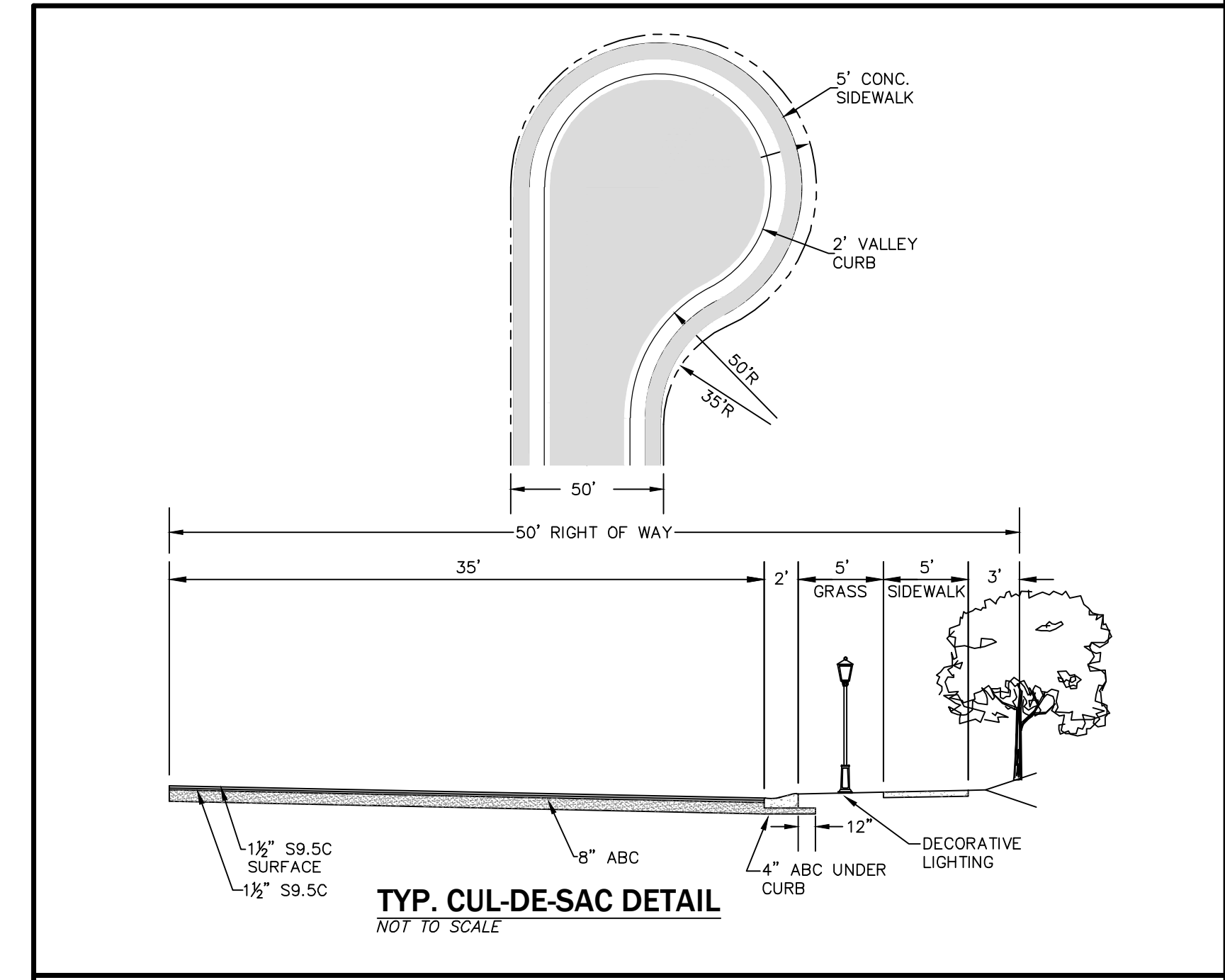
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Miles A. Wright
SURVEYOR L-5256
LICENSE NUMBER



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Miles A. Wright
LICENSE NO: L-5256
PLS



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: FEBRUARY 21, 2022
APPROVED BY: MAW	FILE: 1263-001
SCALE:	
REVISION:	