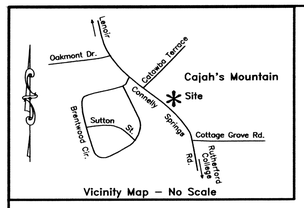
# PRELIMINARY DIVISION LAYOUT




Vicinity Map – No Scale

## Flood Information

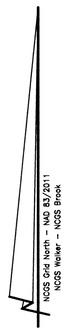
According To FIRM Map Panel # 3710274700J
The Property Shown Is (Is Not) Located
Within A 100 Year Flood Hazard Boundary.
Effective Date: 7/7/2009.

## Utility Legend

M.H._____Manhole (Sanitary)
F.H._____Fire Hydrant
V.P._____Vent Pipe
G.V._____Gas Valve
W.M._____Water Meter
H.H._____Hose House
P.P._____Power Pole
L.P._____Lamp Pole
C.B._____Catch Basin
W.V._____Water Valve
T.P._____Telephone Pole
T.B._____Telephone Box
C.O._____Clean Out
S.P._____Service Pole
E.M._____Electrical Meter
G.M._____Gas Meter
M.W._____Monitor Well
R.C.P._____Reinforced Concrete Pipe
C.M.P._____Corrugated Metal Pipe
F.O.C._____Fiber Optic Cable
C.P.P._____Corrugated Plastic Pipe

## Line Table

| | |
|---|---|
| Property Line: | ——— |
| Deed/Adjoiner Line: | — — — — — |
| Flood Line: | ——— |
| Power Line (Aerial): | ——— P——— P——— P——— |
| Power Line (Underground): | ——— P——— P——— P——— |
| Telephone (Underground): | ——— T——— T——— T——— |
| Natural Gas Line: | ——— G——— G——— G——— |
| Water Line: | ——— W——— W——— W——— |
| Sewer Line: | ——— S——— S——— S——— |
| Right Of Way Line: | ——— |
| Centerline: | ——— |
| Fiber Optic Line: | ——— F——— F——— F——— |
| Fence (Type As Noted): | ——— X——— X——— X——— |




POB is located:
S 44°40'31"E 4,191.56' from NCGS "Walker".
NCGS Grid Co-ords: (NAD 83/2011 – Feet)
POB:
N= 771,371.72 E= 1,247,215.47
NCGS Walker:
N= 774,352.34 E= 1,244,268.43
NCGS Brook:
N= 774,486.24 E= 1,242,921.58
Combined factor = 0.99987137 & is applied to grid tie only.

### Certificate Of Ownership And Dedication

I (We) hereby certify that I am (we are) the owner (s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all roads, alleys, walks, parks, and other sites to public or private use as noted. Further, I (we) certify the land as shown hereon is within the platting jurisdiction of Caldwell County.

Date

Owner Or Authorized Agent

Owner Or Authorized Agent

### REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF Caldwell

I, _____, REVIEW OFFICER OF Caldwell COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE _____

### CERTIFICATE OF FINAL APPROVAL OF A MINOR SUBDIVISION

We, the undersigned hereby certify that the subdivision entitled Caldwell County fully meets the minimum requirements of the Caldwell County Subdivision Regulations, however before any lot can be built upon, an improvement permit must be obtained from the Caldwell County Health Department to allow a septic tank disposal system to be located thereon and to approve the placement of any well thereon. The approval of the Caldwell County Planning Department nor the recordation of this map in any way guarantees that any lot shown hereon can or will be permitted for a septic tank or for placement of a well.

Caldwell County Planning Department

Date




Notes:
1) Property is zoned O-I by the Town of Cajah's Mountain.
2) Minimum building setbacks: Front = 15'; Side = 0' (8' abutting residential); Rear = 15'. Maximum building height = 45'.
3) Property is not located within a WS IV watershed area.
4) Area was determined by coorinate geometry.

Topographic Notes:
1) Datum = Mean Sea Level; Benchmark = NCGS "Walker"; Elev. = 1272.60.
2) Contour Intervals = 2' (Two Feet).

NORTH CAROLINA PROFESSIONAL SEAL L-4868 LAND SURVEYOR R. Curtis Gaines

I, R. Curtis Gaines, PLS, certify to the following:
G.S. 47-30(f)(11)a:
That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

PRELIMINARY

Surveyor, (PLS) License No. L- 4868

I, R. Curtis Gaines, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 2086, page 818, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book As, page Shown.; 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 7th day of April, A.D., 2025.

PRELIMINARY

Surveyor (PLS) License No. L-4868

*Western Carolina Surveyors, P.A.* (License No. C-0338)
912 Wilkesboro Blvd. N.E. LENOIR, N.C. TELE. (828) 758-5353

TITLE: Minor Subdivision Of The Property:
**Caldwell County**

| CLIENT: | TOWNSHIP | COUNTY | STATE |
|---|---|---|---|
| Caldwell County | North Catawba | Caldwell | NC |

| DEED REF. | TAX MAP NUMBER: | LAYERS |
|---|---|---|
| BK. 2086 PG. 818<br>BK. PG.<br>BK. PG. | 9-1-6 | 34/39 |

| APP. BY | DRAWN BY | DATE | SCALE: 1"= 50' | CF: 10467 | BY |
|---|---|---|---|---|---|
| RCG | LJC | 4/7/2025 | Job No. 10467-SD | FB: Data Coll. | GAC |

SHEET 1 of 1