DARRIN L. REID, PLS
Surveying and Planning
2729 GETTYSBURG PLACE
CLAREMONT, N.C. 28610
(828) 459-9699

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED CERTIFIES THAT HE IS AN OFFICER, TO WIT : THE PRESIDENT OF HENSON DEVELOPMENT, INC A CORPORATION, AND THAT HE HAS BEEN AUTHORIZED TO EXECUTE THIS CERTIFICATE PURSUANT TO AUTHORITY GRANTED BY RESOLUTION OF THE BOARD OF DIRECTORS OF HENSON DEVELOPMENT, INC.

AS PRESIDENT OF HENSON DEVELOPMENT INC., I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATIONS OF THE CITY OF HICKORY, THAT WE HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY HICKORY CITY COUNCIL IN THE PUBLIC INTEREST.

4-25-05 — Date — HENSON DEVELOPMENT INC. — Owner

by : Jerge Henson
GEORGE HENSON PRESIDENT

ATTEST : Jean W Henson

NORTH CAROLINA
COUNTY OF Catawba

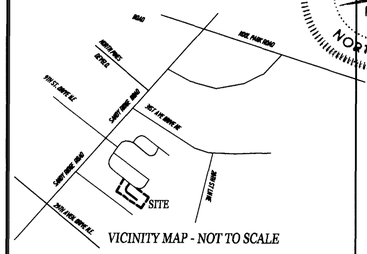
I, Debra E White, a Notary Public of the County and State aforesaid, certify that Jean W Henson personally came before me this day and acknowledged the execution that (she) is Secretary of HENSON DEVELOPMENT, INC. a North Carolina Corporation and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its _____ President. sealed with its corporate seal and attested by her as its Secretary.

Witness my hand and notorial seal this the 25th day of April, 2005

Debra E White
NOTARY PUBLIC

MY COMMISSION EXPIRES : 8-9-05

DEBRA E. WHITE NOTARY PUBLIC CATAWBA COUNTY NORTH CAROLINA



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

CURVE TABLE						
CURVE	BEARING	CHORD	TANGENT	LENGTH	RADIUS	DELTA
C1	S10°14'11"E	35.29	24.91	39.18	25.00	89°47'38"
C2	S61°03'13"W	22.23	12.41	23.03	25.00	52°47'09"
C3	S50°30'08"W	48.08	30.08	51.58	40.00	73°53'20"
C4	S14°23'44"E	37.50	21.23	39.03	40.00	55°54'23"
C5	S74°10'24"E	42.19	24.82	44.44	40.00	63°38'57"
C6	S81°02'33"E	21.10	11.63	21.78	25.00	49°54'38"
C7	S28°50'07"E	22.90	12.88	23.78	25.00	54°30'14"
C8	S03°47'08"E	3.46	1.73	3.46	45.00	4°24'15"
C9	S46°36'58"E	58.60	38.61	63.82	45.00	81°15'26"
C10	N61°57'34"E	46.08	26.82	48.37	45.00	61°35'30"
C11	N02°06'49"E	43.70	25.00	45.63	45.00	58°05'59"
C12	N64°05'40"W	54.36	34.10	58.37	45.00	74°18'58"
C13	N78°40'11"W	19.20	10.40	19.71	25.00	45°09'55"
C14	N10°42'48"W	35.59	25.33	39.60	25.00	90°44'52"
C15	N79°45'49"E	35.42	25.09	39.36	25.00	90°12'22"
C16	S76°33'00"E	71.20	38.24	72.89	97.50	42°50'00"
C17	N58°27'00"E	78.02	42.56	80.26	97.50	47°10'00"

TRACT " A "
PLAT BOOK 49 PAGE 161
" LAWSON'S CREEK " S/D
Phase 2 - Plat book 53 Page 025

30TH AV DR NE

30TH AVENUE COURT N.E.

17TH ST CT NE

30TH AVENUE PLACE N.E.

19th Street Pl. N.E. ± 30' UNOPENED R/W

30' UNOPENED R/W

40' Public R/W

25' SEWER EASEMENT

20' SEWER EASEMENT

10' DRAINAGE EASEMENT

20' POWER LINE EASE.

15' EASEMENT D.B. 2265 - 417

15' Landscape area

4417 sq ft open space

PLAT 53 PAGE 025 (2-15-2001)

11780 SQ. FT. 79

11738 SQ. FT. 80

14782 SQ. FT. 81

10530 SQ. FT. 82

10397 SQ. FT. 83

10402 SQ. FT. 84

10316 SQ. FT. 85

10361 SQ. FT. 86

12425 SQ. FT. 87

10800 SQ. FT. 88

10827 SQ. FT. 89

9971 SQ. FT. 90

10078 SQ. FT. 91

11191 SQ. FT. 92

17,652 SQ. FT. 29

JAMES YOUNT
1493-362
(4)

NOTE : " BEULAH PROPST YOUNT " SUBDIVISION (UNRECORDED) BY REX F. MILLER DATED : 11-8-1965

JAMES WOODRUFF
LOT 3A - P.B.20-294

MERRILL LAWING
LOT 4 - P.B.20-294

MICHAEL NOLTE
LOT 4A - P.B.20-294

VICTOR SORRELL
LOT 5 - P.B.20-294

WILLIAM L KOEHLER
LOT 5A - P.B.20-294

WILLIAM L KOEHLER
LOT 5 - P.B.28-18

ERIC M. WATSON
1950-362
3714-20-82-8374

CONTROL

E.I.P. 3/4" PINCH TOP

E.I.P. 1/2" REBAR

E.I.P. 1" PIPE

EX MH

RR SPIKE SET "C"

RR SPIKE SET "B"

MON.

STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

Adrian Miller Review Officer of City of Hickory, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

13 May 2005 — Date — Review Officer

Filed this 13th day of May 2005 and recorded in Plat Book 61 Page 164 at 4:23 pm

Donna Hicks Spencer
Register of Deeds

By : Rita Beaver, asst.

CERTIFICATE OF APPROVAL OF MAJOR PLATS

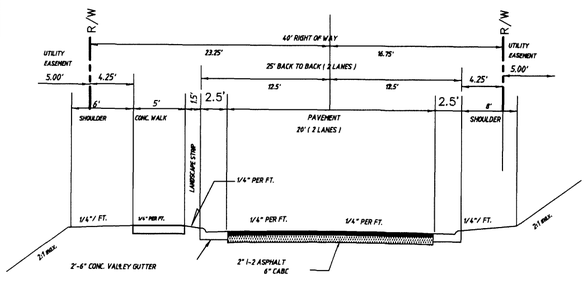
This final plat shown hereon has been found to comply with the Subdivision Regulations of the City of Hickory and its Extraterritorial Planning Area and were approved by the Hickory Subdivision Review Board at a meeting held the 5th day of May 2005. All streets, utilities, and other required improvements have been installed according to the City standards and specifications. or a guarantee of the installation of the required improvements in an amount and manner satisfactory to the City of Hickory has been received. Therefore, this plat is approved for recording in the Office of the Register of Deeds of Catawba County within 60 days of the date of this approval.

5-13-05 — Date — PLANNING ADMINSTRATOR

CERTIFICATE OF APPROVAL OF INSTALLATION OF IMPROVEMETNS BY THE CITY ENGINEER

The following improvements have been completed by the developer of THE LAWSONS CREEK PHASE 3B in the subdivision shown hereon.
List of improvements:
WATER, SEWER, STORM DRAINAGE AND STREETS
Said improvements have been inspected by my office and have been installed in an acceptable manner according to the standards set forth in the Subdivision Ordinance and are constructed as prescribed by the approved Manual of Practice. To my knowledge said improvements (contain no defects) / (contain only the following minor defects) and should be approved.s
List any known defects :

5-13-05 — DATE — Charles D Henson, P.E. — CITY ENGINEER, CITY OF HICKORY



TYPICAL ROAD SECTION with CURB & GUTTER
NOT TO SCALE

- GENERAL NOTES :
- THERE ARE NO KNOWN N.C.G.S. HORIZONTAL CONTROL CORNERS WITHIN 2000' OF THIS PROJECT SITE (SEE TIE LINES SHOWN)
- CITY OF HICKORY ZONING CLASSIFICATION : R-3
- ALL AREAS CALCULATED USING THE COORDINATE METHOD.
- THIS PLAT REPRENSENTS A MAJOR SUBDIVISION WITHIN THE CITY OF HICKORY'S PLANNING JURISDICTION. IT DEDICATES AND CREATES NEW PUBLIC RIGHT OF WAYS AND EASEMENT. AND REQUIRES APPROVAL BY THE CITY OF HICKORY PLANNING DEPARTMENT BEFORE RECORDING.
- MINIMUM BUILDING SETBACKS AS PER CITY OF HICKORY ORDINACE FOR CLUSTER DEVELOPMENTS

LEGEND

E.I.P. Existing Iron Pin
N.I.P. New Iron Pin Set
M.H. Manhole
Hyd. Fire Hydrant

4.683 TOTAL ACRES
BY COORDINATE METHOD

- A 5' Utility Easement is reserved along all front and side lot lines abutting street right of ways & 5' along all lot lines for installation of underground utilities.
Owner/developer : Henson Development Inc.
Agent : George Henson - P.O. BOX 9400 - Hickory, N.C. 28603

Tie Line between r.r. spikes " A " & " B " : S 35°27'46" W 174.22'

Tie Line between r.r. spikes " B " & " C " : S 55°52'36" E 330.19'

CERTIFICATE OF SURVEY ACCURACY

I, Darrin L. Reid, certify that this plat was drawn by me from an actual survey made by me (deed description recorded in D.B. AS Page REF); that the boundaries not surveyed are clearly indicated as drawn from information found in D.B. _____ Page _____; that the ratio of precision as calculated is 1: 10,000 +; that this plat was prepared in accordance with the G.S. 47-30 ,as amended.
Witness my original signature, LICENSE number, and seal this the 22ND day of APRIL 2005

Darrin L. Reid, PLS

Registration Number : L 3765

NORTH CAROLINA PROFESSIONAL SEAL 3765 LAND SURVEYOR DARRIN L. REID

61-164

Tax Map Ref : 154H BLOCK 01 LOTS 30C - 30E

Deed Book ref : D.B. 1828 page 848; D.B. 854 page 215; D.B. 2037 page 188; D.B. 2248 page 1894

Parcel id # : 3714-20-82-5358

Plat Book Reference ; Plat Book 59 Page 068; Plat Book 34 Page 181

REF : LOTS 5-7 OF BEULAH PROPST YOUNT PROPERTY BY REX F. MILLER CO., DATED : NOV. 8 1965

New Single Family Cluster Development within the City of Planning Jurisdiction entitled ;

" LAWSON'S CREEK - PHASE 3 - B "

Hickory Township — Catawba County, North Carolina
Scale : 1" = 50' — Drawn By : DLR