

- NOTES:**
- TOTAL AREA THIS MAP = 15.98 ACRES
 - SUBJECT PROPERTY TAX PARCEL # 176419128 - 911 PROPERTY ADDRESS: 4001 N.C. 126, MORGANTON, NC 28655
 - BOUNDARY INFORMATION OBTAINED FROM DEEDS AND PLATS OF RECORD & A FIELD RUN SURVEY.
 - BOUNDING BASIS: NAD 83 - NAD 2011 US SURVEY FOOT. GPS SURVEY. A BOUNDARY SURVEY BY THIS OFFICE OF 15.98 ACRES FOR PLVD, LLC, DATED JANUARY 20, 2016 WAS USED IN PREPARATION OF THIS PLAT.
 - AREAS ADJACENT TO COORDINATE GEOMETRY.
 - ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
 - SITE TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS.
 - ADJACENT LAND OWNERS WERE IDENTIFIED USING THE CURRENT ONLINE BURKE COUNTY GIS TAX MAPS.
 - ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAYS OR RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT REFLECTS INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK, AND MAY NOT SHOW EVERY POSSIBLE CONDITION AFFECTING THIS PROPERTY.
 - TOTAL LINEAR FEET OF ROAD = 1610.26'. TOTAL ROAD AREA = 2.154 ACRES AS RECORDED IN PLAT BOOK 46, PAGE 80-86.
 - TOTAL COMMON OPEN SPACE AREAS (AREAS 1, 2, & 3) = 3.125 ACRES
 - TOTAL LOTS = 11 (870 ACRES)
 - A 20' DRAINAGE AND UTILITY EASEMENT (10' EACH SIDE OF LOT LINE) IS DEDICATED ON ALL LOTS.
 - A 15' DRAINAGE AND UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE FRONTS OF ALL LOTS.
 - NO MAJOR ROCK OUTCROPPINGS WERE OBSERVED OR FOUND DURING SEVERAL SURVEY TRIPS TO SITE.
 - THIS SITE IS WITHIN THE SCHOOL DISTRICTS OF OAK HILL ELEMENTARY SCHOOL, TABLE ROCK MIDDLE SCHOOL, AND FREEDOM HIGH SCHOOL.
 - THIS SITE IS WITHIN THE JURISDICTION OF LAKE JAMES FIRE DISTRICT
 - ALL UTILITIES FOR THIS SUBDIVISION SHALL BE PLACED UNDERGROUND.
 - THIS SITE IS NOT WITHIN A WATER SURVEY WATERSHED.
 - NO SPRINGHEADS WERE OBSERVED OR IDENTIFIED.
 - WATERLINE SHOWN HEREON PER ACTUAL FIELD LOCATION OF ABOVE GROUND APPURTENANCES AND PAINTED "BLUE" MARKINGS ON GROUND.
 - ALL DEVELOPMENT MUST COMPLY WITH THE BURKE COUNTY ZONING ORDINANCE, BURKE COUNTY ENVIRONMENTAL HEALTH RULES, AND THE NORTH CAROLINA BUILDING CODE AS AMENDED.
 - ALL COMMON OPEN SPACE SHOWN HEREON IS DEDICATED AS "PRIVATE" FOR THE USE OF THE HOME OWNERS OF THIS SUBDIVISION ON LAKE JAMES ROAD, N.C.
 - SEE PLAT BOOK 46, PAGE 80-86 FOR THE DEDICATION OF A 0.031 ACRE STRIP FOR ROAD RIGHT-OF-WAY ALONG N.C. HIGHWAY 126.
 - LOT 107 IS THE SMALLEST LOT WITH 0.650 ACRES OR 28,314 SQUARE FEET.

Curve Table

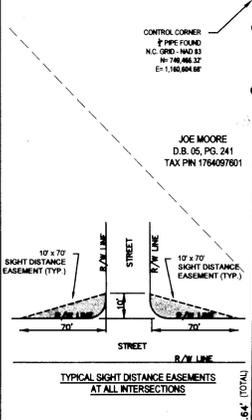
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	46.24	30.00	88.32	N32° 46' 41" W	41.80
C2	73.59	275.00	15.33	S5° 23' 00" W	73.38
C3	104.71	275.00	21.82	S13° 11' 30" E	104.08
C4	40.00	30.00	76.40	N14° 05' 51" E	37.10
C5	84.46	225.00	21.51	S41° 32' 31" W	83.96
C6	21.03	25.00	48.19	N54° 53' 00" E	20.41
C7	42.05	50.00	48.19	S54° 53' 00" W	40.82
C8	77.19	50.00	88.46	S13° 11' 30" E	69.75
C9	67.77	50.00	77.66	N83° 30' 07" E	62.70
C10	54.17	50.00	62.07	N13° 38' 11" E	51.56
C11	21.03	25.00	48.19	S6° 41' 37" W	20.41
C12	65.69	175.00	21.51	S41° 32' 31" W	65.30
C13	50.48	30.00	96.42	S79° 29' 45" E	44.73
C14	59.34	225.00	15.11	S38° 50' 34" E	59.17
C15	57.68	175.00	18.88	N36° 57' 23" W	57.42
C16	20.05	225.00	5.11	N43° 50' 43" W	20.04
C17	46.16	174.72	15.14	S38° 50' 34" E	46.02
C18	156.71	225.00	38.38	S6° 08' 20" E	147.91
C19	36.64	25.00	83.97	N61° 04' 47" E	33.45
C20	18.20	175.00	5.96	S28° 18' 27" E	18.19

NOTE:
 ALL ROADS IN THIS DIVISION ARE EXISTING AS RECORDED IN PLAT BOOK 46, PAGE 80-86

ALL WATERLINES TO BE DEDICATED TO THE CITY OF MORGANTON.
 THESE LOTS ARE LOCATED IN A R1 ZONING DISTRICT (RESIDENTIAL)-SCENIC OVERLAY DISTRICT

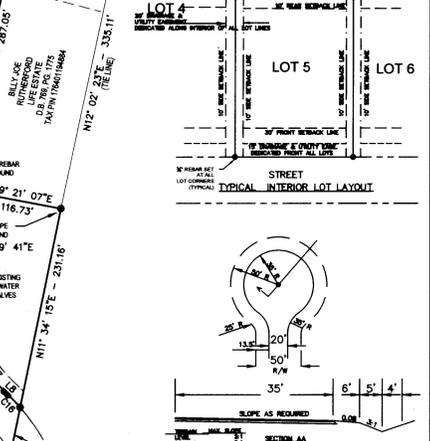
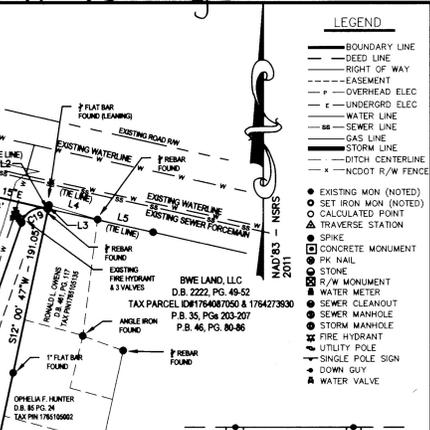
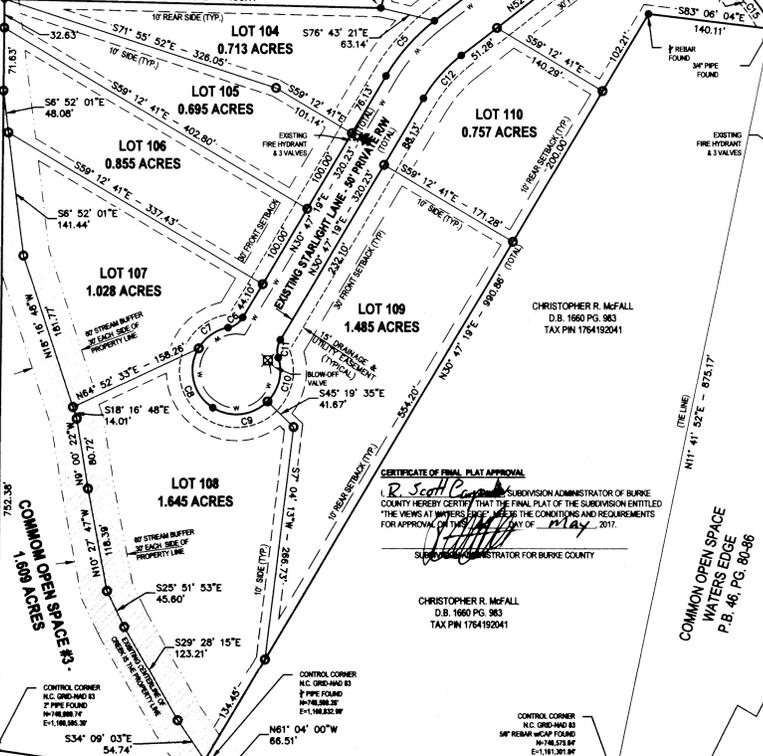
CERTIFICATE OF APPROVAL OF THE INSTALLATION AND CONSTRUCTION OF STREETS, UTILITIES, AND OTHER IMPROVEMENTS
 I HEREBY CERTIFY THAT A GUARANTEE OF THE INSTALLATIONS OF THE REQUIRED IMPROVEMENTS SHOWN ON THE PORTION OF THE PRELIMINARY PLAT REFLECTED ON THE FINAL PLAT FOR THE VIEWS AT WATERS EDGE SUBDIVISION HAS BEEN RECEIVED IN AN AMOUNT AND MANNER SATISFACTORY TO ME.

SUBDIVISION ADMINISTRATOR: *[Signature]* DATE: 5-15-17
 JOE MOORE, D.B. 05, PG. 241, TAX PIN 1764097801



Parcel Line Table

Line #	Length	Direction
L1	15.24	S76° 56' 14.68" E
L2	0.96	S76° 56' 14.68" E
L3	4.55	S12° 00' 46.73" W
L4	57.73	S73° 22' 11.55" E
L5	64.35	S76° 59' 58.11" E
L6	33.87	S31° 17' 12.92" E
L7	5.64	S46° 23' 54.36" E
L8	5.64	S46° 23' 54.36" E
L9	44.37	S31° 17' 12.92" E



CERTIFICATE OF ENGINEER FOR ROAD CONSTRUCTION STANDARDS
 I, Justin Church, CERTIFY THAT THE ROADS SHOWN HEREON HAVE BEEN DESIGNED TO MEET OR EXCEED THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUBDIVISION ROAD CONSTRUCTION STANDARDS.

REVIEW OFFICER CERTIFICATION:
 STATE OF NORTH CAROLINA COUNTY OF BURKE: R. Scott County, REGISTERED ENGINEER, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE APPLIES MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: *[Signature]* DATE: 5-15-17

NORTH CAROLINA BURKE COUNTY
 I, DANNY A. LONG, CERTIFY THAT THIS PLAN WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME (DEED DESCRIPTION RECORDED IN BOOK # AS SHOWN ON THIS PLAT, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOKPAGES AS SHOWN, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000, BEFORE ADJUSTMENT, (Class "A") AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15th DAY OF MAY, 2017.

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

I, DANNY A. LONG FURTHER, CERTIFY THIS TIE TO GRID AS SHOWN WAS DETERMINED FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE BY ME AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

CLASS OF SURVEY: AA
 POSITIONAL ACCURACY: HORIZ: 0.0051m/0.017 FT. - VERT: 0.0061m/0.02 FT.
 TYPE OF GPS (OR GNSS) FIELD PROCEDURES: STAT/OCCUPUS
 DATE OF GPS SURVEY: 11-04-2015
 DATUM/EPOCH: NAD 83(2011)
 PUBLISHED/REVISED CONTROL: NA
 GEOD MODEL: GEOID12B
 COMBINED GRID FACTOR: 0.99995615
 UNITS/US SURVEY FOOT
 EQUIPMENT USED: 2 LEICA GS14 - BASE/ROVER

DANNY A. LONG, PLS. L-4874 5-15-2017 DATE

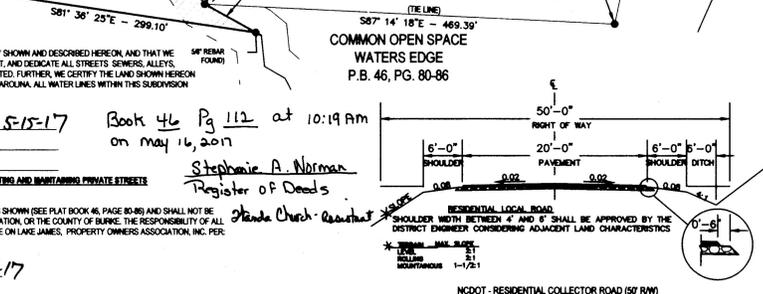
CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER STREETS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, WE CERTIFY THE LAND SHOWN HEREON IS WITHIN THE PLATING JURISDICTION OF BURKE COUNTY, NORTH CAROLINA. ALL WATERLINES WITHIN THIS SUBDIVISION WE HEREBY DEDICATE TO THE CITY OF MORGANTON.

OWNER: *[Signature]* DATE: 5-15-17
 OWNER: _____ DATE: _____
 OWNER: _____ DATE: _____

DECLARATION STATEMENT FOR THE RESPONSIBILITY FOR CONSTRUCTING AND MAINTAINING PRIVATE STREETS

ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED PRIVATE AS SHOWN (SEE PLAT BOOK #, PAGE #) AND SHALL NOT BE MAINTAINED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR THE COUNTY OF BURKE. THE RESPONSIBILITY OF ALL STREETS SHALL BE THE JOINT RESPONSIBILITY OF THE WATERS EDGE ON LAKE JAMES, PROPERTY OWNERS ASSOCIATION, INC. PER DEED BOOK 46, PAGE 731.

Sub-Divider or Agent: *[Signature]* DATE: 5-15-17

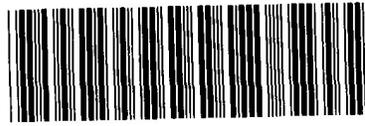


FINAL SUBDIVISION PLAT OF THE VIEWS AT WATERS EDGE FOR BWE LAND, LLC
 DATE OF MAP: MAY 15, 2017
 DATE OF SURVEY: WINTERSPRING, 2016
 DRAWN BY: DAL
 FIELD CREW: TO

BLUE RIDGE GEOMATICS, PA
 SURVEYING | GIS | MAPPING
 NCELS SURVEYING FIRM #C-3576

138 EXECUTIVE DRIVE - SUITE 220 DANFORTH, NC 28727
 138 EXECUTIVE DRIVE - SUITE 220 WILKESBORO, NC 28797
 PHONE: 336-844-6288
 http://blueridge.com

GRAPHIC SCALE
 100 0 50 100 200
 1 INCH = 100'



PLAT

INSTRUMENT # 2017004378

FOR REGISTRATION REGISTER OF DEEDS
Stephanie A. Norman
Burke County, NC

May 16, 2017 10:19:22 AM

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FEE: \$21.00

INSTRUMENT # 2017004378

BOOK 46

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NAME The Views At Waters Edge

BWE Land, LLC

TWP Linville

DATE 5-16-17