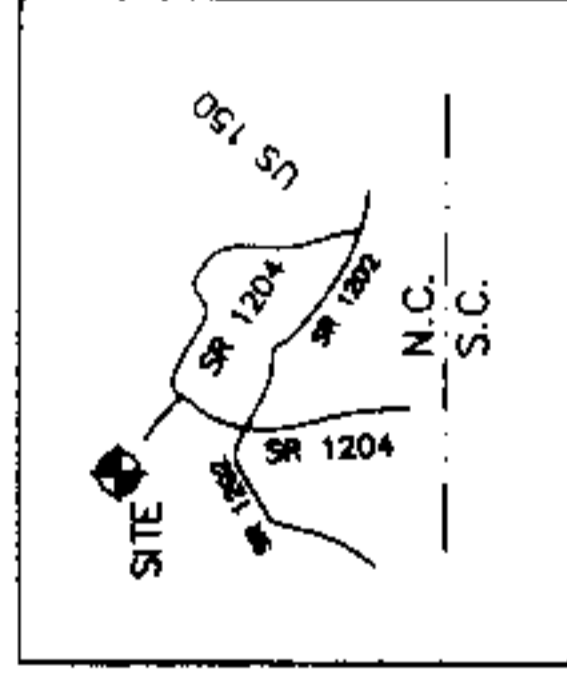


BK 35 P 9 3

BROAD RIVER HIGHLANDS PHASE TWO-A SHEET 1 OF 2 (REVISED)



VICINITY MAP
(not to scale)



I, Nathan Odom, Registered Land Surveyor No. L-2718, certify to one or more of the following as indicated thus, or :

A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Nathan Odom
NATHAN ODOM, REGISTERED LAND SURVEYOR NO. L-2718

Signature: *Nathan Odom*
Registered Land Surveyor
Registered Number L-2718

THE PURPOSE OF THIS PLAT AND SURVEY IS TO REVISE LOT 85. THIS REVISION INCREASES THE SIZE OF LOT 85 FROM 1.99 ACRES TO 2.60 ACRES. THIS PLAT REPLACES AND SUPERSEDES THE PREVIOUSLY RECORDED PLAT AT PLAT BOOK 32 PAGE 59. BUT ONLY AS IT REFERS TO LOT 85. ALL PREVIOUSLY RECORDED PLAT NOTES AND RESTRICTIONS THAT APPLIED TO THE EARLIER PLAT APPLY TO THIS REVISION.

REFERENCE BEARING

I hereby certify that all required improvements required by Cleveland County have been installed according to all public agency specifications.

Engineer
N/A

STATE OF NORTH CAROLINA
COUNTY OF CLEVELAND

I, *RONALD TORRES*, Review Officer of Cleveland County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

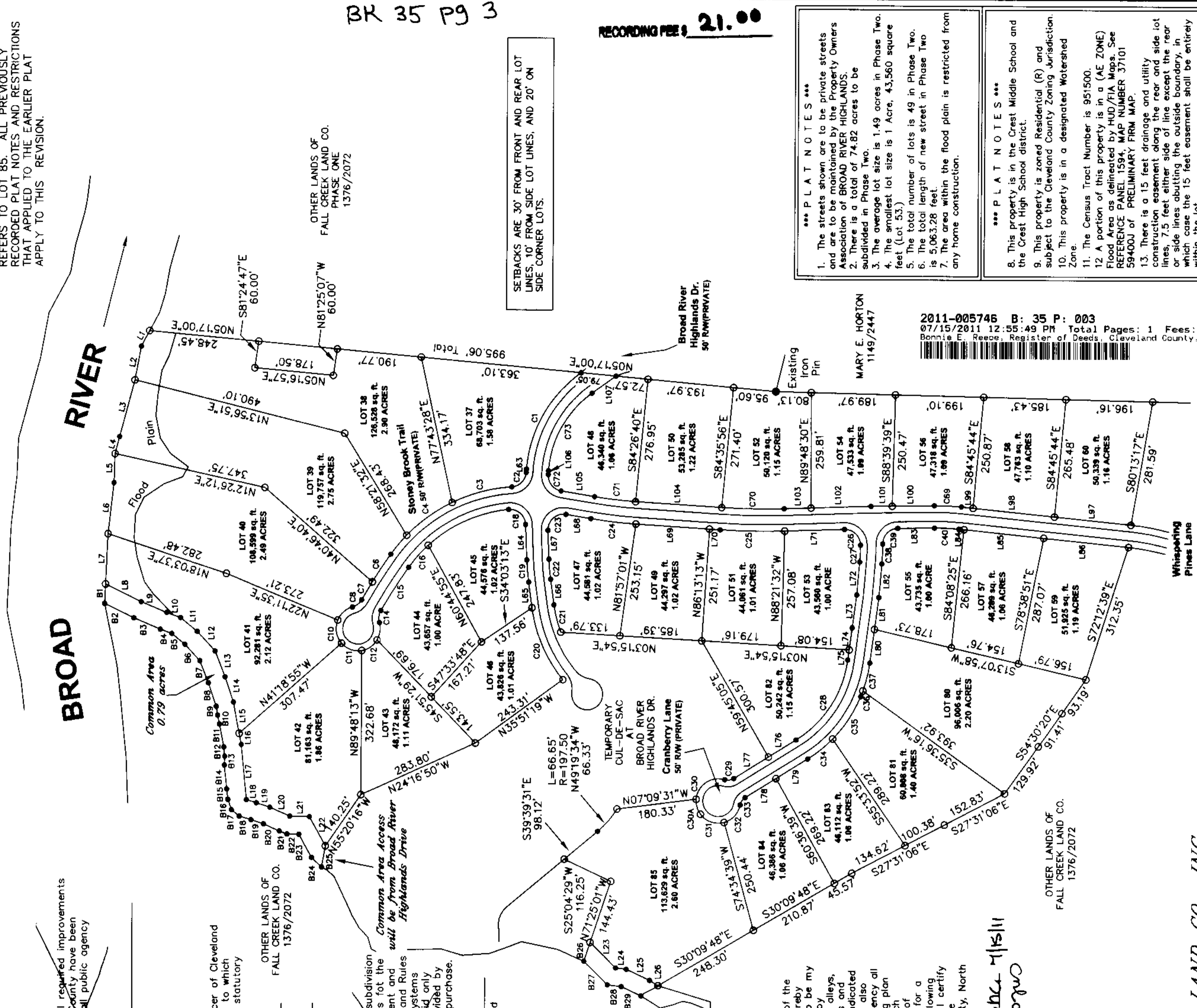
Ronald Torres
Review Officer
Date: *01-15-2011*

Environmental Health Certificate:

I hereby certify that the lots in this subdivision have been issued improvements permits for the installation of on-site sewage treatment and disposal systems as specified in Law and Rules 15A NCAC 18A.1900. Permits are valid only for a specified period of time as provided by law, and should be reviewed prior to purchase.

County Sanitation Officer or Authorized Representative
N/A

LOT 3-G
10.35 ACRES



SETBACKS ARE 30' FROM FRONT AND REAR LOT LINES, 10' FROM SIDE LOT LINES, AND 20' ON SIDE CORNER LOTS.

RECORDING FEE: 21.00

I hereby certify that I am the owner of the property shown on this plat, that I hereby acknowledge this plat and allotment to be my free act and deed and that I do hereby dedicate to the public use all streets, alleys, walks, parks, playgrounds, open spaces and easements, except those specifically indicated as private on said plat, and that I do also dedicate forever to the appropriate agency all utilities as shown on the accompanying plan and profile sheets, and warrant oil, gas, and other mineral rights to be free of defects in workmanship and materials for a period of twenty-four (24) months following the date of this certification; further, I certify the land as shown hereon is within the planning jurisdiction of Cleveland County, North Carolina.

Cheri Marks
Owner by *Bill Handberg*

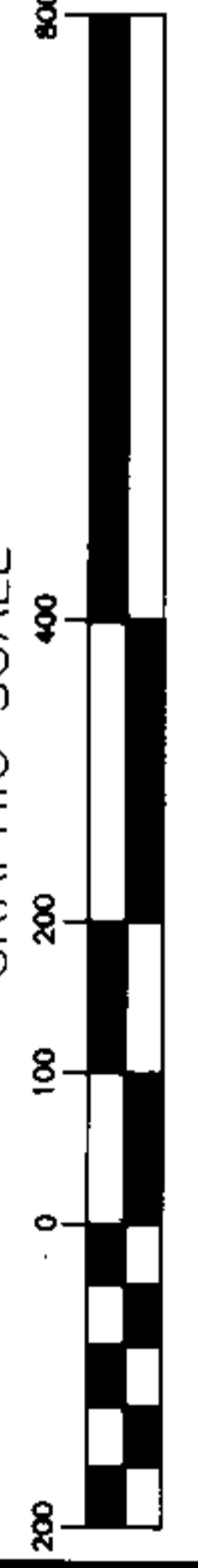
*** PLAT NOTES ***
1. The streets shown are to be private streets and are to be maintained by the Property Owners Association of BROAD RIVER HIGHLANDS.
2. There is a total of 74.82 acres to be subdivided in Phase Two.
3. The average lot size is 1.49 acres in Phase Two.
4. The smallest lot size is 1.00 acre, 43,560 square feet (Lot 53).
5. The total number of lots is 49 in Phase Two.
6. The total length of new street in Phase Two is 5,063.28 feet.
7. The area within the flood plain is restricted from any home construction.

*** PLAT NOTES ***
8. This property is in the Crest Middle School and the Crest High School district.
9. This property is zoned Residential (R) and subject to the Cleveland County Zoning Jurisdiction.
10. This property is in a designated Watershed Zone.
11. The Census Tract Number is 951500.
12. A portion of this property is in a (AE ZONE) Flood Area as delineated by HUD/FIA Maps. See REFERENCE PANEL 1594, MAP NUMBER 37101 594000 of PRELIMINARY FIRM MAP.
13. There is a 15 foot drainage and utility construction easement along the rear and side lot lines, 7.5 feet either side of line except the rear or side lines abutting the outside boundary, in which case the 15 foot easement shall be entirely within the lot.

2011-005746 B: 35 P: 003
07/15/2011 12:55:49 PM Total Pages: 1 Fees: 21.00
Bonnie F. Reese, Register of Deeds, Cleveland County, NC

FALL CREEK LAND CO., INC.

DEED BOOK 1525, PAGE 1126
TAX MAP 1138, BLOCK 1, LOT 2
NUMBER 1 TOWNSHIP CLEVELAND COUNTY, NC
FIELD: N. ODOM MAP: N. ODOM
DATE: JANUARY 24, 2008 MAP#: 21475 PHASE2A
GRAPHIC SCALE



1 INCH = 200 FEET
PROFESSIONAL SURVEYING SERVICES
PO BOX 1161
RUTHERFORDTON, NORTH CAROLINA
828-287-7059

Endorsement of Administrator
I hereby certify that this subdivision has been granted final approval by the Cleveland County Development Ordinance Administrator this 15 day of JULY, 2011 provided this plat is recorded within sixty (60) days of the above date.

Cheri Marks
Administrator, Cleveland County Development Ordinance

PROPERTY CORNER LEGEND
• EXISTING IRON PIN (EIP)
• NEW IRON PIN (NIP)
▲ NAIL OR RAILROAD SPIKE
☒ CONCRETE MONUMENT
☒ RIGHT OF WAY MONUMENT
● STONE

FALL CREEK LAND COMPANY, INC.
PO BOX 638
HICKORY, NORTH CAROLINA 28603
CONTACT: TODD BLACK
PHONE: (828)-850-9444

I, Nathan Odom, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description recorded in Deed Book 1525, Page 1126); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, Page ; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 12 TH day of JULY 2011.

INTERNET COPY INTERNET COPY INTERNET COPY

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