BK. 41 PG. 24-25

SHEET 1

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Ordinance for Valdese, North Carolina and that this plat has been approved by the Town Council for recording in the Office of the Register of Deeds of Burke County.

Thelda B. Rhoney — 06/10/2011
Town Clerk, Town of Valdese — Date

Certificate of Private Street Designation

All roads in this subdivision are hereby declared private and shall not be maintained by the Town of Valdese or the North Carolina Department of Transportation. The maintenance of all streets and roads in this subdivision shall be the responsibility of Property Owners Association to bring the roads up to the standards of the North Carolina Department of Transportation Secondary Roads Council or the Town of Valdese before any private streets or roads on this plat are included, at any time after the approval of this plat, into the North Carolina State Maintained Road System or into the Town's municipal system.

Oscar O Vazquez
Subdivider or Agent

Certificate of Ownership and Dedication

I hereby certify that I am / we are the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of Valdese and that I / we hereby adopt this plan of subdivision with my free consent and establish minimum building setback lines as noted.

Oscar O Vazquez — 6/16/2011
Owner — Date

Owner — Date

Certificate of Approval by the Planning Board

The Valdese Planning Board hereby approves the final plat for the Lake Vistas - Phase 1 - Section A Subdivision.

Roy A Sweezy — 4-25-11
Chairman, Valdese Planning Board — Date

North Carolina
Burke County

I, a Notary Public of the County and State aforesaid, certify that Oscar O. Vazquez personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of June, 2011.

Thelda B. Rhoney
Thelda B. Rhoney
Notary Public

Thelda B. Rhoney
NOTARY PUBLIC
Lincoln County, NC

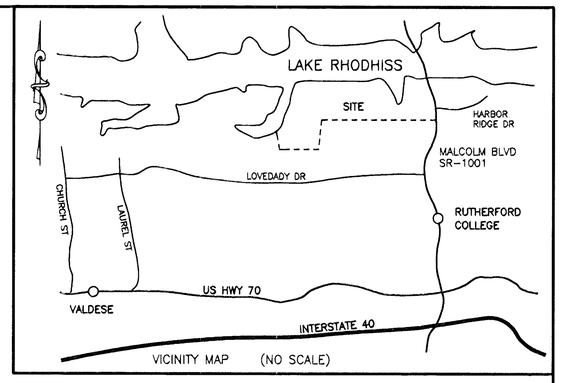
My commission expires Oct 11, 2011

100 0 100 200 300
GRAPHIC SCALE - FEET 1" = 100'

N.C.G.S. Grid North - NAD 83 (Canal Az Mk - Canal)

LINE DATA TABLE (R/W)

COURSE	BEARING	DISTANCE
R-1	N 89°53'22"W	1.89'
R-2	N 03°42'10"W	60.45'
R-3	N 07°43'16"E	49.79'
R-4	N 26°59'36"E	5.71'
R-5	N 32°56'12"W	24.67'
R-6	S 32°56'12"E	24.67'
R-7	S 26°59'36"W	5.71'
R-8	S 07°43'16"W	49.79'
R-12	S 18°52'04"W	45.82'
R-13	N 10°14'49"W	4.39'
R-14	S 10°14'49"E	4.39'
R-15	N 03°42'10"W	20.40'
R-16	S 89°53'22"E	6.84'
R-17	N 05°32'24"W	50.24'

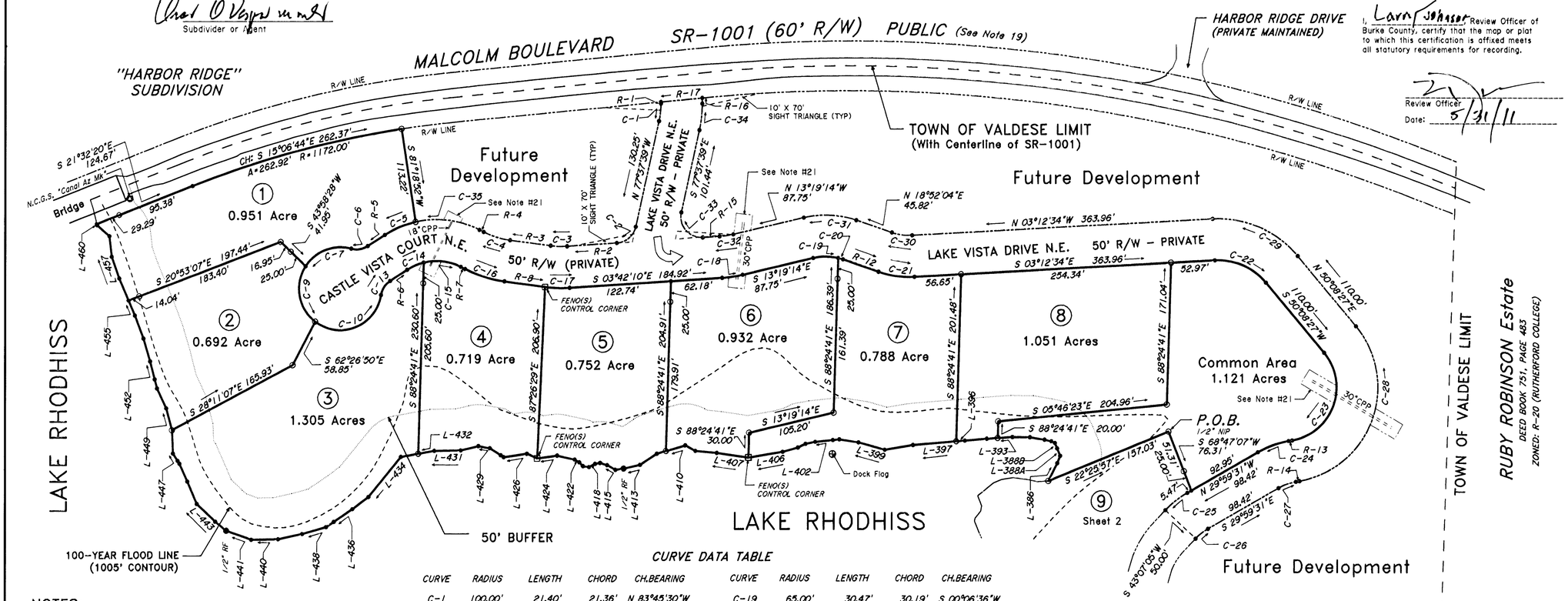


VICINITY MAP (NO SCALE)

State of North Carolina
County of Burke

I, Larry Johnson Review Officer of Burke County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer
Date: 5/31/11



EDGE OF LAKE RHODHISS (995' CONTOUR)

COURSE	BEARING	DISTANCE
L-386	S 63°28'32"E	24.04'
L-387	S 68°23'41"E	9.46'
L-388A	N 67°28'42"E	9.72'
L-388B	N 67°28'42"E	7.23'
L-389	N 25°34'43"E	4.63'
L-390	N 13°06'31"E	8.53'
L-391	N 09°29'59"E	18.01'
L-392	N 00°38'07"E	21.13'
L-393	N 03°47'38"W	17.82'
L-394	N 03°47'38"W	13.30'
L-395	N 04°52'34"W	26.60'
L-396	N 04°57'23"W	10.57'
L-397	N 04°57'23"W	52.50'
L-398	N 09°25'05"W	34.85'
L-399	N 18°22'46"E	33.22'
L-400	N 08°58'01"E	23.55'
L-401	N 06°03'48"W	7.91'
L-402	N 06°03'48"W	21.38'
L-403	N 11°03'31"W	12.07'
L-404	N 25°55'38"W	10.22'
L-405	N 15°41'41"W	19.07'
L-406	N 09°34'05"W	42.22'
L-407	N 08°12'51"E	38.72'
L-408	N 05°33'46"E	26.15'
L-409	N 28°16'15"E	13.77'
L-410	N 16°11'07"W	24.31'
L-411	N 16°11'07"W	11.47'
L-412	N 33°36'57"W	24.30'
L-413	N 12°56'55"W	20.30'
L-414	N 08°30'24"W	10.15'
L-415	N 29°17'16"E	11.41'
L-416	N 17°38'31"E	9.01'
L-417	N 09°31'09"W	6.21'
L-418	N 28°23'17"W	8.27'
L-419	N 07°35'40"E	7.34'
L-420	N 45°57'35"E	0.37'
L-421	N 45°57'35"E	6.17'
L-422	N 30°59'56"E	6.56'
L-423	N 12°44'00"E	21.62'
L-424	N 07°30'41"W	24.54'
L-425	N 23°48'30"E	13.64'
L-426	N 08°14'40"W	28.55'
L-427	N 32°45'43"E	4.29'
L-428	N 32°45'43"E	15.74'
L-429	N 10°32'28"E	14.10'
L-430	N 13°16'07"W	22.01'
L-431	N 01°00'31"W	31.91'
L-432	N 10°13'20"W	19.87'
L-433	N 10°13'20"W	21.32'
L-434	N 50°53'30"W	62.40'
L-435	N 36°51'54"W	24.29'
L-436	N 34°08'01"W	27.23'
L-437	N 34°08'01"W	11.34'
L-438	N 15°54'11"W	30.02'
L-439	N 12°06'05"W	29.85'
L-440	N 01°05'25"W	32.56'
L-441	N 19°16'10"E	32.20'
L-442	N 39°27'40"E	17.28'
L-443	N 43°28'32"E	30.97'
L-444	N 66°58'51"E	29.36'
L-445	N 66°03'25"E	23.58'
L-446	N 57°26'40"E	4.21'
L-447	N 57°26'40"E	10.53'
L-448	N 87°39'29"E	28.40'
L-449	N 74°52'42"E	27.14'
L-450	N 65°02'17"E	26.47'
L-451	N 75°41'05"E	11.43'
L-452	N 75°41'05"E	22.31'
L-453	N 73°24'03"E	28.61'
L-454	N 69°27'14"E	29.48'
L-455	N 67°06'38"E	19.84'
L-456	N 67°06'38"E	28.89'
L-457	N 70°32'14"E	27.64'
L-458	N 83°33'44"E	25.04'
L-459	N 41°26'17"E	19.81'
L-460	N 76°28'06"E	1.69'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	100.00'	21.40'	21.36'	N 83°45'30"W
C-2	25.00'	32.26'	30.06'	N 40°39'54"W
C-3	100.00'	19.94'	19.91'	N 02°00'33"E
C-4	100.00'	33.64'	33.48'	N 17°21'26"E
C-5	115.00'	40.56'	40.35'	N 22°49'59"W
C-6	25.00'	21.03'	20.41'	N 08°50'30"W
C-7	50.00'	63.15'	59.04'	N 20°55'47"W
C-9	50.00'	74.65'	67.91'	S 80°07'00"W
C-10	50.00'	103.39'	85.93'	S 21°53'24"E
C-13	25.00'	21.03'	20.41'	S 57°01'53"E
C-14	65.00'	21.91'	21.80'	S 23°16'54"E
C-15	65.00'	46.08'	45.12'	S 06°41'00"W
C-16	150.00'	50.46'	50.22'	S 17°21'26"W
C-17	150.00'	29.91'	29.86'	S 02°00'33"W
C-18	150.00'	23.18'	23.15'	S 08°30'42"E
C-19	65.00'	30.47'	30.19'	S 00°06'36"W
C-20	65.00'	6.04'	6.04'	S 16°12'15"W
C-21	115.00'	44.31'	44.04'	S 07°49'45"W
C-22	75.00'	69.84'	67.34'	S 23°27'56"W
C-23	65.00'	135.70'	112.36'	N 70°03'11"W
C-24	115.00'	39.63'	39.44'	N 20°07'10"W
C-25	115.00'	33.90'	33.78'	N 38°26'13"W
C-26	65.00'	19.16'	19.09'	S 38°26'13"E
C-27	65.00'	22.40'	22.29'	S 20°07'10"E
C-28	115.00'	240.08'	198.80'	S 70°03'11"E
C-29	125.00'	116.39'	112.23'	N 23°27'56"E
C-30	65.00'	25.05'	24.89'	N 07°49'45"E
C-31	115.00'	64.61'	63.76'	N 02°46'25"E
C-32	100.00'	16.79'	16.77'	N 08°30'42"W
C-33	25.00'	46.28'	39.95'	N 49°20'06"E
C-34	150.00'	32.10'	32.04'	S 83°45'30"E
C-35	115.00'	79.73'	78.14'	N 07°07'55"E

NOTES:

1) TOTAL NUMBER OF LOTS: 13.
2) MINIMUM LOT SIZE: 0.670 ACRE.
3) TOTAL AREA TO BE SUBDIVIDED: 147.598 ACRES (INCLUDING R/W OF SR-1001). PHASE 1-SECTION A: 16.220 ACRES.
4) PROPERTY ZONED R12-A (RESIDENTIAL)
5) PROPERTY LOCATED WITHIN THE WS-IV(C) (WATERSHED CRITICAL AREA).
6) ALL ROADS TO BE PRIVATE MAINTAINED.
7) PROPOSED PAVEMENT WIDTH ON ALL ROADS: 20'.
8) TOTAL LENGTH OF NEW ROAD: 2913.5' (PHASE 1-SECTION A)
9) SUBDIVISION CLASSIFIED AS A "HILLSIDE SUBDIVISION" AS DEFINED BY THE TOWN OF VALDESE ZONING ORDINANCE.
10) SUBDIVISION SUBJECT TO 50' BUFFER ALONG LAKE RHODHISS (995' CONTOUR), RECORDED AT DEED BOOK 1808, PAGE 734.
11) 50' BUFFER IS PARALLEL TO FULL POND ELEVATION OF LAKE RHODHISS (995' CONTOUR - PROPERTY LINE)
12) SUBDIVISION SUBJECT TO FLOOD EASEMENT TO 1005' CONTOUR, RECORDED AT DEED BOOK 1808, PAGE 734.
13) 100' YEAR FLOOD LINE DEFINED AS 1005' CONTOUR, AS SHOWN ON FIRM MAP NO. 3710275400J, PANEL 2754, DATED 9/5/2007.
14) LOTS TO BE SERVED BY WELLS & SEPTIC SYSTEMS.
15) UTILITES TO BE INSTALLED WITHIN STREET RIGHT-OF-WAYS.
16) POA RESERVES A 10' WIDE UTILITY EASEMENT ALONG ALL SIDE & REAR LOTS LINES (5' EACH SIDE OF LINE).
17) UNLESS OTHERWISE NOTED, LOT CORNERS ARE 1/2" NIP.
18) SEE SHEET 2 OF 2 FOR P.O.B. DATA.
19) AREA WITHIN R/W OF SR-1001 (30' FROM WESTERN EDGE OF R/W TO CENTERLINE) TO BE DEDICATED TO NCDOT FOR PUBLIC USE. REMAINING AREA AS RECORDED AT D.B. 1808 AT PG. 734 & P.B. 37 AT PGS. 25-31.
20) COMMON AREA TO BE OWNED AND MAINTAINED BY LAKE VISTAS P.O.A.
21) CULVERTS LOCATED OUTSIDE OF RIGHT-OF-WAY ARE SUBJECT TO 20' WIDE DRAINAGE EASEMENT - 10' EACH SIDE OF CENTER OF CULVERT (AS SHOWN)
22) SEE SHEET 2 OF 2 FOR "CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF UTILITIES, AND OTHER REQUIRED IMPROVEMENTS."
23) IMPERVIOUS AREAS ON LOTS NOT TO EXCEED 24%.

MINIMUM BUILDING SETBACKS:
FRONT: 35'
SIDE: 10'
SIDE (ABUTTING A STREET): 15'
REAR: 25'

LEGEND

Existing Iron Pipe	EIP
New Iron Pipe	NIP
Existing Iron Rod	EIR
New Iron Rod	NIR
Rebar Found	RF
Rebar Set	RS
Concrete Monument	CM
P.K. Nail	PK
Point	PT.

NORTH CAROLINA PROFESSIONAL SEAL L-4240 LAND SURVEYOR PETER E. FLEMING

THE MAP SHOWN HEREON IS WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRM MAP PANEL No.: 3710274400J DATED: Sept. 5, 2007

I, Peter E. Fleming, PLS, certify to the following:

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.

Peter E. Fleming
Surveyor, (PLS) License No. L-4240

ENGINEER:
CLARK ENGINEERING
281 2nd AVE SE
HICKORY, NC 28601
(828) 345-1577

OWNER & DEVELOPER:
NORTH CAROLINA LAKEFRONT PROPERTIES, LLC
P.O. BOX 961
GRANITE FALLS, NC 28630
(828) 396-5253

I, Peter E. Fleming, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 1808, page 734, 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: 17,917; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature; license number and seal this 21st day of April, A.D., 2011.

Peter E. Fleming
Surveyor (PLS) License No. L-4240

Recorded in Burke County Register of Deeds on June 30 2011 @ 12:19 pm
BK. 41 PG. 24-25

Elizabeth T. Cooper
Deana Bare D / Deputy

WESTERN CAROLINA SURVEYORS, P.A. (License No. C-0338)
2121 HARPER AVE., S.W. LENOIR, N.C. TELE. (828) 758-5353

TITLE: Subdivision of:
Lake Vistas - Phase 1 - Section A

CLIENT:	TOWNSHIP	COUNTY	STATE
North Carolina Lakefront Properties, LLC	Loveladv	Burke	NC

DEED REF. BK. 1808 PG. 734
BK. PG.
PLAT REF. BK. 37 PG. 25-31

TAX MAP NUMBER: 2744-86-7939

APP. BY	DRAWN BY	DATE	SCALE: 1" = 100'	CF: 8652 SF: 8652P1A1	FIELD LJB
PEF	PEF	4/21/2011	Job No.: 8652-SD1	FB: Field PC	SHEET 1 of 2

DATE FIELD SURVEY COMPLETED: 10/15/2010

Layer: 34

PLAT

FOR REGISTRATION REGISTER OF DEEDS
ELIZABETH T COOPER
BURKE COUNTY, NC
2011 JUN 30 12:19:08 PM
BK:41 PG:24-25 FEE $21 00

INSTRUMENT # 2011005716

BOOK 41

PAGE 24-25

NAME Lake Vistas - Phase 1 - Section A
Sheet 1

TWP Lovelady

DATE 6-30-11

ELIZABETH T COOPER
REGISTER OF DEEDS, BURKE
JUDICIAL BUILDING
201 SOUTH GREEN STREET
MORGANTON, NC 28655

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of recorded document, and must be submitted with original for re-recording and/or cancellation.

****

Filed For Registration:	**06/30/2011 12:19:08 PM**
Book:	**PLAT 41 Page: 24-25**
Document No.:	**2011005716**
	PLAT 2 PGS $21.00
Recorder:	**DEANA BARRIER**

2011005716

2011005716