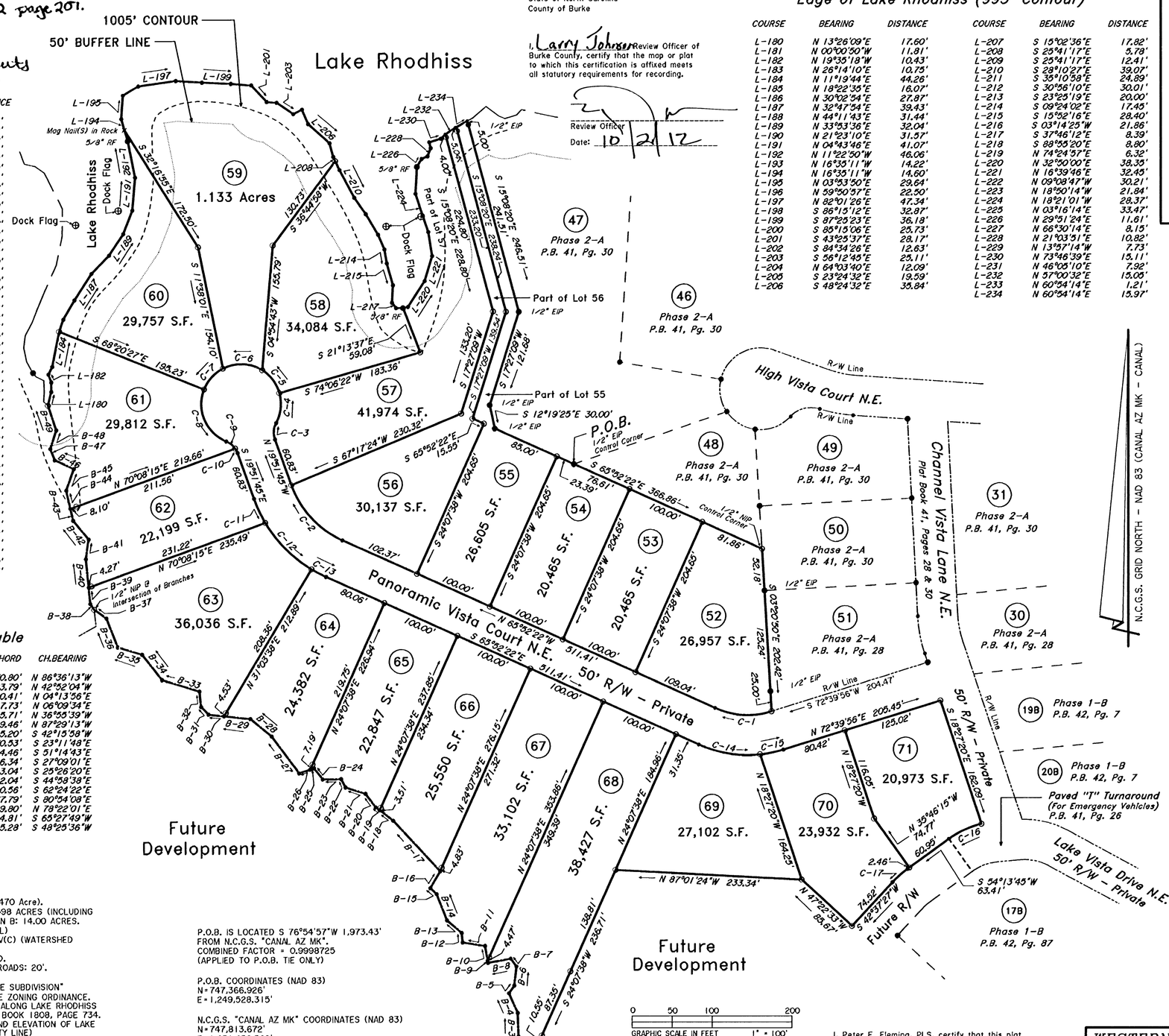
Book 42 Page 207

Presented for recording on 10-2-2012 at 11:05 am in book 42 page 201.
Elizabeth T. Cooper
Register of Deeds
Laura Anderson Deputy

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: 10/2/12



Centerline of Branch

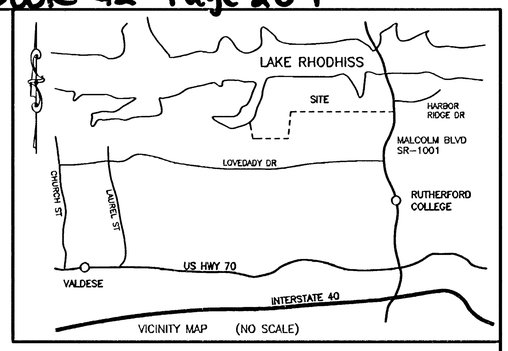
COURSE	BEARING	DISTANCE
B-1	S 68°33'55"W	7.93'
B-2	N 57°39'25"W	20.82'
B-3	N 01°56'49"W	29.39'
B-4	N 24°07'30"W	26.81'
B-5	N 34°41'00"E	11.72'
B-6	N 06°28'06"E	23.79'
B-7	N 35°14'36"W	12.21'
B-8	S 79°49'52"W	28.90'
B-9	N 10°21'45"W	2.59'
B-10	N 10°21'45"W	18.60'
B-11	N 80°51'47"W	28.34'
B-12	N 06°03'24"W	11.87'
B-13	N 49°29'25"W	24.19'
B-14	N 21°35'12"W	35.50'
B-15	N 46°26'59"W	10.78'
B-16	N 30°24'04"E	24.40'
B-17	N 43°03'10"W	86.01'
B-18	N 52°28'03"W	21.30'
B-19	N 52°28'03"W	6.20'
B-20	N 37°21'45"W	21.11'
B-21	N 72°10'27"W	26.23'
B-22	N 27°55'39"W	11.88'
B-23	S 89°06'45"W	22.93'
B-24	N 38°35'14"W	17.39'
B-25	S 72°48'01"W	4.99'
B-26	S 72°48'01"W	14.72'
B-27	N 36°58'43"W	57.32'
B-28	N 50°36'07"W	34.65'
B-29	N 83°51'00"W	33.25'
B-30	N 83°51'00"W	19.48'
B-31	N 45°01'17"W	13.12'
B-32	N 06°15'44"W	19.64'
B-33	N 73°09'07"W	48.72'
B-34	N 38°33'54"W	40.44'
B-35	N 73°15'39"W	31.83'
B-36	N 21°49'26"W	38.85'
B-37	N 54°26'42"W	18.54'
B-38	N 35°15'19"W	8.88'
B-39	N 05°43'57"W	20.66'
B-40	N 05°43'57"W	35.47'
B-41	N 08°03'43"E	24.86'
B-42	N 39°49'55"W	30.26'
B-43	N 12°55'13"W	15.31'
B-44	N 12°55'13"W	23.16'
B-45	N 19°14'00"E	28.62'
B-46	N 65°20'22"W	26.14'
B-47	N 21°40'06"W	15.25'
B-48	N 17°43'14"E	24.39'
B-49	N 18°21'25"W	32.53'

Curve Data Table

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	100.00'	72.36'	70.80'	N 86°36'13"W
C-2	120.00'	96.36'	93.79'	N 42°52'04"W
C-3	25.00'	21.03'	20.41'	N 04°13'56"E
C-4	50.00'	38.69'	37.73'	N 06°09'34"E
C-5	50.00'	36.51'	35.71'	N 36°55'39"W
C-6	50.00'	51.73'	49.46'	N 87°29'13"W
C-7	50.00'	35.97'	35.20'	S 42°15'58"W
C-8	50.00'	78.29'	70.53'	S 23°11'48"E
C-9	25.00'	14.67'	14.46'	S 51°14'43"E
C-10	25.00'	6.36'	6.34'	S 27°09'01"E
C-11	170.00'	33.09'	33.04'	S 25°26'20"E
C-12	170.00'	82.85'	82.04'	S 44°58'38"E
C-13	170.00'	20.57'	20.56'	S 62°24'22"E
C-14	150.00'	78.69'	77.79'	S 80°54'08"E
C-15	150.00'	29.85'	29.80'	N 78°22'01"E
C-16	115.00'	45.10'	44.81'	S 65°27'49"W
C-17	125.00'	25.32'	25.28'	S 48°25'36"W

Edge of Lake Rhodhiss (995' Contour)

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L-180	N 13°26'09"E	17.60'	L-207	S 15°02'36"E	17.82'
L-181	N 00°00'50"W	11.81'	L-208	S 25°41'17"E	5.78'
L-182	N 19°35'18"W	10.43'	L-209	S 25°41'17"E	12.41'
L-183	N 26°14'10"E	10.75'	L-210	S 28°10'27"E	39.07'
L-184	N 11°19'44"E	44.26'	L-211	S 35°10'58"E	24.89'
L-185	N 18°22'35"E	16.07'	L-212	S 30°56'10"E	30.01'
L-186	N 30°02'54"E	27.87'	L-213	S 23°25'19"E	20.00'
L-187	N 32°47'54"E	39.43'	L-214	S 09°24'02"E	17.45'
L-188	N 44°11'43"E	31.44'	L-215	S 15°52'16"E	28.40'
L-189	N 33°53'36"E	32.04'	L-216	S 03°14'25"W	21.86'
L-190	N 21°23'10"E	31.57'	L-217	S 37°46'12"E	8.39'
L-191	N 04°43'46"E	41.07'	L-218	S 88°55'20"E	8.80'
L-192	N 11°22'50"W	46.06'	L-219	N 74°24'57"E	6.32'
L-193	N 16°35'11"W	14.22'	L-220	N 32°50'00"E	38.35'
L-194	N 16°35'11"W	14.60'	L-221	N 16°39'46"E	32.45'
L-195	N 03°53'50"E	29.64'	L-222	N 09°08'47"W	30.21'
L-196	N 59°50'37"E	22.50'	L-223	N 18°50'14"W	21.84'
L-197	N 82°01'26"E	47.34'	L-224	N 18°21'01"W	28.37'
L-198	S 86°15'12"E	32.97'	L-225	N 03°16'14"E	33.47'
L-199	S 87°25'23"E	36.18'	L-226	N 29°51'24"E	11.61'
L-200	S 85°15'06"E	25.73'	L-227	N 66°30'14"E	8.15'
L-201	S 43°25'37"E	28.17'	L-228	N 21°03'51"E	10.82'
L-202	S 84°34'26"E	12.63'	L-229	N 13°57'14"W	7.73'
L-203	S 56°12'45"E	25.11'	L-230	N 73°46'39"E	15.11'
L-204	N 64°03'40"E	12.09'	L-231	N 46°05'10"E	7.92'
L-205	S 23°24'32"E	19.59'	L-232	N 57°00'32"E	15.05'
L-206	S 48°24'32"E	35.84'	L-233	N 60°54'14"E	1.21'
			L-234	N 60°54'14"E	15.97'



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.

Theresa B. Pitmey 10/01/2012
Town Clerk, Town of Valdese Date

Certificate of Approval by the Planning Board

The Valdese Planning Board hereby approves the final plat for the Lake Vistas - Phase 2 - Section B Subdivision.

Roy Sweezy 9-21-12
Chairman, Valdese Planning Board Date

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.

Owner 10/2/2012 Date

Owner 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.

Subdivider or Agent

North Carolina
_____ County
I, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 20_____.

_____
Notary Public

My commission expires _____, _____

NOTES:

1) TOTAL NUMBER OF LOTS: 20.
2) MINIMUM LOT SIZE: 20,465 Sq. Ft. (0.470 Acre).
3) TOTAL AREA TO BE SUBDIVIDED: 147.598 ACRES (INCLUDING R/W OF SR-1001). PHASE 2-SECTION B: 14.00 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: 1065'.
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) CULVERTS LOCATED OUTSIDE OF RIGHT-OF-WAY ARE SUBJECT TO 20' WIDE DRAINAGE EASEMENT - 10' EACH SIDE OF CENTER OF CULVERT (AS SHOWN)
19) IMPERVIOUS AREAS ON LOTS NOT TO EXCEED 24%.

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

P.O.B. IS LOCATED S 76°54'57"W 1,973.43' FROM N.C.G.S. "CANAL AZ MK".
COMBINED FACTOR = 0.9998725
(APPLIED TO P.O.B. TIE ONLY)

P.O.B. COORDINATES (NAD 83)
N=747,366.926'
E=1,249,528.315'

N.C.G.S. "CANAL AZ MK" COORDINATES (NAD 83)
N=747,813.672'
E=1,251,450.509'

N.C.G.S. "CANAL" COORDINATES (NAD 83)
N=748,802.164'
E=1,250,924.201'

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

0 50 100 200
GRAPHIC SCALE IN FEET 1" = 100'

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

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: 17,020; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature; license number and seal this 14th day of September, A.D., 2012.

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

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 2 - Section B

CLIENT:	TOWNSHIP	COUNTY	STATE
North Carolina Lakefront Properties, LLC	Lovelady	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: 8652P2B1	FIELD LJB
PEF	PEF	9/14/2012	Job No.: 8652-SD2B	FB: Field PC	SHEET 1 of 1

DATE FIELD SURVEY COMPLETED: 9/07/2012

Layer: 34

FOR REGISTRATION REGISTER OF DEEDS
ELIZABETH T COOPER
BURKE COUNTY, NC
2012 OCT 02 11:05:50 AM
BK 42 PG 207-208 FEE:$21.00

INSTRUMENT # 2012008636

PLAT

BOOK 42

PAGE 207

NAME Lake Vistas · Phase 2 · Section B

TWP Lovelady

DATE 10·2·2012

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.

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Filed For Registration:	**10/02/2012 11:05:50 AM**
Book:	**PLAT 42 Page: 207-208**
Document No.:	**2012008636**
	PLAT 2 PGS $21.00
Recorder:	**USER R ADMIN**

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