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 3/23/18

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE VALDESE PLANNING BOARD HEREBY APPROVES THE FINAL PLAT OF THIS SUBDIVISION

CHAIRMAN, VALDESE PLANNING BOARD — DATE 3-27-18

CERTIFICATE OF APPROVAL FOR RECORDING BY THE TOWN COUNCIL

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 REG OF DEEDS FOR BURKE COUNTY.

TOWN CLERK, TOWN OF VALDESE — DATE 3/29/18

TOWN OF VALDESE INCORPORATED 1893 NORTH CAROLINA

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE VALDESE SPECIFICATIONS AND STANDARDS IN THE VISTA SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO VALDESE HAVE BEEN RECEIVED

VALDESE TOWN MANAGER — DATE 3-27-18

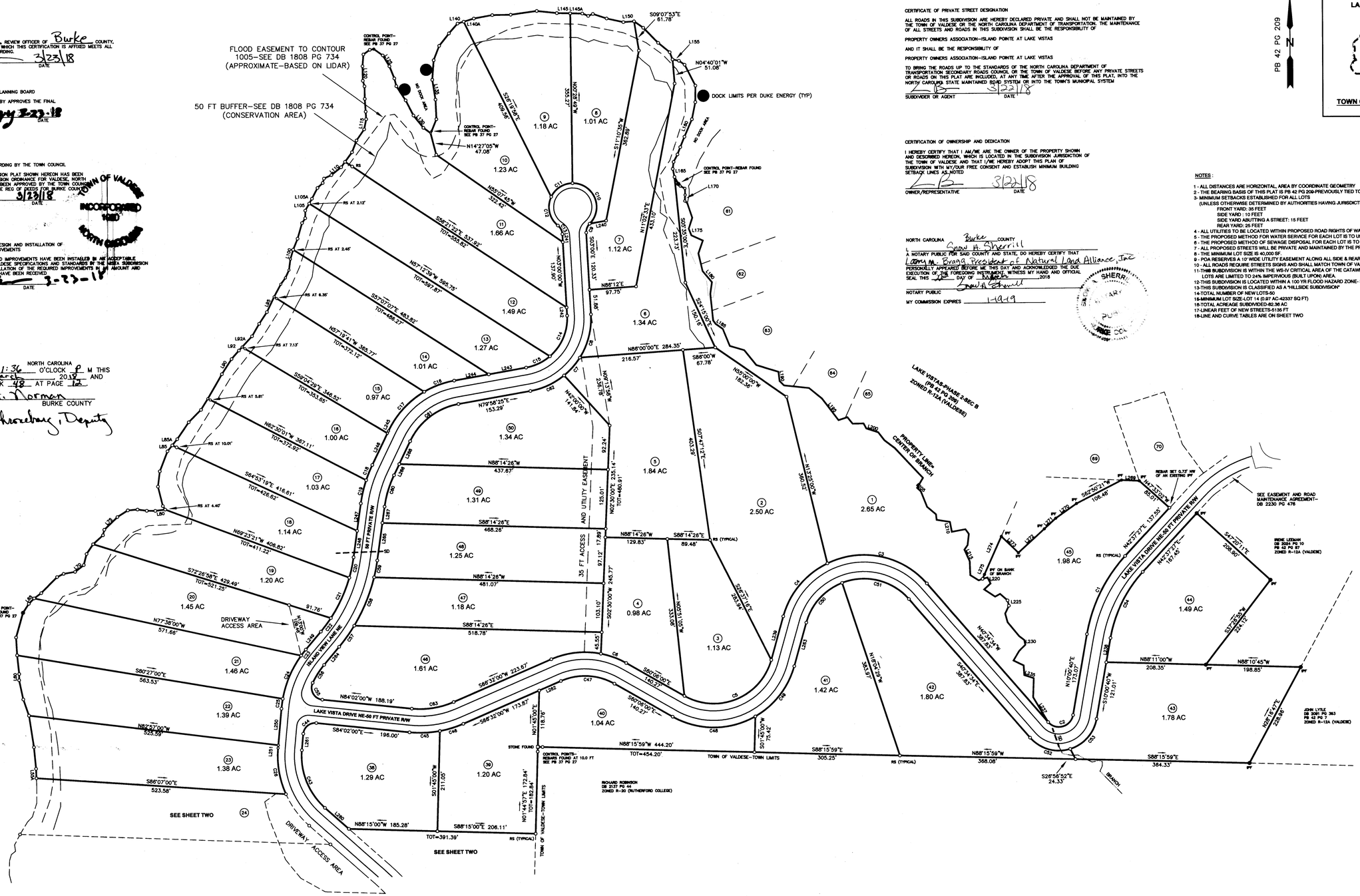
FOR REGISTRATION REGISTER OF DEEDS
Stephanie A. Normen
BURKE COUNTY
03/23/2018 at 01:36:09 PM
Book 48 Page 12 (1)
FEE: $21.00
INSTRUMENT # 2017014198

INSTRUMENT # 2017014198

BURKE COUNTY NORTH CAROLINA
FILED FOR REGISTRATION AT 1:36 O'CLOCK P M THIS THE 23rd DAY OF March 2018 AND RECORDED IN PLAT BOOK 48 AT PAGE 12

Stephanie A. Normen
REGISTER OF DEEDS BURKE COUNTY

Kim Throckmorton, Deputy



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–ISLAND POINTE AT LAKE VISTAS

AND IT SHALL BE THE RESPONSIBILITY OF

PROPERTY OWNERS ASSOCIATION–ISLAND POINTE AT LAKE VISTAS

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 — DATE 3/22/18

CERTIFICATION 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 THE TOWN OF VALDESE AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED

OWNER/REPRESENTATIVE — DATE 3/22/18

NORTH CAROLINA Burke COUNTY

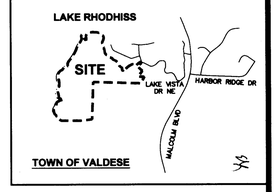
I, Snow A. Sherrill, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Larry M. Bragg, President of Natural Land Alliance, Inc PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF March 2018

NOTARY PUBLIC — Snow A. Sherrill

MY COMMISSION EXPIRES 1-9-19

SHERRILL NOTARY PUBLIC BURKE COUNTY NORTH CAROLINA

VICINITY MAP-BURKE COUNTY
(NOT TO SCALE)



NOTES:

1 - ALL DISTANCES ARE HORIZONTAL, AREA BY COORDINATE GEOMETRY
2 - THE BEARING BASIS OF THIS PLAT IS PB 42 PG 209-PREVIOUSLY TIED TO NC GRID
3- MINIMUM SETBACKS ESTABLISHED FOR ALL LOTS
(UNLESS OTHERWISE DETERMINED BY AUTHORITIES HAVING JURISDICTION):
FRONT YARD: 35 FEET
SIDE YARD : 10 FEET
SIDE YARD ABUTTING A STREET: 15 FEET
REAR YARD: 25 FEET
4 - ALL UTILITIES TO BE LOCATED WITHIN PROPOSED ROAD RIGHTS OF WAY OR DESIGNATED EASEMENTS
5 - THE PROPOSED METHOD FOR WATER SERVICE FOR EACH LOT IS TO USE PRIVATE INDIVIDUAL ON-SITE WELLS.
6 - THE PROPOSED METHOD OF SEWAGE DISPOSAL FOR EACH LOT IS TO USE PRIVATE INDIVIDUAL ON-SITE SEPTIC TANK SYSTEMS.
7 - ALL PROPOSED STREETS WILL BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
8 - THE MINIMUM LOT SIZE IS 40,000 SF.
9 - POA RESERVES A 10' WIDE UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES (5' EACH SIDE OF LINE).
10 - ALL ROADS REQUIRE STREETS SIGNS AND SHALL MATCH TOWN OF VALDESE REQUIREMENTS
11-THIS SUBDIVISION IS WITHIN THE WS-IV CRITICAL AREA OF THE CATAWBA RIVER WATER SUPPLY WATERSHED.
LOTS ARE LIMITED TO 24% IMPERVIOUS (BUILT UPON) AREA.
12-THIS SUBDIVISION IS LOCATED WITHIN A 100 YR FLOOD HAZARD ZONE- SEE FEMA PANEL 3710274400K DATED 07/07/2009
13-THIS SUBDIVISION IS CLASSIFIED AS A "HILLSIDE SUBDIVISION"
14-TOTAL NUMBER OF NEW LOTS-50
15-MINIMUM LOT SIZE-LOT 14 (0.97 AC-42337 SQ FT)
16-TOTAL ACREAGE SUBDIVIDED-62.36 AC
17-LINEAR FEET OF NEW STREETS-5135 FT
18-LINE AND CURVE TABLES ARE ON SHEET TWO

MAJOR SUBDIVISION-SHEET ONE OF TWO

I, DOLPHUS E HARMON, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY SUPERVISION;(DEED DESCRIPTION RECORDED IN DB 2312 PG 264, AND PB 42 PG 209,PB 37 PG 27 WERE USED);THAT THE RATIO OF PRECISION BY LAT AND DEP IS 1 : 11,800+ ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NC GEN STAT 47-30 AS AMENDED.

I FURTHER CERTIFY THAT THIS SURVEY :

(f)(11)e–THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

WITNESS MY HAND AND SEAL: Dolphus E. Harmon 3/21/2018

NORTH CAROLINA PROFESSIONAL SEAL L-3333 LAND SURVEYOR DOLPHUS E. HARMON

LEGEND
BP–IRON PIPE FOUND
PKF–PK NAIL FOUND
RS–REBAR SET

SCALE IN FEET
100 50 0 50 100 200
LOVELADY TWSP – BURKE COUNTY – NORTH CAROLINA

OWNER AND SUBDIVIDER:
NATURAL LAND ALLIANCE, INC.
ATTN: LARRY BRAGG
1036 PENINSULA DRIVE
BELMONT, NC 28012
704-560-5046

PARCEL INFORMATION:
PIN: 2744867939
ZONING: R-12A
TOWNSHIP: LOVELADY
DEED REFERENCE: DB 2312 PG 264

ISLAND POINTE AT LAKE VISTAS

CAD BY DEH	PROJECT DATE FEB 12 2018
FILE DATA EVERGREEN.DWG	SCALE 1" = 100'
PROJECT NUMBER 17082	PROJECT MANAGER BBT

WEST CONSULTANTS PLLC
P-0210
405 SOUTH STERLING STREET
MORGANTON, NORTH CAROLINA 28655
828–433–5661 FAX: 828–433–5662