FOR REGISTRATION REGISTER OF DEEDS
Burke County, NC
Stephanie A. Norman
Register of Deeds
06/19/2018 at 10:48:37 am
Book 48 Page 70 (1)
FEE: $21.00
INSTRUMENT # 2017017106

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BURKE COUNTY NORTH CAROLINA

FILED FOR REGISTRATION AT 10:49 O'CLOCK A M THIS THE 19th DAY OF June 20 18 AND RECORDED IN PLAT BOOK 48 AT PAGE 70

Stephanie A. Norman
REGISTER OF DEEDS BURKE COUNTY

By: Victoria Shuggler - Deputy

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 6/19/18 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-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 6/19/18 DATE

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 6/19/19 DATE

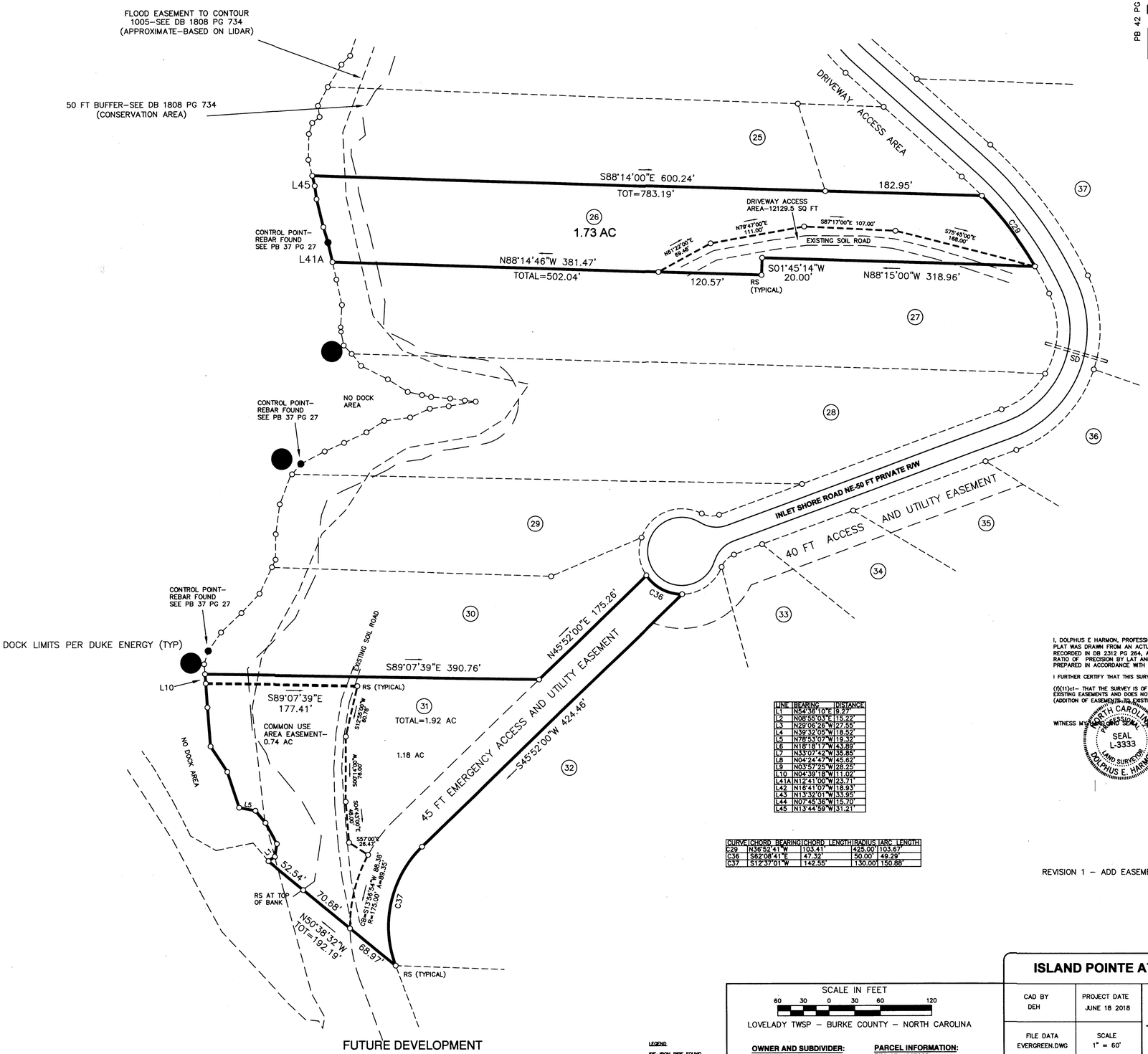
NORTH CAROLINA Burke COUNTY

I Teresa Ann Norris A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Larry M Estes PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF June 2018

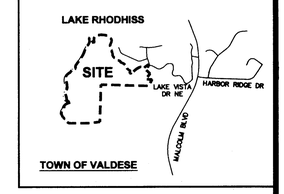
Teresa Ann Norris
NOTARY PUBLIC

MY COMMISSION EXPIRES October 8, 2018

TERESA ANN NORRIS NOTARY PUBLIC BURKE COUNTY, N.C.



VICINITY MAP-BURKE COUNTY
(NOT TO SCALE)



LINE	BEARING	DISTANCE
L1	N54°36'10"E	9.27'
L2	N09°55'03"E	15.22'
L3	N29°06'26"W	27.55'
L4	N39°32'05"W	18.52'
L5	N78°53'07"W	19.32'
L6	N18°18'17"W	43.89'
L7	N33°07'42"W	35.85'
L8	N04°24'42"W	45.62'
L9	N03°57'25"W	28.25'
L10	N04°39'18"W	11.02'
L41A	N12°41'00"W	23.71'
L42	N16°41'07"W	18.93'
L43	N13°32'01"W	33.95'
L44	N07°45'36"W	15.70'
L45	N13°44'59"W	31.21'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C29	N36°52'41"W	103.41'	425.00'	103.67'
C36	S62°08'41"E	47.32'	50.00'	49.29'
C37	S12°37'01"W	142.55'	130.00'	150.88'

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:-:11,600+ ;THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NC GEN STAT 47-30 AS AMENDED.

I FURTHER CERTIFY THAT THIS SURVEY :

(9)(11)c1- THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. (ADDITION OF EASEMENTS TO EXISTING LOTS)

WITNESS MY HAND AND SEAL Dolphus E. Harmon 6-18-2018

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

REVISION 1 – ADD EASEMENTS TO LOTS 26 AND 31

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"

LEGEND
IPF-IRON PIPE FOUND
PKF-PK NAIL FOUND
RS-REBAR SET

SCALE IN FEET
60 30 0 30 60 120

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 - REVISION 1

CAD BY DEH	PROJECT DATE JUNE 18 2018
FILE DATA EVERGREEN.DWG	SCALE 1" = 60'
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