STATE OF NORTH CAROLINA
IREDELL COUNTY

I, JAMES R. HOBBS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book AS, page SHOWN, 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: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 4th day of DECEMBER, A.D., 2018.

NORTH CAROLINA PROFESSIONAL SEAL L-3703 LAND SURVEYOR JAMES R. HOBBS 12-4-18

Professional Land Surveyor
L-3703

NOTE:

- ___ 1. THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
- ___ 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
- ___ 3. THAT THE SURVEY IS A CONTROL SURVEY.
- X 4. 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.
- ___ 5. THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ___ 6. THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Professional Land Surveyor
L-3703

LEGEND

LINES SURVEYED
LINES NOT SURVEYED
TIE LINES
OVHD DISTRIBUTION LINE (OVERHEAD)
INTERIOR P/L
R/W LIMITS
FENCE
WET WEATHER DRAIN BRANCH/STREAM
#4 REBAR (F)
#4 REBAR (S)
#5 REBAR (F)
1" I. PIPE (F)
½" I. PIPE (F)
¾" I. PIPE (F)
LIGHT POLE
RETAIL POWER POLE
TEL BOX
CENTERLINE
PROPERTY LINE
(F) DENOTES "FOUND"
(S) DENOTES "SET"
NTS DENOTES "NOT TO SCALE"
CONCRETE MONUMENT (F)
NO MONUMENTATION UNLESS OTHERWISE NOTED

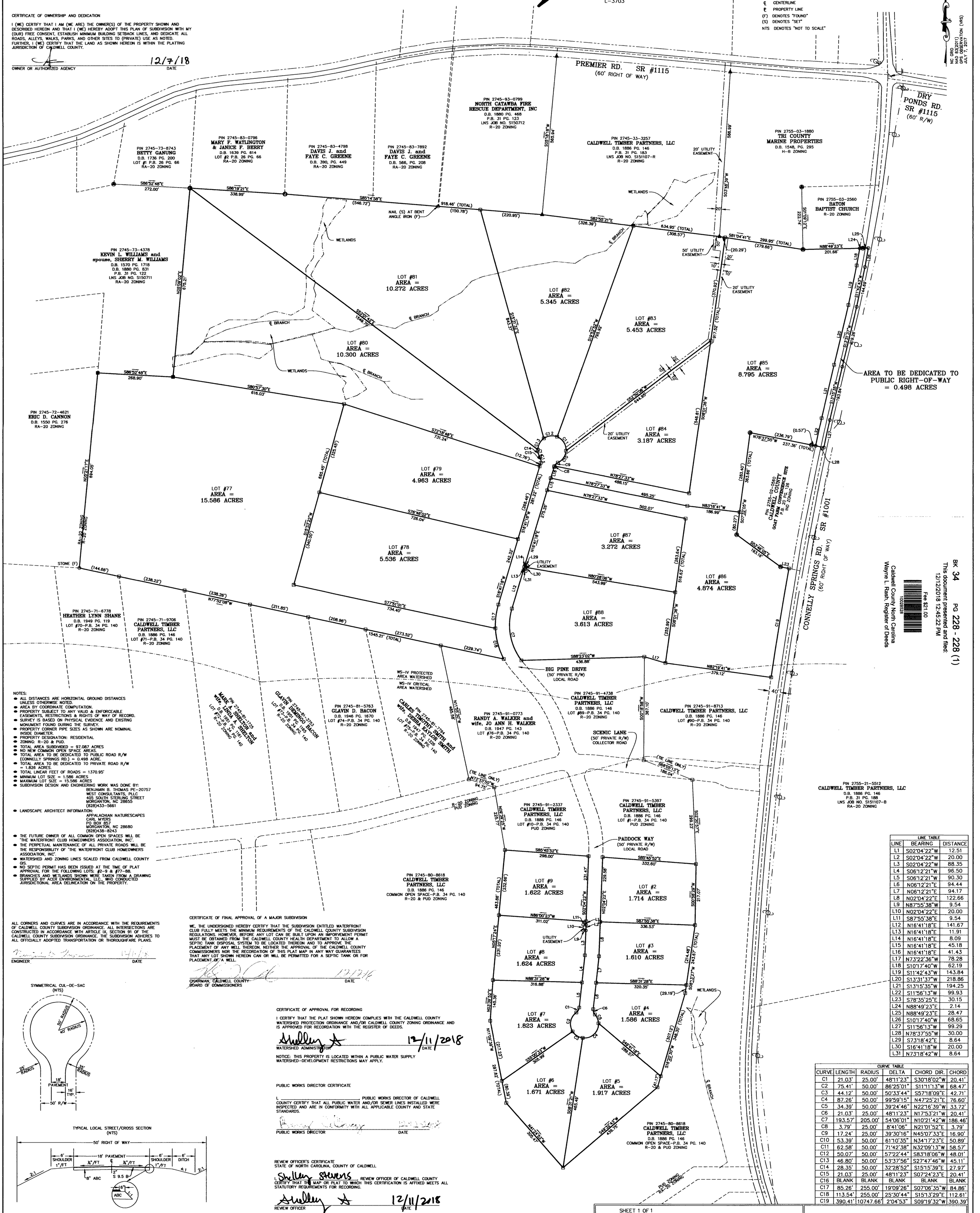
LOCATION MAP NOT TO SCALE

NC GRID NAD 83(2011) GPS OBSERVATION (VRS) JULY 7, 2017

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO (PRIVATE) USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF CALDWELL COUNTY.

OWNER OR AUTHORIZED AGENCY — DATE 12/7/18



NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- AREA BY COORDINATE COMPUTATION.
- PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.
- SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENT FOUND DURING THE SURVEY.
- PROPERTY CORNER PIPE SIZES AS SHOWN ARE NOMINAL INSIDE DIAMETER.
- PROPERTY DESIGNATION: RESIDENTIAL
- ZONING: R-20 & PUD.
- TOTAL AREA SUBDIVIDED = 97.087 ACRES
- NO NEW COMMON OPEN SPACE AREAS.
- TOTAL AREA TO BE DEDICATED TO PUBLIC ROAD R/W (CONNELLY SPRINGS RD.) = 0.498 ACRE.
- TOTAL AREA TO BE DEDICATED TO PRIVATE ROAD R/W = 1.826 ACRES.
- TOTAL LINEAR FEET OF ROADS = 1370.95'
- MINIMUM LOT SIZE = 1.586 ACRES
- MAXIMUM LOT SIZE = 15.586 ACRES
- SUBDIVISION DESIGN AND ENGINEERING WORK WAS DONE BY: BENJAMIN B. THOMAS PE-20757 WEST CONSULTANTS, PLLC 405 SOUTH STERLING STREET MORGANTON, NC 28655 (828)433-5661
- LANDSCAPE ARCHITECT INFORMATION: APPALACHIAN NATURESCAPES CARL MYERS PO BOX 857 MORGANTON, NC 28680 (828)438-8243
- THE FUTURE OWNER OF ALL COMMON OPEN SPACES WILL BE 'THE WATERFRONT CLUB HOMEOWNERS ASSOCIATION, INC'.
- THE PERPETUAL MAINTENANCE OF ALL PRIVATE ROADS WILL BE THE RESPONSIBILITY OF 'THE WATERFRONT CLUB HOMEOWNERS ASSOCIATION, INC'.
- WATERSHED AND ZONING LINES SCALED FROM CALDWELL COUNTY GIS.
- NO SEPTIC PERMIT HAS BEEN ISSUED AT THE TIME OF PLAT APPROVAL FOR THE FOLLOWING LOTS: #2-9 & #77-88.
- BRANCHES AND WETLANDS SHOWN WERE TAKEN FROM A DRAWING SUPPLIED BY ACER ENVIRONMENTAL, LLC., WHO CONDUCTED JURISDICTIONAL AREA DELINEATION ON THE PROPERTY.

ALL CORNERS AND CURVES ARE IN ACCORDANCE WITH THE REQUIREMENTS OF CALDWELL COUNTY SUBDIVISION ORDINANCE. ALL INTERSECTIONS ARE CONSTRUCTED IN ACCORDANCE WITH ARTICLE IX, SECTION 91 OF THE CALDWELL COUNTY SUBDIVISION ORDINANCE. THE SUBDIVISION ADHERES TO ALL OFFICIALLY ADOPTED TRANSPORTATION OR THOROUGHFARE PLANS.

ENGINEER — DATE 12/11/18

CERTIFICATE OF FINAL APPROVAL OF A MAJOR SUBDIVISION

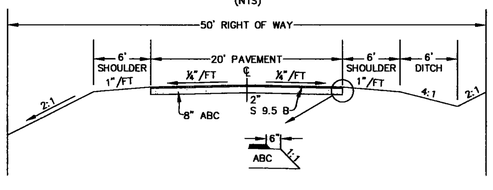
WE, THE UNDERSIGNED HEREBY CERTIFY THAT THE SUBDIVISION ENTITLED WATERFRONT CLUB FULLY MEETS THE MINIMUM REQUIREMENTS OF THE CALDWELL COUNTY SUBDIVISION REGULATIONS. HOWEVER, BEFORE ANY LOT CAN BE BUILT UPON AN IMPORVEMENT PERMIT MUST BE OBTAINED FROM THE CALDWELL COUNTY HEALTH DEPARTMENT TO ALLOW A SEPTIC TANK DISPOSAL SYSTEM TO BE LOCATED THEREON AND TO APPROVE THE PLACEMENT OF ANY WELL THEREON. NEITHER THE APPROVAL OF THE CALDWELL COUNTY COMMISSIONERS NOR THE RECORDATION OF THIS PLAT MAP IN ANY WAY GUARANTEES THAT ANY LOT SHOWN HEREON CAN OR WILL BE PERMITTED FOR A SEPTIC TANK OR FOR PLACEMENT OF A WELL.

CHAIRMAN, CALDWELL COUNTY BOARD OF COMMISSIONERS — DATE 12/11/18

SYMMETRICAL CUL-DE-SAC (NTS)

TYPICAL LOCAL STREET/CROSS SECTION (NTS)

TYPICAL PRIVATE COLLECTOR STREET/CROSS SECTION (NTS)



CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE CALDWELL COUNTY WATERSHED PROTECTION ORDINANCE AND/OR CALDWELL COUNTY ZONING ORDINANCE AND IS APPROVED FOR RECORDATION WITH THE REGISTER OF DEEDS.

WATERSHED ADMINISTRATOR — DATE 12/11/2018

NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED-DEVELOPMENT RESTRICTIONS MAY APPLY.

PUBLIC WORKS DIRECTOR CERTIFICATE

I, _____, PUBLIC WORKS DIRECTOR OF CALDWELL COUNTY CERTIFY THAT ALL PUBLIC WATER AND/OR SEWER LINES INSTALLED WERE INSPECTED AND ARE IN CONFORMITY WITH ALL APPLICABLE COUNTY AND STATE STANDARDS.

PUBLIC WORKS DIRECTOR — DATE

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA, COUNTY OF CALDWELL

I, Shelley Stevens, REVIEW OFFICER OF CALDWELL COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE 12/11/2018

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°04'22"W	12.51
L2	S02°04'22"W	20.00
L3	S02°04'22"W	88.35
L4	S06°12'21"W	96.50
L5	S06°12'21"W	90.30
L6	N06°12'21"E	94.44
L7	N06°12'21"E	94.17
L8	N02°04'22"E	122.66
L9	N87°55'38"W	9.54
L10	N02°04'22"E	20.00
L11	S87°55'38"E	9.54
L12	N16°41'18"E	141.67
L13	N16°41'18"E	11.91
L14	N16°41'18"E	8.09
L15	N16°41'18"E	45.18
L16	N16°41'18"E	41.43
L17	N73°22'36"W	78.28
L18	S10°17'40"W	62.19
L19	S11°42'43"W	143.84
L20	S13°31'37"W	218.86
L21	S13°15'35"W	194.25
L22	S11°56'13"W	99.93
L23	S78°35'25"E	30.15
L24	N88°49'23"E	2.14
L25	N88°49'23"E	28.47
L26	S10°17'40"W	68.65
L27	S11°56'13"W	99.29
L28	N78°37'55"W	30.00
L29	S73°18'42"E	8.64
L30	S16°41'18"W	20.00
L31	N73°18'42"W	8.64

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	21.03'	25.00'	48°11'23"	S30°18'02"W	20.41'
C2	75.41'	50.00'	86°25'01"	S11°11'13"W	68.47'
C3	44.12'	50.00'	50°33'44"	S57°18'09"E	42.71'
C4	87.26'	50.00'	99°59'15"	N47°25'21"E	76.60'
C5	34.39'	50.00'	39°24'46"	N22°16'39"W	33.72'
C6	21.03'	25.00'	48°11'23"	N17°53'21"W	20.41'
C7	193.57'	205.00'	54°06'01"	N10°21'42"W	186.46'
C8	3.79'	25.00'	8°41'06"	N21°01'52"E	3.79'
C9	17.24'	25.00'	39°30'16"	N45°07'33"E	16.90'
C10	53.39'	50.00'	61°10'35"	N34°17'23"E	50.89'
C11	62.58'	50.00'	71°42'38"	N32°09'13"W	58.57'
C12	50.07'	50.00'	57°22'44"	S83°18'06"W	48.01'
C13	46.80'	50.00'	53°37'56"	S27°47'46"W	45.11'
C14	28.35'	50.00'	32°28'52"	S15°15'39"E	27.97'
C15	21.03'	25.00'	48°11'23"	S07°24'23"E	20.41'
C16	BLANK	BLANK	BLANK	BLANK	BLANK
C17	85.26'	255.00'	19°09'26"	S07°06'35"W	84.86'
C18	113.54'	255.00'	25°30'44"	S15°13'29"E	112.61'
C19	390.41'	10747.66'	2°04'53"	S09°19'32"W	390.39'

OWNER/SUBDIVIDER:
CALDWELL TIMBER PARTNERS, LLC
1400 16TH STREET, SUITE 320
DENVER, CO 80202
(704)527-0204

LNS FILE NO.:	S170703
DWG NO.:	S170703-PH1A
SURVEYED BY:	J.R. HOBBS
DRAWN BY:	N.D. WHITLEY
CHECKED BY:	J.R. HOBBS

SHEET 1 OF 1
TAX ID: 2745-33-3257 & 2745-90-3873
FOR SOURCE OF TITLE REFER TO D.BK. 1886 PG. 146
PROPERTY OWNED BY
CALDWELL TIMBER PARTNERS, LLC
MAJOR SUBDIVISION OF
WATERFRONT CLUB-PHASE I-B
NORTH CATAWBA TOWNSHIP
CALDWELL COUNTY, N.C.

SCALE: 1" = 150' — DATE OF SURVEY: OCTOBER 30, 2018
BOOK: NA — DATE OF MAPPING: OCTOBER 30, 2018

LNS
SURVEY AND MAP PREPARED BY:
LAKE NORMAN SURVEYING & MAPPING PLLC #P-0190
137 Jennings Road, Suite C
Statesville, North Carolina 28625
(704) 876-4450 Fax (704) 876-4451

BK 34 PG 228 - 228 (1)
This document presented and filed:
12/12/2018 12:45:22 PM
Fee $21.00
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Caldwell County North Carolina
Wayne L. Rash, Register of Deeds