

Certificate of Approval for Recording

I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Ordinance for Valdease, North Carolina and that this plan 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 Valdease 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 Valdease and that I / we hereby adopt this plan of subdivision with my free consent and establish minimum building setback lines on noted.

Charles O. Viny 06/10/2011
Owner Date

Notary Public

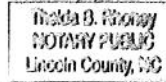
Notary Public for the County and State of North Carolina, I, Oscar O. Vazquez, personally appeared before me this day and acknowledged the execution of the foregoing instrument, Witness my hand and official stamp or seal, this 10th day of June, 2011.

Thelda B. Rhoney
Notary Public Date

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 Valdease specifications and standards in the Lake Vistas - Phase 2 - Section A. Subdivision and that guarantees of the installation of the required improvements in an amount and manner satisfactory to Valdease have been received.

Recorded in Burke County Register of Deeds on June 30, 2011 @ 2:19 pm. Bk. 41 PG. 28-29



Certificate of Private Street Designation

All roads in this subdivision are hereby declared private and shall not be maintained by the Town of Valdease 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...

Charles O. Viny
Subdivider or Agent

Certificate of Approval by the Planning Board

The Valdease Planning Board hereby approves the final plan for the Lake Vistas - Phase 2 - Section A Subdivision.

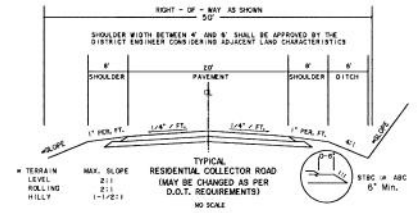
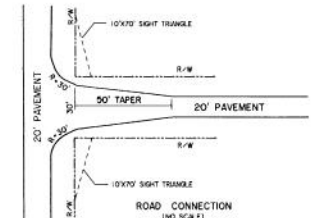
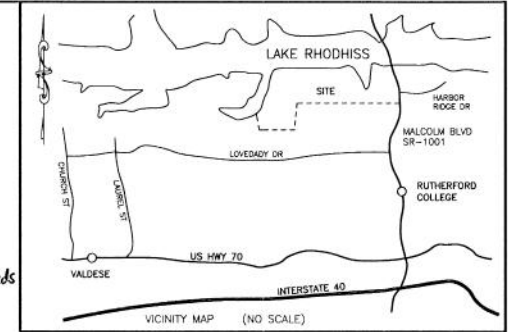
6-10-2011
Chairman, Valdease Planning Board Date

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

Jennifer Finner
Date: 6-10-2011

Recorded in Burke County Register of Deeds on June 30, 2011 @ 2:19 pm. Bk. 41 PG. 28-29

Elizabeth T. Cooper
Deanna Bannin / Deputy



P.O.B. IS LOCATED S 61°19'44" W 1,190.50' FROM N.C.G.S. 'CANAL AZ MK'. COMBINED FACTOR = 0.95988725 (APPLIED TO P.O.B. TIE ONLY)

P.O.B. COORDINATES (NAD 83) N=747,242.454' E=1,250,400.913'

N.C.G.S. 'CANAL AZ MK' COORDINATES (NAD 83) N=747,213.672' E=1,251,450.509'

N.C.G.S. 'CANAL' COORDINATES (NAD 83) N=748,802.154' E=1,250,924.201'

Future Development

EDGE OF LAKE RHODHISS (995' CONTOUR)

Table with columns: COURSE, BEARING, DISTANCE. Lists boundary points for the lake edge.

CURVE DATA TABLE

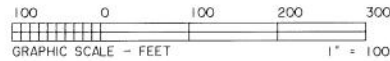
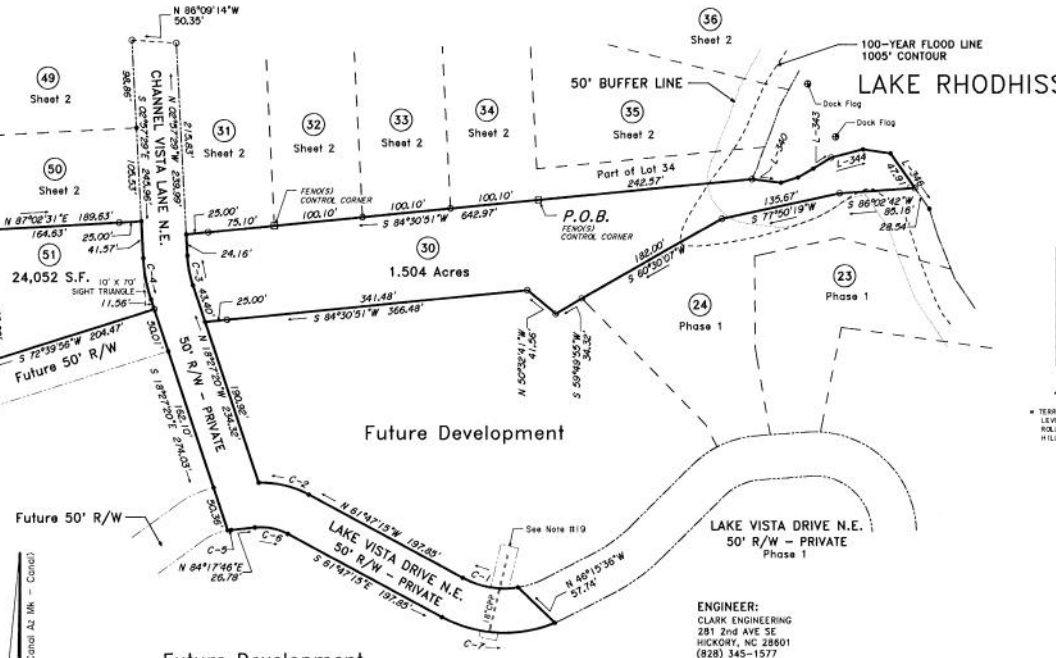
Table with columns: CURVE, RADIUS, LENGTH, CHORD, CH BEARING. Lists data for various curves in the subdivision.

NOTES:

- 1) TOTAL NUMBER OF LOTS: 22.
2) MINIMUM LOT SIZE: 20,049 SQ. FT.
3) TOTAL AREA TO BE SUBDIVIDED: 147,928 ACRES (INCLUDING R/W OF SR-1001), PHASE 2 - SECTION A: 18,370 ACRES.
4) PROPERTY ZONED R12-A (RESIDENTIAL).
5) PROPERTY LOCATED WITHIN THE WS-(VIC) (WATERSHED CRITICAL AREA).
6) ALL ROADS TO BE PRIVATE MAINTAINED.
7) PROPOSED PAVEMENT WIDTH ON ALL ROADS: 20'.
8) TOTAL LENGTH OF NEW ROAD: 1644.52' (PHASE 2 - SECTION A).
9) SUBDIVISION CLASSIFIED AS A 'HILLSIDE SUBDIVISION' AS DEFINED BY THE TOWN OF VALDEASE 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 (1000' CONTOUR - PROPERTY LINE).
12) SUBDIVISION SUBJECT TO FLOOD EASEMENT TO 1000' CONTOUR, RECORDED AT DEED BOOK 1808, PAGE 734.
13) 100 YEAR FLOOD LINE DEFINED AS 1000' CONTOUR, AS SHOWN ON FIRM MAP NO. 3710275400J, PANEL 2754, DATED 9/5/2007.
14) LOTS TO BE SERVED BY WELLS & SEPTIC SYSTEMS.
15) UTILITIES TO BE INSTALLED WITHIN STREET RIGHT-OF-WAYS.
16) POA RESERVES A 10' WIDE UTILITY EASEMENT ALONG ALL SIDE & REAR LOTS LINES TO EACH SIDE OF LINE.
17) UNLESS OTHERWISE NOTED, LOT CORNERS ARE 1/2" N.P.
18) IMPERVIOUS AREAS ON LOTS NOT TO EXCEED 24%.
19) CULVERTS LOCATED OUTSIDE OF RIGHT-OF-WAY ARE SUBJECT TO 20' WIDE DRAINAGE EASEMENT - 10' EACH SIDE OF CENTER OF CULVERT (AS SHOWN)

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

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



LEGEND

- Existing Iron Pipe
New Iron Pipe
Existing Iron Rod
New Iron Rod
Rebar Found
Rebar Set
Concrete Monument
P.K., Nail
Point

- EIP
NIP
EIR
NIR
RF
RS
CM
PK
PT

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

At 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.

Signature of 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 991 GRANITE FALLS, NC 28630 (828) 396-9253



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 1808, page 734, etc.) that the ratio of precision as calculated is 1:1,917; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature; license number and seal this 30th day of May, A.D., 2011.

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

REVISED 5/30/2011: UPDATED PER TOWN OF VALDEASE COMMENTS

WESTERN CAROLINA SURVEYORS, P.A. (License No. C-9338) 2121 HARPER AVE., S.W. LENOIR, N.C. TELE: (828) 768-5365

TITLE: Subdivision of: Lake Vistas - Phase 2 - Section A

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

DEED REF. Bk. 1808 pg. 734 TAX MAP NUMBER: 2744-86-7939

PLAT REF. Bk. 37 pg. 28-31 APP. BY: PEF DRAWN BY: DATE: 6/24/2010 SCALE: 1" = 100' FIELD: LUB SHEET: 1 of 2

FOR REGISTRATION, REGISTER OF DEEDS
ELIZABETH T. COOPER
BURKE COUNTY, NC

2011 JUN 30 12 19 08 PM
BK 41 PG:28-29 FEE \$21 00

INSTRUMENT # 2011005718

PLAT

BOOK 41

PAGE 28-29

NAME Lake Vistas-Phase 2- Section A

Sheet 1

TWP Love lady

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: 28-29

Document No.: 2011005718

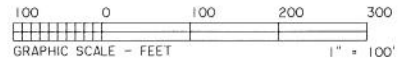
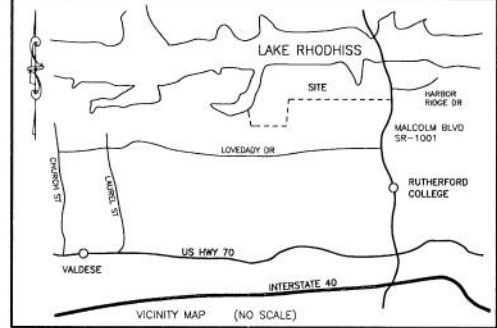
PLAT 2 PGS \$21.00

Recorder: DEANA BARRIER

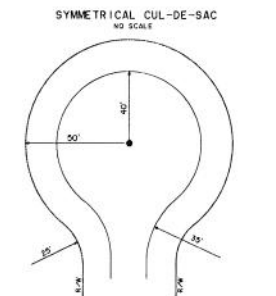
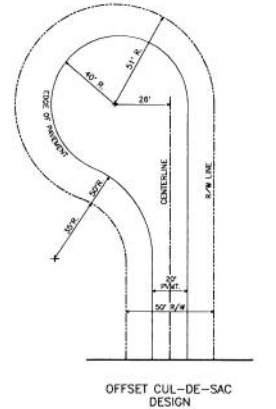
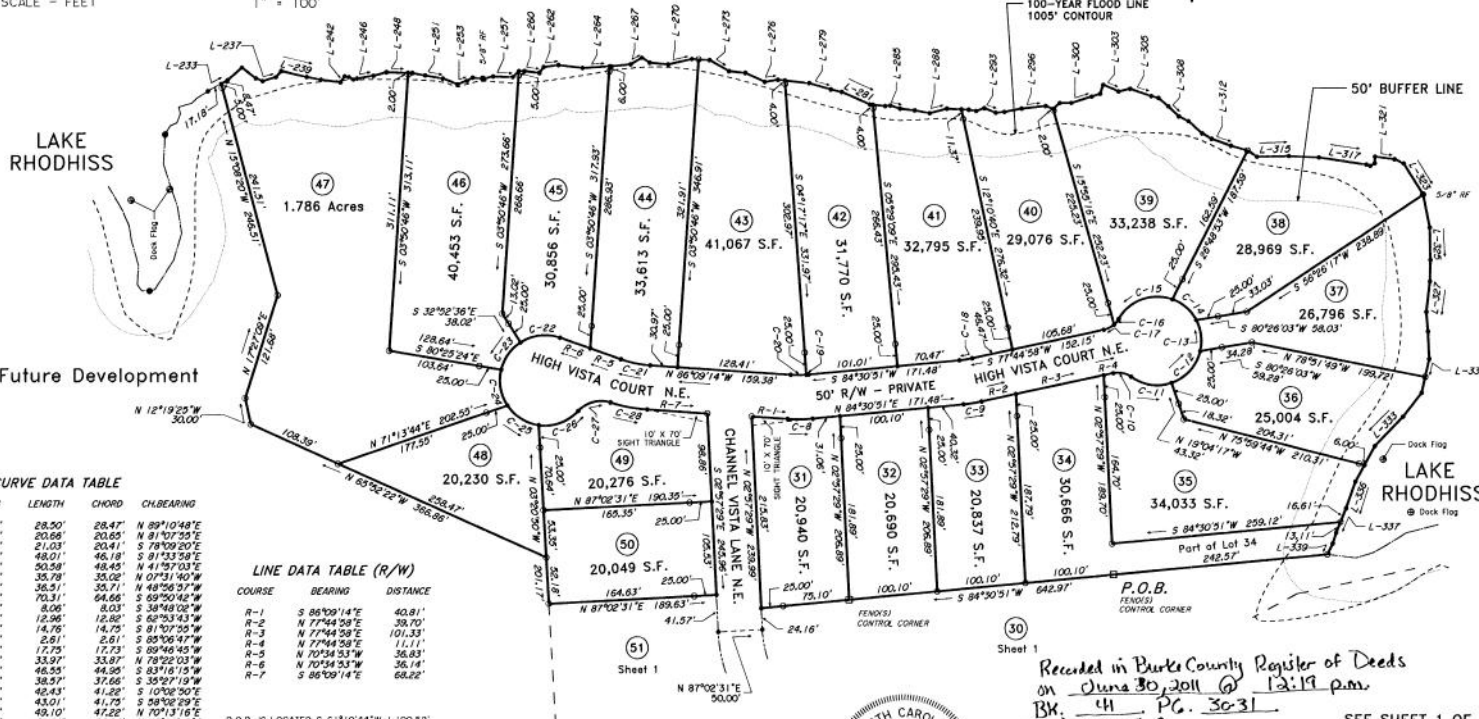
2011005718

EDGE OF LAKE RHODISS (995' CONTOUR)

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L-233	N 60°54'14"E	25.65'	L-244	S 64°15'42"E	5.56'	L-268	S 59°55'48"E	10.61'	L-292	N 71°41'31"E	9.95'	L-316	S 87°36'29"E	34.09'
L-234	N 49°28'16"E	21.11'	L-245	N 77°02'33"E	4.44'	L-269	S 69°39'21"E	20.92'	L-293	S 69°03'17"E	13.95'	L-317	S 81°42'44"E	54.31'
L-235	S 53°10'38"E	19.83'	L-246	N 80°24'37"E	18.85'	L-270	N 77°15'32"E	27.50'	L-294	N 84°40'36"E	8.94'	L-318	S 72°00'16"E	4.33'
L-236	S 68°51'41"E	8.33'	L-247	N 73°34'13"E	15.00'	L-271	S 68°53'37"E	7.57'	L-295	N 78°50'37"E	18.73'	L-319	N 61°21'28"E	5.87'
L-237	N 73°04'51"E	15.50'	L-248	S 88°15'08"E	24.85'	L-272	S 65°20'37"E	12.27'	L-296	N 84°06'35"E	27.23'	L-320	N 02°53'07"E	7.44'
L-238	N 42°02'36"E	9.06'	L-249	S 89°15'08"E	4.60'	L-273	S 60°30'58"E	25.29'	L-297	S 89°48'19"E	8.07'	L-321	S 85°23'46"E	22.59'
L-239	S 77°00'14"E	28.55'	L-250	S 70°59'39"E	14.94'	L-274	S 43°00'04"E	18.71'	L-298	N 48°04'33"E	10.06'	L-322	S 85°43'50"E	11.44'
L-240	S 79°03'28"E	16.41'	L-251	S 79°46'30"E	20.27'	L-275	S 65°50'06"E	24.12'	L-299	N 89°35'07"E	13.06'	L-323	S 80°18'17"E	47.37'
L-241	S 82°56'03"E	26.37'	L-252	S 69°54'59"E	17.66'	L-276	N 81°20'48"E	15.00'	L-300	N 72°33'19"E	24.13'	L-324	S 71°29'25"E	37.85'
L-242	N 35°59'39"E	61.07'	L-253	N 70°56'37"E	11.38'	L-277	S 84°00'29"E	8.05'	L-301	N 71°55'19"E	9.96'	L-325	S 01°14'20"E	36.44'
L-243	S 78°24'00"E	4.81'	L-254	N 62°00'28"E	7.51'	L-278	S 84°00'28"E	27.76'	L-302	N 18°37'26"E	10.56'	L-326	S 01°58'25"W	24.01'
			L-255	S 84°19'07"E	11.88'	L-279	S 84°00'28"E	25.53'	L-303	S 67°11'35"E	18.78'	L-327	S 08°41'30"W	54.70'
			L-256	N 77°59'06"E	11.54'	L-280	S 77°11'08"E	12.59'	L-304	N 77°58'45"E	13.30'	L-328	S 05°00'03"E	21.04'
			L-257	S 88°19'00"E	25.33'	L-281	S 66°15'59"E	34.71'	L-305	S 71°10'58"E	25.29'	L-329	S 02°48'28"E	30.91'
			L-258	N 45°43'24"E	9.45'	L-282	S 63°59'37"E	1.56'	L-306	S 72°52'11"E	8.54'	L-330	S 12°27'59"W	20.84'
			L-259	S 88°48'18"E	6.29'	L-283	S 81°59'39"E	14.10'	L-307	S 50°00'48"E	14.61'	L-331	S 12°27'59"W	18.52'
			L-260	S 83°10'58"E	18.95'	L-284	N 84°19'49"E	5.90'	L-308	S 46°44'20"E	16.46'	L-332	S 38°11'20"W	33.97'
			L-261	N 56°18'41"E	8.24'	L-285	S 72°59'47"E	11.44'	L-309	S 44°04'17"E	12.01'	L-333	S 44°01'28"W	45.83'
			L-262	N 82°45'33"E	18.80'	L-286	S 85°10'00"E	16.63'	L-310	S 48°04'13"E	20.86'	L-334	S 28°59'41"W	24.31'
			L-263	S 83°18'17"E	27.37'	L-287	S 78°48'27"E	17.30'	L-311	S 59°55'19"E	12.44'	L-335	S 28°59'41"W	21.21'
			L-264	N 86°37'08"E	30.54'	L-288	N 78°51'18"E	20.04'	L-312	S 70°59'26"E	23.18'	L-336	S 19°00'11"W	32.04'
			L-265	N 86°37'09"E	1.78'	L-289	S 86°58'52"E	16.44'	L-313	S 74°04'11"E	19.50'	L-337	S 22°32'25"W	29.72'
			L-266	N 84°21'28"E	22.28'	L-290	S 86°58'52"E	12.62'	L-314	S 56°58'33"E	12.62'	L-338	S 17°59'24"W	12.69'
			L-267	N 59°52'17"E	14.40'	L-291	S 81°54'39"E	8.40'	L-315	N 68°49'21"E	35.94'	L-339	S 29°53'22"W	13.66'



LAKE RHODISS



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CH BEARING
C-9	175.00'	28.50'	28.47'	N 89°10'48"E
C-9	175.00'	20.66'	20.65'	N 91°07'29"E
C-10	250.00'	21.03'	20.41'	S 87°09'20"E
C-11	50.00'	48.01'	46.18'	S 81°33'58"E
C-12	50.00'	50.58'	46.45'	N 41°57'03"E
C-13	50.00'	35.78'	35.02'	N 07°31'40"W
C-14	50.00'	36.51'	35.71'	N 48°56'57"W
C-15	50.00'	70.31'	64.56'	S 69°50'42"W
C-16	25.00'	8.06'	8.03'	S 38°48'02"W
C-17	24.00'	12.96'	12.86'	S 62°53'43"W
C-18	125.00'	14.76'	14.75'	S 81°30'59"W
C-19	125.00'	2.61'	2.61'	S 85°06'47"W
C-20	125.00'	17.79'	17.73'	S 89°46'49"W
C-21	125.00'	33.97'	33.97'	N 78°22'03"W
C-22	51.00'	46.55'	44.95'	S 83°18'15"W
C-23	51.00'	38.37'	37.66'	S 39°27'19"W
C-24	51.00'	42.43'	41.39'	S 10°36'40"E
C-25	51.00'	43.01'	41.75'	S 58°02'29"E
C-26	51.00'	49.10'	47.22'	N 70°31'16"E
C-27	35.00'	39.78'	37.67'	N 79°14'12"E
C-28	175.00'	42.51'	42.41'	S 79°11'42"E

LINE DATA TABLE (R/W)

COURSE	BEARING	DISTANCE
R-1	S 86°09'14"E	40.81'
R-2	N 77°44'58"E	39.70'
R-3	N 77°44'58"E	101.33'
R-4	N 70°34'53"E	111.11'
R-5	N 70°34'53"E	36.83'
R-6	N 70°34'53"W	36.14'
R-7	S 86°09'14"E	68.82'

P.O.B. IS LOCATED S 61°19'44" W, 1,190.58' FROM N.C.G.S. "CANAL AZ MK". COMBINED FACTOR = 0.9998725 (APPLIED TO P.O.B. THE ONLY).

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N=747,242,454'
E=1,250,405,913'

N.C.G.S. "CANAL AZ MK" COORDINATES (NAD 83)
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E=1,251,400,309'

N.C.G.S. "CANAL" COORDINATES (NAD 83)
N=748,302,684'
E=1,250,924,201'

LEGEND

- Existing Iron Pipe
- NIP
- NIR
- RIF
- RS
- CM
- PK
- △ PT.

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



State of North Carolina
County of Burke

Jennifer Toney
Jennifer Toney, Review Officer of Burke County, certifies that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Date: 6-30-2011

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

Recorded in Burke County Register of Deeds on June 30, 2011 @ 12:19 p.m.
BK. 41 PG. 30-31
Elizabeth T. Cooper
Debra Bam Deputy

SEE SHEET 1 OF 2 FOR NOTES AND CERTIFICATIONS
REVISED 5/30/2011: UPDATED PER TOWN OF VALDESE COMMENTS

WESTERN CAROLINA SURVEYORS, P.A. (License No. C-0338)
2121 HARPER AVE., S.W. LENOIR, N.C. TELE (828) 758-8383

TITLE: Subdivision of:
Lake Vistas - Phase 2 - Section A

CL INTENT:	North Carolina Lakefront Properties, LLC	TOWNSHIP:	Lovelady	COUNTY:	Burke	STATE:	NC
DEED REF.:	Bk. 1908 Pg. 734	TAX MAP NUMBER:	2744-B6-7939				
PLAT REF.:	Bk. 37 Pg. 25-31	APP. BY:	PEF	DRAWN BY:	PEF	DATE:	6/24/2010
SCALE:	1" = 100'	CF:	8652	SF:	8652P2A2	FIELD:	LUB
Job No.:	8652-S02	FR:	Field PC	SHEET 2 of 2			

FOR REGISTRATION, REGISTER OF DEEDS
ELIZABETH COOPER
BURKE COUNTY, NC
2011 JUN 30 12 19 08 PM
BK. 41 PG. 30-31 FEE \$21.00
INSTRUMENT # 2011005719

PLAT

BOOK 41

PAGE 30-31

NAME Lake Vistas - Phase 2 - Section A
Sheet 2

TWP Love lady

DATE 6-30-11



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

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PLAT 2 PGS \$21.00

Recorder: DEANA BARRIER

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