Bk 33 Pgs. 23-24

### CERTIFICATE OF APPROVAL FOR RECORDING

I certify that the plat shown hereon complies with the Burke County Watershed Protection Ordinance and/or Burke County Zoning Ordinance and is approved for recordation with the Register of Deeds.

2-15-07
Date:

Watershed Administrator

### Planning Board Approval

The Connelly Springs Planning Board hereby approves the final plat for the PARADISE HARBOR - PHASE 5 Subdivision.

2-15-07
Date:

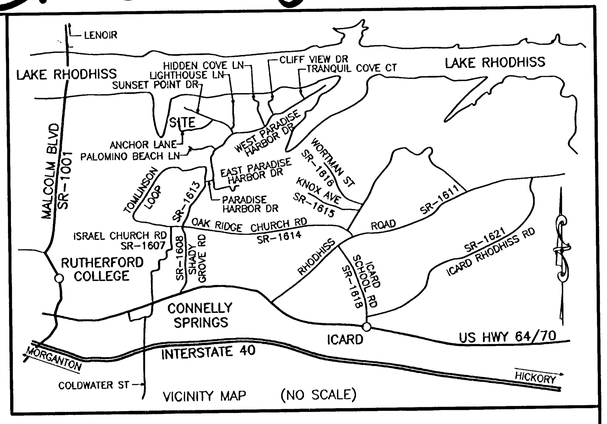
Chairman, Connelly Springs Planning Board

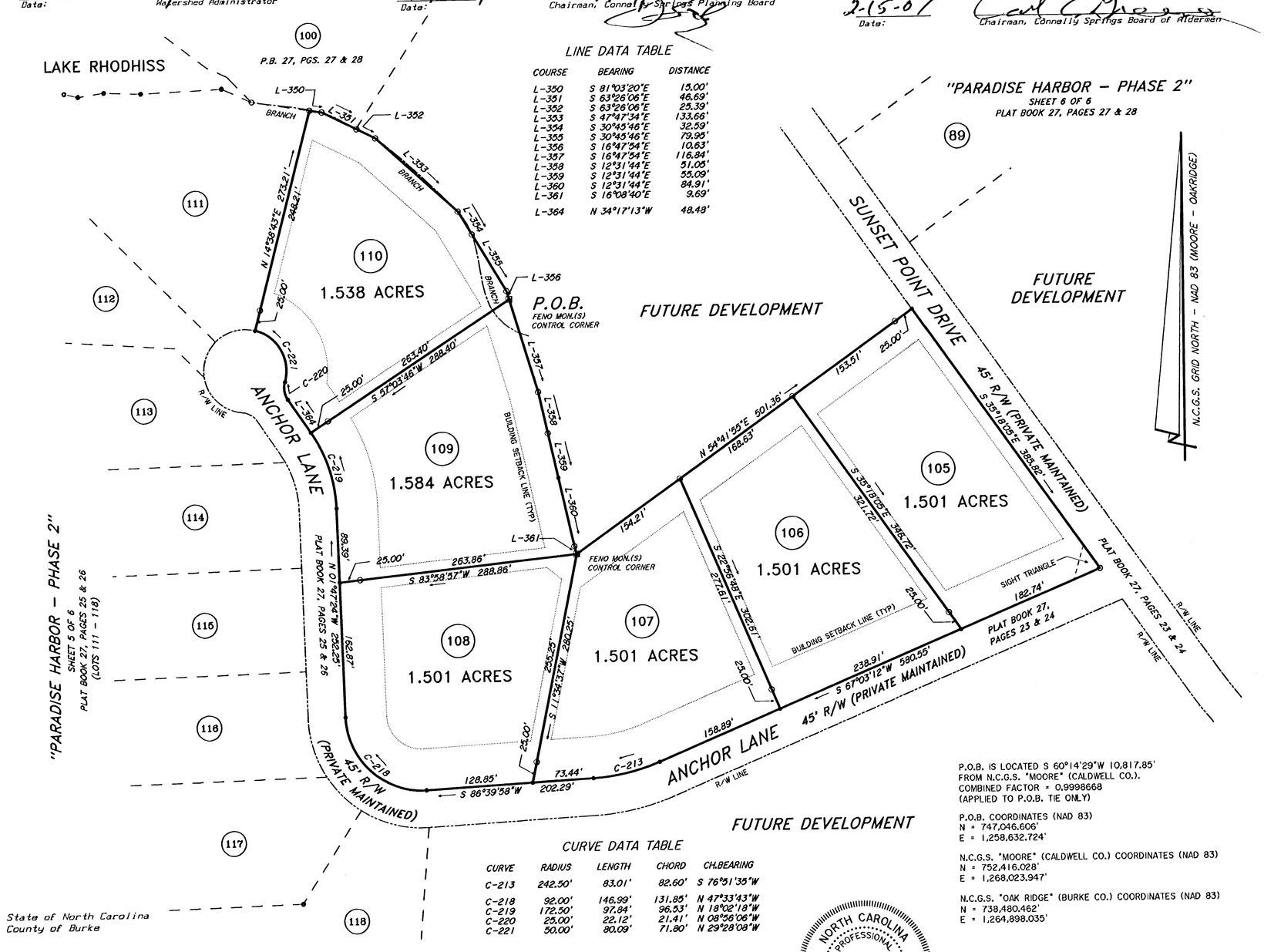
### Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Connelly Springs, North Carolina and that this plat has been approved by the Board of Aldermen for recording with the Burke County Register of Deeds.

2-15-07
Date:

Chairman, Connelly Springs Board of Aldermen




### LINE DATA TABLE

| COURSE | BEARING | DISTANCE |
|---|---|---|
| L-350 | S 81°03'20"E | 13.00' |
| L-351 | S 63°26'06"E | 46.69' |
| L-352 | S 63°26'06"E | 25.39' |
| L-353 | S 47°47'34"E | 133.66' |
| L-354 | S 30°45'46"E | 32.59' |
| L-355 | S 30°45'46"E | 79.95' |
| L-356 | S 16°47'54"E | 10.83' |
| L-357 | S 16°47'54"E | 116.84' |
| L-358 | S 12°31'44"E | 51.05' |
| L-359 | S 12°31'44"E | 55.09' |
| L-360 | S 12°31'44"E | 84.91' |
| L-361 | S 16°08'40"E | 9.69' |
| L-364 | N 34°17'13"W | 48.48' |

### CURVE DATA TABLE

| CURVE | RADIUS | LENGTH | CHORD | CH.BEARING |
|---|---|---|---|---|
| C-213 | 242.50' | 83.01' | 82.60' | S 76°51'35"W |
| C-218 | 92.00' | 146.99' | 131.85' | N 47°33'43"W |
| C-219 | 172.50' | 97.84' | 96.53' | N 18°02'18"W |
| C-220 | 25.00' | 22.12' | 21.41' | N 08°56'06"W |
| C-221 | 50.00' | 80.09' | 71.80' | N 29°28'08"W |

### Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Connelly Springs and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Futhermore, I hereby dedicate all sanitary sewer, storm sewer and water lines to the Town of Connelly Springs.

Date: 11-16-07 Owner: Oscar Vasquez

### Certificate of Approval of Installation of Streets, Utilities, and Other Required Improvements

I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to Town specifications and standards in the Paradise Harbor - Phase 5 Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Connelly Springs have been received, and that the filing fee for this plat, in the amount of $_____ has been paid.

Date: 2-15-07 City Engineer: David W. Pope, P.E.

This plat recorded on Feb. 19, 2007 in Burke Co. in Plat book 33 pp 23-24.

Michael M Hudson Dep
Burke Co. Reg. of Deeds

NOTES:

1) TOTAL NUMBER OF LOTS: 6
2) MINIMUM LOT SIZE: 1.501 ACRES
3) LOT AREAS DETERMINED BY COORDINATES.
4) UNLESS OTHERWISE NOTED, LOT CORNERS ARE 1/2" NIP.
5) ALL ROADS TO BE PRIVATELY MAINTAINED.
6) PROPERTY IS ZONED R-1 RESIDENTIAL LOW DENSITY DISTRICT. BY THE TOWN OF CONNELLY SPRINGS.
   A) MINIMUM LOT SIZE
      AREA = 0.5 ACRES
      MEAN WIDTH = 75'
   B) MINIMUM BUILDING SETBACK LINES
      FRONT = 50'
      SIDE = 12'
      SIDE ABUTTING STREET = 15'
      REAR = 35'
7) PROPERTY IS LOCATED WITHIN THE WS-IV CRITICAL WATERSHED AREA.
8) PROPERTY IS SUBJECT TO ALL DEEDS OF RECORD.
9) ALL CORNER LOTS ARE SUBJECT TO 80' x 80' SIGHT TRIANGLE FORMED BY JOINING THE POINTS IN THE CENTER OF THE STREET THAT ARE 80' FROM THE CENTERLINE INTERSECTION OF THE STREETS.

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

Michael L. Smith
MICHAEL L. SMITH
Review Officer

Date: 2/19/07

THE MAP SHOWN HEREON IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRM MAP PANEL
No.: 3700340150-D DATED: 6/22/98
3700340175-D 6/22/98

100 0 100 200 300
GRAPHIC SCALE - FEET 1" = 100'

### 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

I, Peter E. Fleming, Professional Land Surveyor No. L-4240, certify 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, License No. L-4240

P.O.B. IS LOCATED S 60°14'29"W 10,817.85' FROM N.C.G.S. "MOORE" (CALDWELL CO.). COMBINED FACTOR = 0.9998668 (APPLIED TO P.O.B. TIE ONLY)

P.O.B. COORDINATES (NAD 83)
N = 747,046.606'
E = 1,258,632.724'

N.C.G.S. "MOORE" (CALDWELL CO.) COORDINATES (NAD 83)
N = 752,416.028'
E = 1,268,023.947'

N.C.G.S. "OAK RIDGE" (BURKE CO.) COORDINATES (NAD 83)
N = 738,480.462'
E = 1,264,898.035'

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 1378, page 987, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book As Shown; that the ratio of precision as calculated is 1: 23,972; 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 February, A.D., 2007.

Surveyor (PLS) License No. L-4240

| | | | | | |
|---|---|---|---|---|---|
| WESTERN CAROLINA SURVEYORS, P.A. 2121 HARPER AVE., S.W. LENOIR, N.C. TELE. (828) 758-5353 | | | | | |
| TITLE: SUBDIVISION OF: PARADISE HARBOR – PHASE 5 | | | | | |
| CLIENT: OSCAR VASQUEZ | | TOWNSHIP: LOVELADY | COUNTY: BURKE | STATE: NC | |
| DEED REF. BK. 1378 PG. 987; BK. ____ PG. ____; BK. 27 PG. 23-28 | | | TAX MAP NUMBER: 87-2-1-181 | | |
| APP. BY: PEF | DRAWN BY: PEF/JWD | DATE: 2/14/2007 | SCALE: 1" = 100' | CF: 8248 SF: 8248SD5A | FIELD: LJB |
| | | | Job No.: 8248SD5A | FB: FS/GS | SHEET: 1 OF 1 |

LAYER: 34

# PLAT

Book: 33

Page: 23-24

Name: Paradise Harbor
Phase 5.

TWP: Rhodhiss

Date: 2/19/07

2007002205

FOR REGISTRATION REGISTER OF DEEDS
ELIZABETH T COOPER
BURKE COUNTY, NC
2007 FEB 19 09:17:56 AM
BK:33 PG:23-24 FEE:$21 00

INSTRUMENT # 2007002205

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:** 02/19/2007 09:17:56 AM

**Book:** PLAT 33 Page: 23-24

**Document No.:** 2007002205

PLAT 2 PGS $21.00

**Recorder:** MELISSA M JOHNSON

*2007002205*

2007002205