Bk 33 Page 289-290

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.

5-30-07 — Date: — Chairman, Connelly Springs Board of Aldermen

Planning Board Approval

The Connelly Springs Planning Board hereby approves the final plat for the Paradise Harbor - East Ext. - Ph.3 Subdivision.

5-30-07 — Date: — Chairman, Connelly Springs Planning Board

CERTIFICATE OF APPROVAL FOR RECORDING

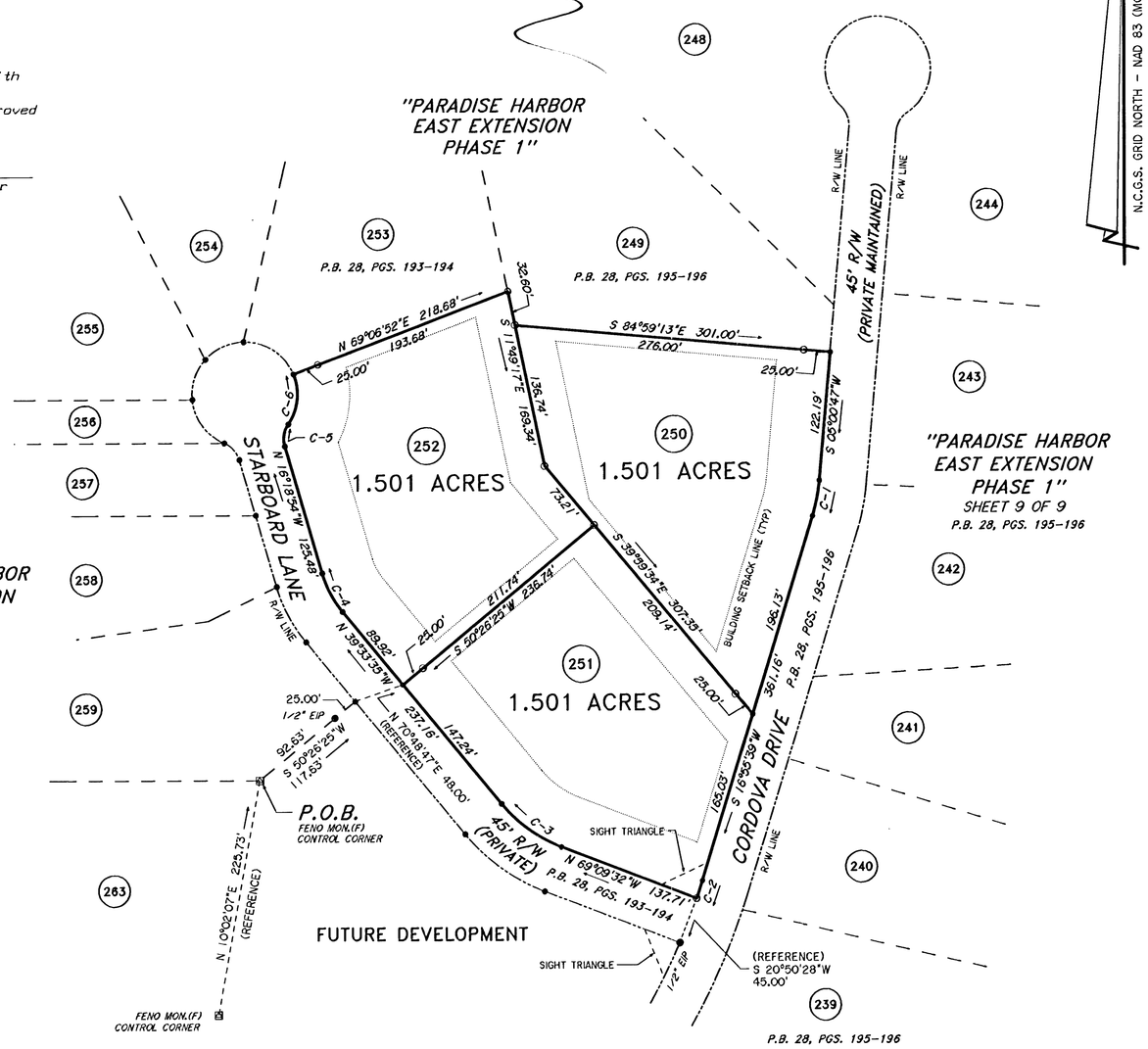
I certify that the plat shown hereon complies with the Burke County Watershed Protection Ordinance and/or Burke County Zoning Ordinance and is approved for recordation with the Register of Deeds.

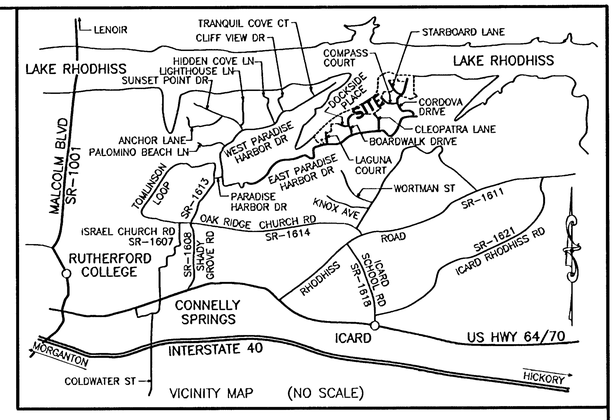
5-30-07 — Date: — Watershed Administrator

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	165.16'	34.34'	34.28'	S 10°58'13"W
C-2	569.75'	17.78'	17.78'	S 17°47'28"W
C-3	137.39'	70.98'	70.19'	N 54°21'33"W
C-4	102.50'	41.58'	41.30'	N 27°26'14"W
C-5	23.00'	22.12'	21.41'	N 09°02'12"E
C-6	50.00'	49.54'	47.54'	N 06°00'11"E

Filed 5-30-07 @ 4:37 P.M. in Book 33 Page 289-290 Elizabeth Teague Register of Deeds.





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: 5-30-07 — Owner: Cheryl Ortega, Agent

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 - East Ext. - Ph.3 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: 5-30-07 — City Engineer: David W. Poore

P.O.B. IS LOCATED S 28°37'42"W 5,531.33' 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 = 745,560.929'
E = 1,265,373.743'

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'

NOTES:
1) TOTAL NUMBER OF LOTS: 3
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.

State of North Carolina
County of Burke

I, John E. Wear III, 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: 5-30-07

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
P.K. Nail	△	PK
Concrete Monument	⊡	CM
New Iron Rod	⊙	NIR
Existing Iron Rod	●	EIR
Point	•	Pt.
Railroad Spike	⊠	RRS
Feno Monument	⊠	FM
Rebar Found	●	RF

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

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 1539, page 53, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book 08, page Shown; that the ratio of precision as calculated is 1: 23,872; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature: license number and seal this 29th day of May, 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 – EAST EXTENSION – PHASE 3

CLIENT:	TOWNSHIP	COUNTY	STATE
PARADISE HARBOR, LLC	ICARD	BURKE	NC

DEED REF. BK. 1539 PG. 53
BK. PG.
PLAT REF. BK. 28 PG. 193-196
TAX MAP NUMBER: 87-4-3-50

APP. BY	DRAWN BY	DATE	SCALE: 1" = 100'	CF: 8248 SF: 8248SD3B	FIELD LJB
PEF	PEF	5/29/2007	Job No.: 8248-EAST3	FB: FS/GS	SHEET 1 OF 1

LAYER: 34

FOR REGISTRATION REGISTER OF DEEDS
ELIZABETH T COOPER
BURKE COUNTY, NC
2007 MAY 30 04:37.41 PM
BK.33 PG·289-290 FEE·$21.00

INSTRUMENT # 2007007425

2007007425

PLAT

Book: 33

Page: 289-290

Name: Paradise Harbor
East Ext Phase 3

TWP: Icard

Date: May 30, 2007

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

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Filed For Registration: 05/30/2007 04.37:41 PM

Book: PLAT 33 Page: 289-290

Document No : 2007007425

PLAT 2 PGS $21.00

Recorder: ROD STAFF

2007007425

2007007425

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