

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

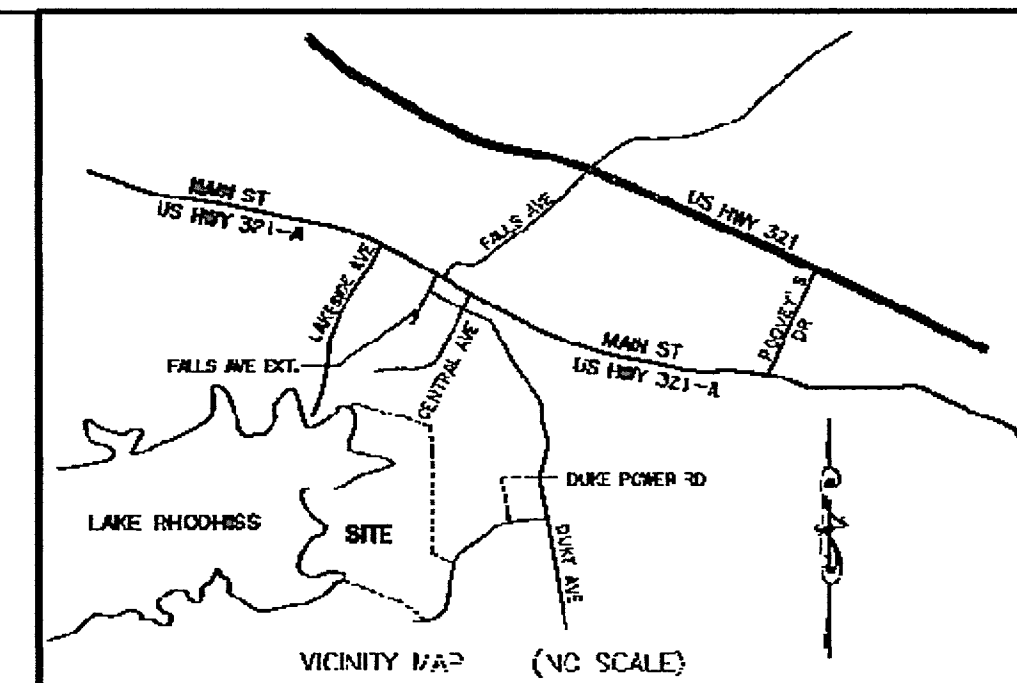
I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon, which is located within the subdivision jurisdiction of Granite Falls and that I (we) hereby adopt this plan of subdivision setback lines, and dedicate all sanitary sewer, water lines, electrical lines serviced by the Granite Falls Electrical Department and streets to Granite Falls.

Doc ID: 0626720001 1/06: PLA  
 Recorded: 03/02/2005 at 01:28:45 PM  
 Fee Amt: \$21.00 Page 1 of 1  
 Workflow: 646254  
 Caldwell County, NC  
 WAYNE L. RASHI Register of Deeds  
 BK 22 pg 44

12/17/04

*David O. Stegall*  
 Owner or Authorized Agent

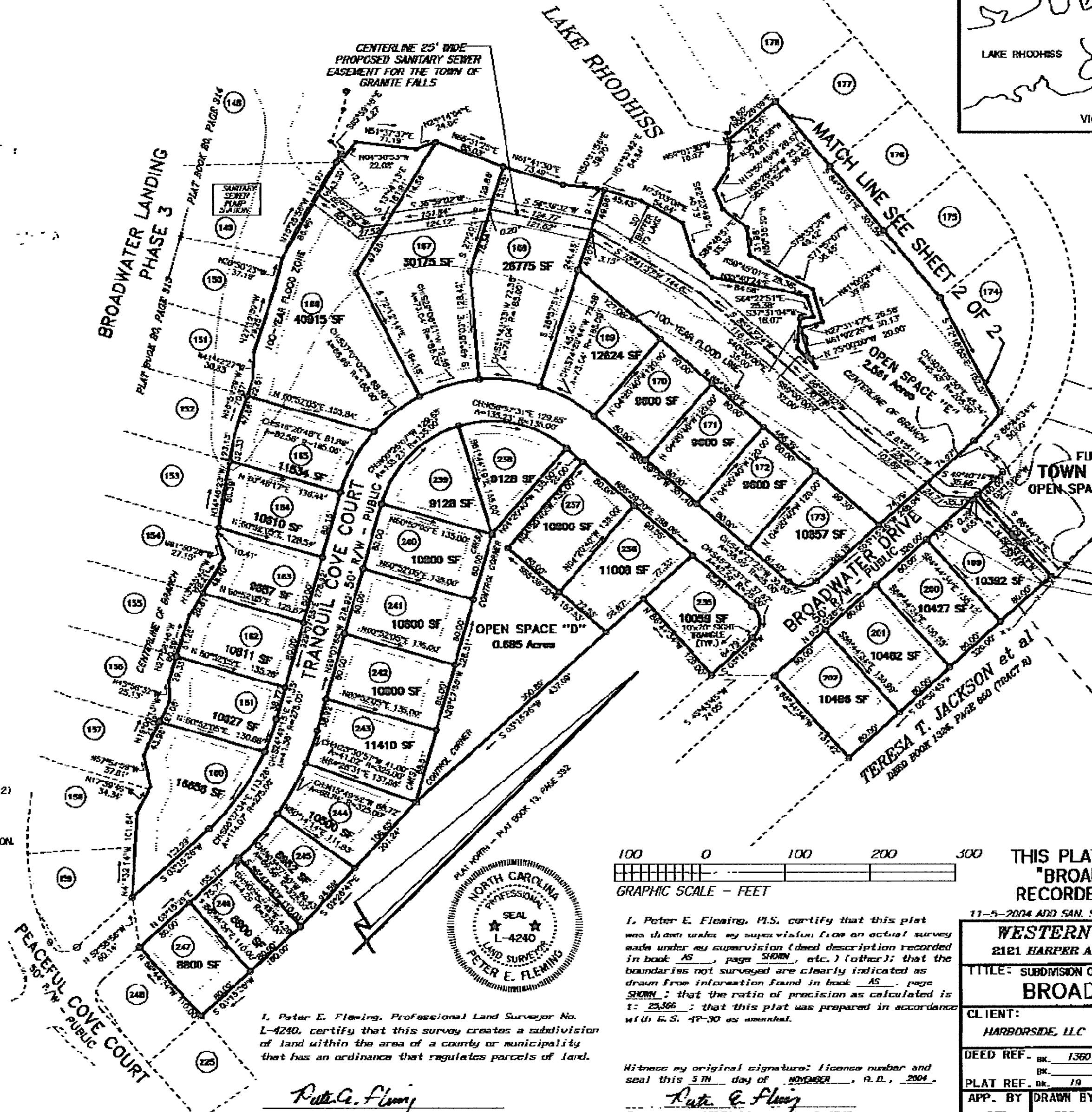
Owner or Authorized Agent



State of North Carolina  
 County of Caldwell

I, *Stewart S. Wilson*, Review Officer of Caldwell County, certifies that the map or plat to which this certification is affixed meets all statutory requirements for recording.

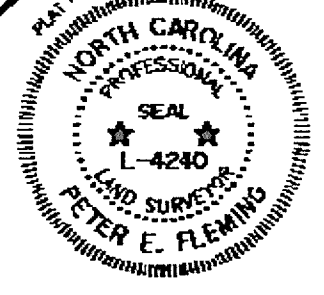
*Henry Smith*  
 Review Officer  
 Date: 3/2/05



- NOTES:**
- TO A. NUMBER OF LOTS:  
 1) PHASE 1 = 40  
 2) PHASE 2 = 30  
 3) PHASE 3 = 72  
 4) PHASE 4 = 53
  - MINIMUM LOT SIZE: 8,000 SQ. FT.
  - SET AREAS DETERMINED BY COORDINATES.
  - UNLESS OTHERWISE NOTED, ALL LOT CORNERS ARE 1/2" NIP.
  - THERE IS NO KNOWN HORIZONTAL CONTROL WITHIN 300'.
  - PROPERTY IS ZONED TRADITIONAL NEIGHBORHOOD DEVELOPMENT. MINIMUM BUILDING SETBACKS:  
 FRONT - 15' FROM R/W  
 SIDE - 5'  
 REAR - 10'  
 REAR (ABUTTING LAKE RHODHISS) - 50'
  - TOTAL AREA OF TRACT: 164,406 ACRES.  
 A) AREA WITHIN PHASE 1: 36,539 ACRES (PREVIOUSLY APPROVED)  
 B) AREA WITHIN PHASE 2: 17,520 ACRES (PREVIOUSLY APPROVED)  
 C) AREA WITHIN PHASE 3: 30,794 ACRES (PREVIOUSLY APPROVED)  
 D) AREA WITHIN PHASE 4: 23,115 ACRES  
 E) AREA REMAINING: 56,438 ACRES
  - OPEN SPACE CALCULATIONS:  
 A) REQUIRED OPEN SPACE = 15% OF TOTAL TRACT AREA  
 0.15 x 164,406 ACRES = 24,661 ACRES  
 B) PROVIDED OPEN SPACE = 24,781 ACRES (SEE PRELIMINARY PAT PHASE 2)  
 C) PROPERTY LIES WITHIN THE WATERSHED NO. 14 CRITICAL AREA.
  - 100-YEAR FLOOD LINE SCALED FROM FIRM MAP NC 570270004S E, DATED 6/3/98.
  - CORNER LOTS ARE SUBJECT TO A 10' X 70' SIGHT TRIANGLE.
  - DUKE POWER HAS A FLOOD EASEMENT 10' ABOVE THE HIGH WATER ELEVATION.
  - THE STATE OF NORTH CAROLINA HAS A EASEMENT 30' WIDE FROM HIGH WATER ELEVATION PER DUKE POWER.
  - A 20' WIDE EASEMENT IS PROVIDED OVER ALL STORM WATER PIPES.

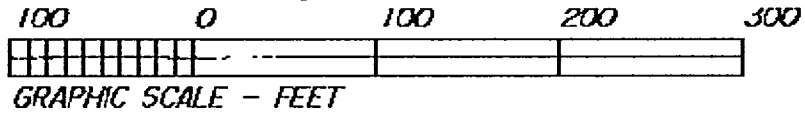
**LEGEND**

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.



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*  
 Peter E. Fleming, License No. L-4240



I, Peter E. Fleming, P.L.S. certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed 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: 23,366; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this 31<sup>st</sup> day of NOVEMBER, A.D., 2004.  
*Peter E. Fleming*  
 Surveyor (PLS) License No. L-4240

THIS PLAT SUPERCEDES THE PLAT ENTITLED "BROADWATER LANDING - PHASE 4" RECORDED AT PLAT BOOK 21, PAGE 391

11-5-2004 ADD SAN. SEWER ESMT FOR TOWN OF GRANITE FALLS, NC

**WESTERN CAROLINA SURVEYORS, P.A.**  
 2121 HARPER AVE., S.W. LENOIR, N.C. TELE. (828) 758-5353

TITLE: SUBDIVISION OF:  
**BROADWATER LANDING - PHASE 4**

CLIENT: HARBORSIDE, LLC	TOWNSHIP: CVELADY	COUNTY: CALDWELL	STATE: NC
DEED REF.: BK. 1360 PG. 1023	TAX MAP NUMBER: SECT-T-42		
PLAT REF.: BK. 19 PG. 31 & 32	APP. BY: PEF	DRAWN BY: RDS	DATE: 11/18/2004
SCALE: 1" = 100'		FIELD: SF: 7820-S04	SHEET: 1 OF 2

LAYER: 34