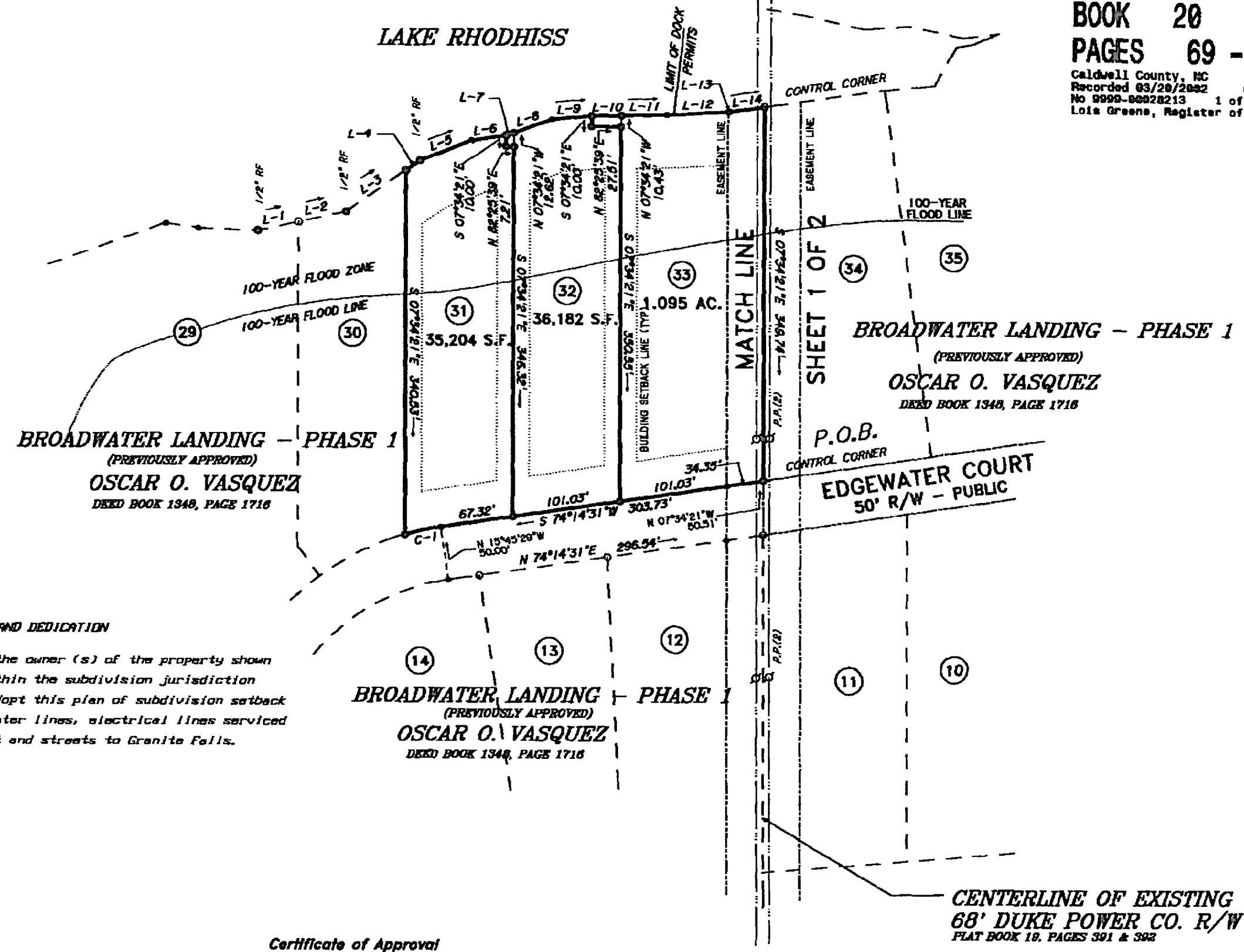
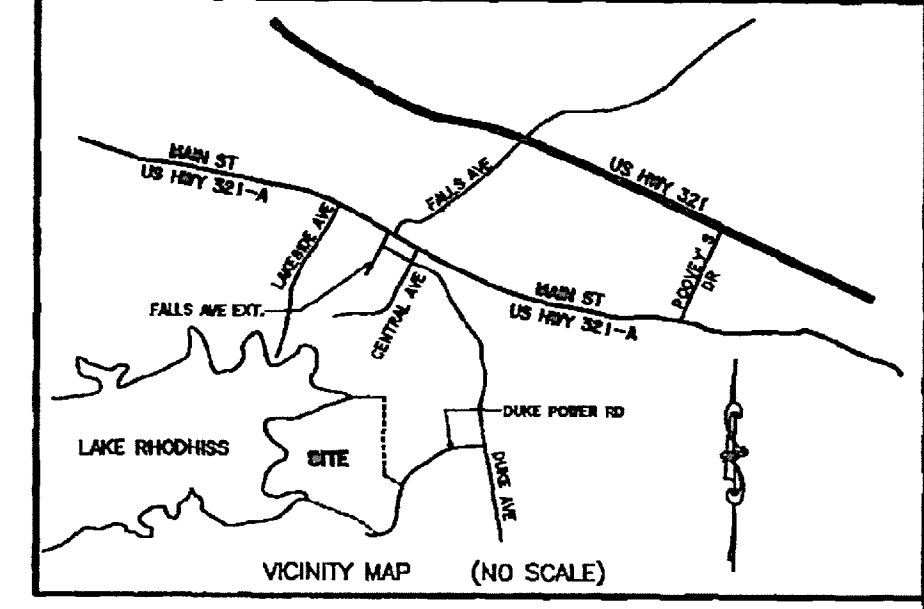


PLAT NORTH - PLAT BOOK 19, PAGE 392

BOOK 20
PAGES 69 - 69
Caldwell County, NC
Recorded 03/20/2002 03:25:21pm
No 9999-00028213 1 of 1 pages
Lois Greene, Registrar of Deeds



LINE DATA TABLE

COURSE	BEARING	DISTANCE
L-1	N 69°43'33"E	38.46'
L-2	N 69°43'33"E	45.47'
L-3	N 47°33'56"E	67.81'
L-4	N 47°33'56"E	16.20'
L-5	N 50°32'15"E	51.48'
L-6	N 74°35'07"E	31.94'
L-7	N 62°28'41"E	7.67'
L-8	N 62°28'41"E	37.44'
L-9	N 77°28'38"E	37.43'
L-10	N 81°32'30"E	27.52'
L-11	N 81°32'30"E	42.72'
L-12	N 79°30'34"E	57.36'
L-13	N 79°30'34"E	1.91'
L-14	N 74°40'31"E	32.38'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CH BEARING
C-1	250.00'	34.15'	34.12'	S 70°19'43"W

- NOTES:
- TOTAL NUMBER OF LOTS: 3
 - MINIMUM LOT SIZE: 35,204 SQ. FT.
 - LOT AREAS DETERMINED BY COORDINATES.
 - UNLESS OTHERWISE NOTED, ALL LOT CORNERS ARE 1/2" NIP.
 - THERE IS NO KNOWN HORIZONTAL CONTROL WITHIN 2000'.
 - PROPERTY IS ZONED R-20.
 - TOTAL AREA: 2.734 ACRES.
 - PROPERTY LIES WITHIN THE WATERSHED WS-IV CRITICAL AREA.
 - 100-YEAR FLOOD LINE SCALED FROM FIRM MAP NO. 37027C0045 E, DATED 8/3/98.
- MINIMUM BUILDING SETBACKS:
FRONT - 35' FROM R/W
SIDE - 15'
SIDE (ABUTTING A STREET) - 20'
REAR - 25'
REAR (ABUTTING LAKE RHODHISS) - 50'

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.

3-18-02
Date
Don W. Mandy
Owner or Authorized Agent

Owner or Authorized Agent

Certificate of Approval

I hereby certify that the lot line change plat hereon has been found to comply with the requirements and regulations for the Town of Granite Falls and is hereby approved for recordation in the office of the Caldwell County Registry of Deeds within ninety (90) days of the date of this approval.

Ricky Hudley
Town Planner
3/20/02
Date

CENTERLINE OF EXISTING
68' DUKE POWER CO. R/W
PLAT BOOK 19, PAGES 391 & 392

P.O.B. IS LOCATED N 61°54'21" W 1235.95' FROM A PK NAIL(F) IN THE CENTERLINE OF DUKE POWER ROAD AT ITS INTERSECTION WITH FERGUSON STREET;
S 64°44'01" W 3039.81' FROM A PK NAIL(F) IN THE CENTERLINE OF BUMGARDNER ROAD AT ITS INTERSECTION WITH DUKE POWER ROAD.

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



THIS PLAT SUPERSEDES LOTS 31-33 RECORDED AT PLAT BOOK 20 PAGE 35

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

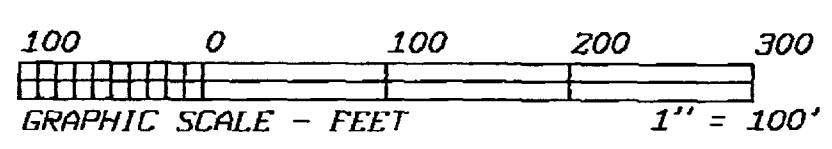
TITLE: LOT LINE CHANGE
BROADWATER LANDING - LOTS 31-33

CLIENT: HARBORSIDE PROPERTIES, LLC	TOWNSHIP LOVELADY	COUNTY CALDWELL	STATE NC
DEED REF. BK. 1348 PG. 1716	TAX MAP NUMBER: SECT-T-42		
PLAT REF. BK. 19 PG. 391 & 392	APP. BY PEF	DRAWN BY RDS	DATE 3/12/2002
SCALE: 1" = 100'	GF: 7820 SF: 7820-D	FIELD LUB	SHEET 1 OF 1

Job No.: 7820-REV
FR: FS/GS

THE MAP SHOWN HEREON IS WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRM MAP PANEL No.: 37027C0045 E DATED: 8/3/98

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, OR BUILDING RESTRICTION LINES NOT SHOWN. ALL PROPERTY OWNERSHIPS WERE TAKEN FROM CURRENT TAX RECORDS ONLY.



- LEGEND
- Existing Iron Pipe
 - New Iron Pipe
 - Existing Iron Rod
 - New Iron Rod
 - Rebar Found
 - Rebar Set
 - Concrete Monument
 - P.K. Nail
 - Paint

- EIP
- NIP
- EIR
- NIR
- RF
- RS
- CM
- △ PK
- PT.

State of North Carolina
County of Caldwell

I, *Ricky Hudley*, Review Officer of Caldwell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Ricky Hudley
Review Officer
Date: 3/20/02

I, Peter E. Fleming, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in book 1348, page 1716, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book 19, page 392; that the ratio of precision as calculated is 1: 25,355; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature; registration number and seal this 12th day of March, A.D., 2002.
Peter E. Fleming
Surveyor (PLS) License No. L-4240

9999-00028213