

**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 Granite Falls specifications and standards in the Broadwater Landing Subdivision or that guarantees the installation of the required improvements in an amount and manner satisfactory to Granite Falls has been received, and that the filling fee for this plat in the amount of \$\_\_\_\_\_ has been paid.

Linda K. Story 12-17-2002  
Granite Falls Town Manager Date

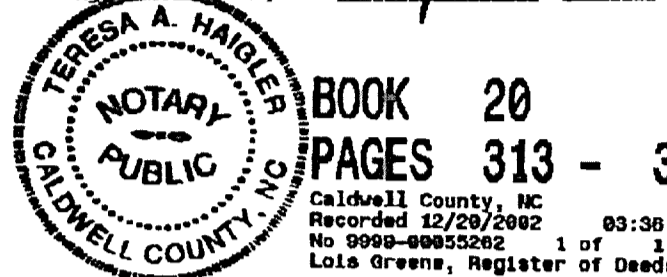
**CERTIFICATE OF APPROVAL BY THE PLANNING BOARD**

The Granite Falls Planning Board hereby approves the final plat for the "Broadwater Landing-Phase 3" Subdivision

Jim E. Hyland  
Chairman or Agent, Granite Falls Planning Board  
12-16-2002  
Date

North Carolina Caldwell County  
I, a Notary Public of the County and State aforesaid, certify that T.R. Bishop personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of September, 2002.

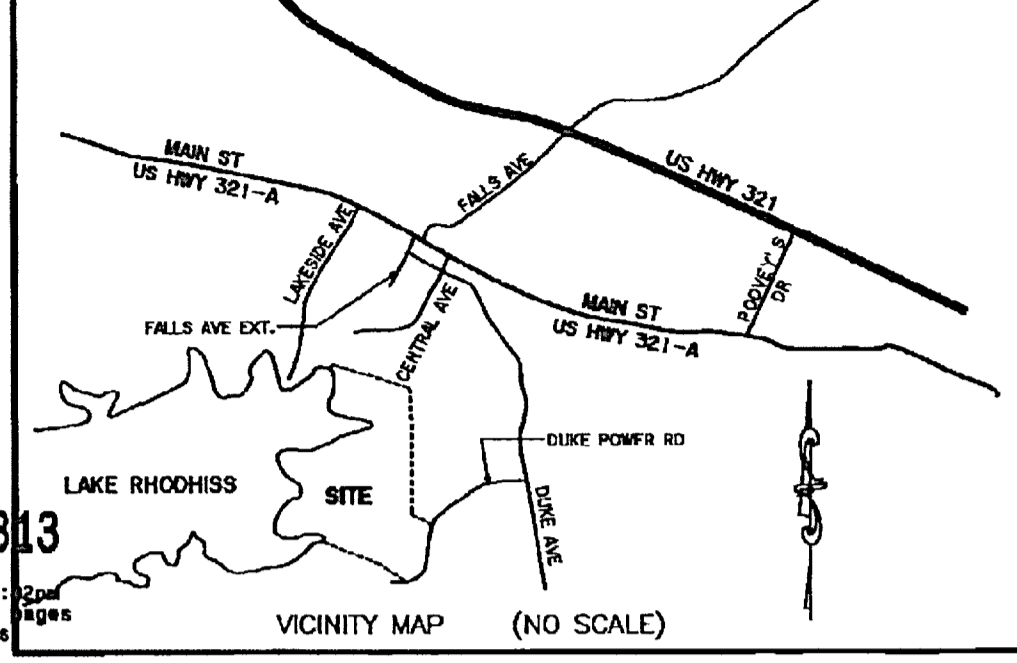
Teresa A. Haigler  
Notary Public  
My Commission Expires July 04, 2005



State of North Carolina  
County of Caldwell

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

Harvey J. Wilton  
Review Officer  
Date: 12/17/02



**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.

Joy Watts Review Officer of Caldwell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
Date: 9-16-02  
Michael Agency 12-20-02 Joy Watts  
Owner or Authorized Agent Date

Owner or Authorized Agent

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.

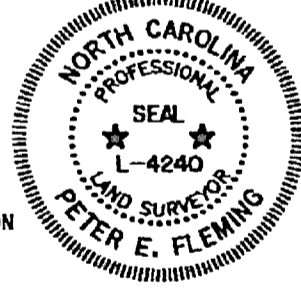
Peter E. Fleming  
Peter E. Fleming, License No. L-4240

I, Peter E. Fleming, P.L.S. certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 85, page 3100N, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book 85, page 3100N; that the ratio of precision as calculated is 1: 25,365; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this 13th day of SEPTEMBER, A.D., 2002.

Peter E. Fleming  
Surveyor (P.L.S.) License No. L-4240

P.O.B. IS LOCATED IN 14°28'42" N 1430.93' FROM A PK NAL(F) IN THE CENTERLINE OF DUKE POWER ROAD AT ITS INTERSECTION WITH FERGUSON STREET; S 76°14'02" W 2,076.06' FROM A PK NAL(F) IN THE CENTERLINE OF BUMGARDNER ROAD AT ITS INTERSECTION WITH DUKE POWER ROAD.



9/13/02 REVISED SANL ESMT. PER ENG., ROAD DETAILS & ADD SIGHT TRI. PER D.O.T. RDS

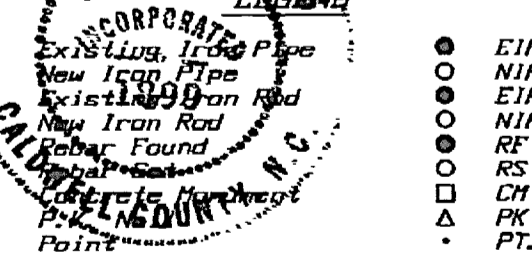
<b>WESTERN CAROLINA SURVEYORS, P.A.</b> 2121 HARPER AVE., S.W. LENOIR, N.C. TELE. (828) 758-5353			
TITLE: SUBDIVISION OF: <b>BROADWATER LANDING - PHASE 3</b>			
CLIENT: HARBORSIDE PROPERTIES, LLC	TOWNSHIP LOVELADY	COUNTY CALDWELL	STATE NC
DEED REF. BK. <u>1348</u> PG. <u>1716</u>	TAX MAP NUMBER: SECT-T-42		
PLAT REF. BK. <u>19</u> PG. <u>391 &amp; 392</u>	APP. BY PEF	DRAWN BY RDS	DATE 8/30/2002
SCALE: 1" = 100'	CF: 7820	SE: 7820SD13	FIELD L: 8
Job No.: <u>7820-SD2</u>	FB: FS/GS	SHEET <u>1</u> OF <u>2</u>	

- NOTES:**
- TOTAL NUMBER OF LOTS:
    - PHASE 1 = 40
    - PHASE 2 = 30
    - PHASE 3 = 72
  - MINIMUM LOT SIZE: 8,000 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 TRADITIONAL NEIGHBORHOOD DEVELOPMENT. MINIMUM BUILDING SETBACKS:
    - FRONT - 15' FROM R/W
    - SIDE - 8'
    - SIDE (ABUTTING A STREET) - 10'
    - REAR - 25'
  - TOTAL AREA OF TRACT: 164,406 ACRES.
    - AREA WITHIN PHASE 1 : 36,539 ACRES (PREVIOUSLY APPROVED)
    - AREA WITHIN PHASE 2 : 17,520 ACRES
    - AREA WITHIN PHASE 3 : 30,784 ACRES
    - AREA REMAINING : 79,563 ACRES
  - OPEN SPACE CALCULATIONS:
    - REQUIRED OPEN SPACE = 15% OF TOTAL TRACT AREA  
0.15 x 164,406 ACRES = 24,661 ACRES
    - PROVIDED OPEN SPACE = 24,781 ACRES (SEE PRELIMINARY PLAT PHASE 2)
  - PROPERTY LIES WITHIN THE WATERSHED WS-IV CRITICAL AREA.
  - 100-YEAR FLOOD LINE SCALED FROM FIRM MAP NO. 370270049 E, DATED 8/3/98.
  - 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 OF 30' WIDE FROM HIGH WATER ELEVATION PER DUKE POWER.

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION  
APPROVED: NK Janner  
District Engineer  
DATE: 9/16/02

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Ordinance for Granite Falls, North Carolina, and that this plat has been approved by the Town Council for recordation in the office of the Register of Deeds of Caldwell County.

Judy Mackie Date: 12-17-02  
LINDA Date: 12-17-02



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.

