

### Certificate of Approval for Recording

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Ordinance for Valdese, North Carolina and that this plat has been approved by the Town Council for recording in the Office of the Register of Deeds of Burke County.

Thelma B. Rhoney 03/21/12  
Town Clerk, Town of Valdese Date

### Certificate of Private Street Designation

All roads in this subdivision are hereby declared private and shall not be maintained by the Town of Valdese or the North Carolina Department of Transportation. The maintenance of all streets and roads in this subdivision shall be the responsibility of the Property Owners Association to bring the roads up to the standards of the North Carolina Department of Transportation Secondary Roads Council or the Town of Valdese before any private streets or roads on this plat are included, at any time after the approval of this plat, into the North Carolina State Maintained Road System or into the Town's municipal system.

Chaeon Vargay  
Subdivider of Agent

### Certificate of Ownership and Dedication

I hereby certify that I am / we are the owner of the property shown and described herein, which is located in the subdivision jurisdiction of Valdese and that I / we hereby adopt this plan of subdivision with my free consent and establish minimum building setback lines as noted.

Chaeon Vargay March 20-2012  
Owner Date

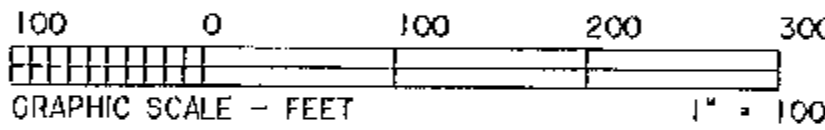
### Certificate of Approval by the Planning Board

The Valdese Planning Board hereby approves the final plat for the Lake Vistas - Phase I - Section B Subdivision.

Ray P. Surrency 3/21/2012  
Chairman, Valdese Planning Board Date

North Carolina  
Caldwell County  
I, a Notary Public of the County and State aforesaid, certify that Cesar Vargay personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 20th day of March 2012.

Teresa A. Hagler  
Notary Public  
My commission expires July 04, 2015

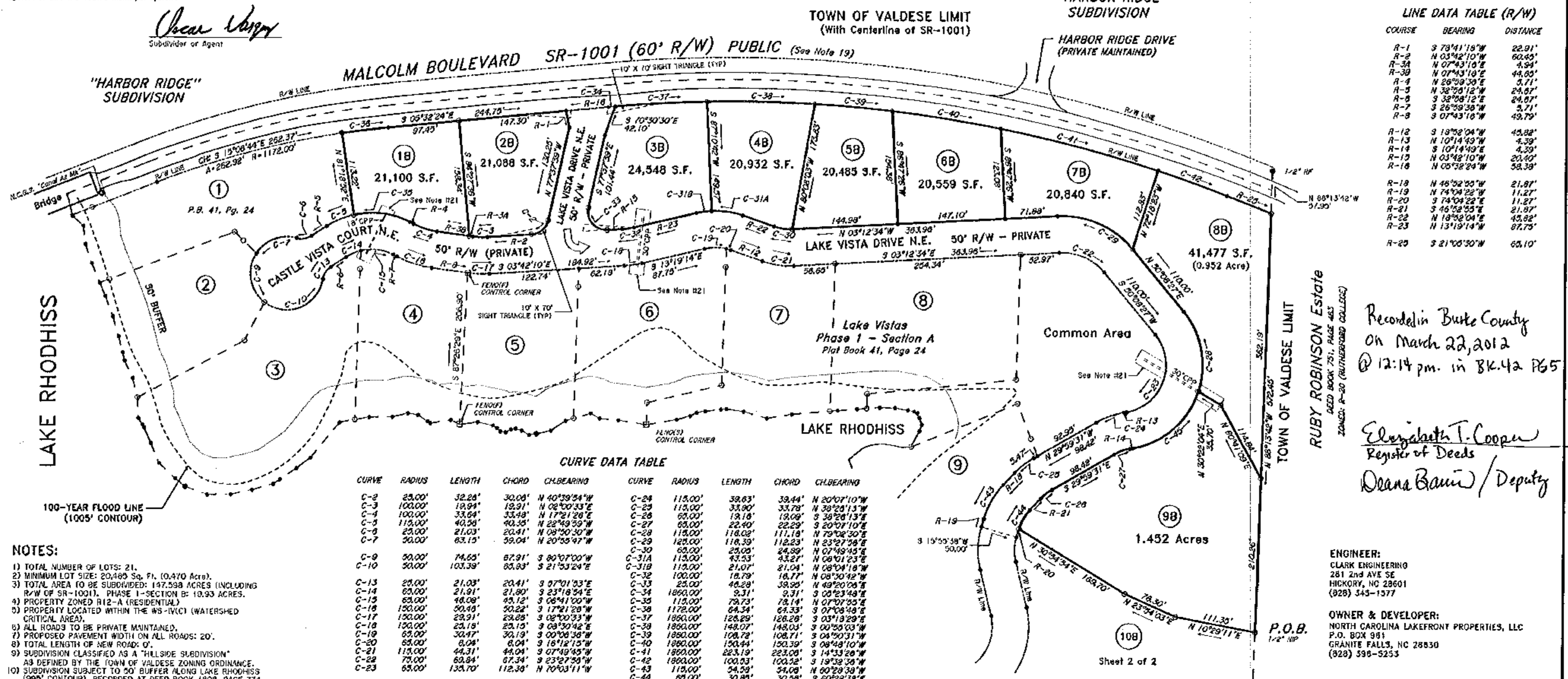
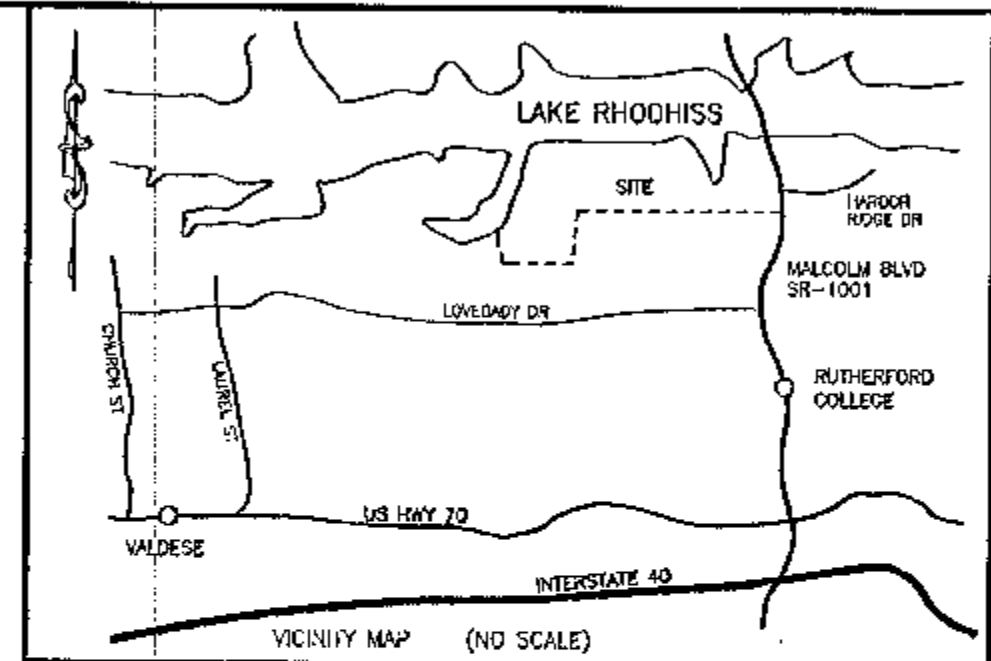


N.C.S. Grid North - NAD 83 (Canal Az Mk - Canal)

State of North Carolina  
County of Burke

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

Larry Johnson  
Review Officer  
Date: 3/21/12



#### LINE DATA TABLE (R/W)

COURSE	BEARING	DISTANCE
R-1	S 73°41'18"W	22.91'
R-2	N 03°42'10"W	60.69'
R-3A	N 07°43'18"E	4.94'
R-3B	N 07°43'18"E	44.65'
R-4	N 26°59'30"E	3.71'
R-5	N 38°50'12"W	24.67'
R-6	S 32°58'12"E	24.67'
R-7	S 26°59'30"W	3.71'
R-8	S 07°43'18"W	43.79'
R-12	S 18°52'04"W	43.88'
R-13	N 10°14'49"W	4.39'
R-14	S 10°14'49"E	4.39'
R-15	N 03°42'10"W	20.40'
R-16	N 05°32'24"W	58.39'
R-18	N 48°52'55"W	21.87'
R-19	N 74°04'22"W	11.27'
R-20	S 74°04'22"E	11.27'
R-21	S 46°58'55"E	21.87'
R-22	N 18°52'04"E	43.88'
R-23	N 13°19'14"W	87.75'
R-25	S 21°00'30"W	65.10'

#### CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-2	25.00'	32.24'	30.08'	N 40°39'54"W	C-24	115.00'	39.63'	39.44'	N 20°07'10"W
C-3	100.00'	19.94'	19.91'	N 02°00'33"E	C-25	115.00'	33.90'	33.79'	N 59°29'13"W
C-4	100.00'	33.64'	33.49'	N 17°21'28"E	C-26	65.00'	19.18'	19.08'	S 38°21'13"E
C-5	115.00'	40.50'	40.35'	N 23°49'59"W	C-27	65.00'	22.40'	22.29'	S 20°07'10"E
C-6	25.00'	21.03'	20.41'	N 03°50'30"W	C-28	115.00'	118.02'	111.18'	N 79°08'30"E
C-7	30.00'	63.15'	59.04'	N 20°59'47"W	C-29	125.00'	118.39'	112.23'	N 23°27'58"E
C-9	50.00'	74.63'	67.91'	S 80°10'00"W	C-30	65.00'	25.05'	24.59'	N 07°49'45"E
C-10	30.00'	103.39'	85.63'	S 21°53'24"E	C-31A	115.00'	43.53'	43.21'	N 08°01'23"E
C-13	25.00'	21.03'	20.41'	S 07°01'03"E	C-31B	115.00'	21.07'	21.04'	N 08°01'18"W
C-14	65.00'	21.91'	21.80'	S 23°18'54"E	C-32	100.00'	18.79'	18.77'	N 08°30'42"W
C-15	65.00'	48.08'	45.12'	S 06°41'00"W	C-33	25.00'	44.28'	39.55'	N 49°20'06"E
C-16	150.00'	50.49'	50.22'	S 17°21'28"W	C-34	1860.00'	9.31'	9.31'	S 05°23'48"E
C-17	150.00'	23.91'	23.68'	S 08°30'33"W	C-35	115.00'	79.73'	78.14'	N 07°07'55"E
C-18	150.00'	23.18'	23.15'	S 08°30'33"W	C-36	1172.00'	64.34'	64.33'	S 07°08'48"E
C-19	65.00'	30.47'	30.19'	S 00°00'38"W	C-37	1860.00'	128.29'	128.28'	S 03°13'29"E
C-20	65.00'	8.04'	8.04'	S 16°12'15"W	C-38	1860.00'	108.07'	108.71'	S 04°50'31"W
C-21	115.00'	44.31'	44.04'	S 07°49'45"W	C-39	1860.00'	150.44'	150.39'	S 08°48'10"W
C-22	75.00'	60.84'	67.34'	S 23°27'58"W	C-40	1860.00'	223.19'	223.00'	S 14°33'26"W
C-23	65.00'	135.70'	112.38'	N 70°03'11"W	C-41	1860.00'	100.53'	100.52'	S 19°38'38"W
					C-42	115.00'	54.59'	54.00'	N 60°28'38"W
					C-43	65.00'	30.80'	30.58'	S 60°28'38"E
					C-44	115.00'	124.08'	118.13'	S 41°09'07"E

- #### NOTES:
- TOTAL NUMBER OF LOTS: 21.
  - MINIMUM LOT SIZE: 20,485 Sq. Ft. (0.470 Acres).
  - TOTAL AREA TO BE SUBDIVIDED: 147.598 ACRES (INCLUDING R/W OF SR-1001). PHASE I - SECTION B: 10.93 ACRES.
  - PROPERTY ZONED R12-A (RESIDENTIAL).
  - PROPERTY LOCATED WITHIN THE WS-IV(C) (WATERSHED CRITICAL AREA).
  - ALL ROADS TO BE PRIVATE MAINTAINED.
  - PROPOSED PAVEMENT WIDTH ON ALL ROADS: 20'.
  - TOTAL LENGTH OF NEW ROAD: 0'.
  - SUBDIVISION CLASSIFIED AS A "HILLSIDE SUBDIVISION" AS DEFINED BY THE TOWN OF VALDESE ZONING ORDINANCE.
  - SUBDIVISION SUBJECT TO 50' BUFFER ALONG LAKE RHODHISS (995' CONTOUR), RECORDED AT DEED BOOK 1808, PAGE 734.
  - 50' BUFFER IS PARALLEL TO FULL POND ELEVATION OF LAKE RHODHISS (995' CONTOUR - PROPERTY LINE).
  - SUBDIVISION SUBJECT TO FLOOD EASEMENT TO 1000' CONTOUR, RECORDED AT DEED BOOK 1808, PAGE 734.
  - 100' YEAR FLOOD LINE DEFINED AS 1000' CONTOUR, AS SHOWN ON FIRM MAP NO. 371027400J, PANEL 2754, DATED 9/5/2007.
  - LOTS TO BE SERVED BY WELLS & SEPTIC SYSTEMS.
  - UTILITIES TO BE INSTALLED WITHIN STREET RIGHT-OF-WAYS.
  - POA RESERVES A 10' WIDE UTILITY EASEMENT ALONG ALL SIDE & REAR LOTS LINES TO EACH SIDE OF LINE.
  - UNLESS OTHERWISE NOTED, LOT CORNERS ARE 1/2" NIP.
  - SEE SHEET 2 OF 2 FOR P.O.B. DATA.
  - AREA WITHIN R/W OF SR-1001 (30' FROM WESTERN EDGE OF R/W TO CENTERLINE) TO BE DEDICATED TO HCCOT FOR PUBLIC USE. REMAINING AREA AS RECORDED AT D.B. 1808 AT PGS. 734 & P.B. 37 AT PGS. 23-31.
  - COMMON AREA TO BE OWNED AND MAINTAINED BY LAKE VISTAS P.O.A.
  - CULVERTS LOCATED OUTSIDE OF RIGHT-OF-WAY ARE SUBJECT TO 20' WIDE DRAINAGE EASEMENT - 10' EACH SIDE OF CENTER OF CULVERT (AS SHOWN).
  - SEE SHEET 2 OF 2 FOR "CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF UTILITIES, AND OTHER REQUIRED IMPROVEMENTS."
  - IMPERVIOUS AREAS ON LOTS NOT TO EXCEED 24%.

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



THE MAP SHOWN HEREON IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRM MAP PANEL No.: 371027400J DATED: Sept. 5, 2007

I, Peter E. Fleming, PLS, certify to the following:  
At 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  
Surveyor, (PLS) 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 1808, page 734, etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in book 1808, page 734; that the ratio of precision as calculated is 1:17,817; that this plat was prepared in accordance with D.S. 47-30 as amended.

Witness my original signature: (license number and seal this 20th day of March, A.D., 2012.

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

**WESTERN CAROLINA SURVEYORS, P.A.** (License No. C-0336)  
2121 HARPER AVE., S.W. LENOIR, N.C. TELS. (828) 758-6363

TITLE: Subdivision of  
**Lake Vistas - Phase 1 - Section B**

CLIENT:	TOWNSHIP:	COUNTY:	STATE:
North Carolina Lakefront Properties, LLC	Lovelady	Burke	NC

DEED REF. bk. 1808 pg. 734 TAX MAP NUMBER: 2744-86-7939

PLAT REF. bk. 37 pg. 25-31

APP. BY: PEF DRAWN BY: PEF DATE: 3/20/2012 SCALE: 1" = 100' OF: 8052 SF: 8652P1B1 FIELD LUB: SHEET 1 of 2

DATE FIELD SURVEY COMPLETED: 3/08/2012 Layer: 34

Recorded in Burke County  
on March 22, 2012  
@ 12:14 pm. in BK. 42 PG. 5

Elizabeth T. Cooper  
Register of Deeds  
Deana Brann / Deputy

ENGINEER:  
CLARK ENGINEERING  
281 2nd AVE SE  
HICKORY, NC 28601  
(828) 345-1577

OWNER & DEVELOPER:  
NORTH CAROLINA LAKEFRONT PROPERTIES, LLC  
P.O. BOX 981  
GRANITE FALLS, NC 28850  
(828) 598-5253