PARADISE HARBOR
PHASE 2
PLAT BOOK 27, PAGE 19

PARADISE HARBOR
PHASE 1
PLAT BOOK 25, PAGE 198

PARADISE HARBOR
PHASE 2
PLAT BOOK 27, PAGE 21

PARADISE HARBOR
PHASE 4
PLAT BOOK 31, PAGE 203

PARADISE HARBOR – PHASE 1
PLAT BOOK 25, PAGES 200 & 202

N.C.G.S. GRID NORTH - NAD 83 (MOORE - OAK RIDGE)

50 P.B. 27, PG. 19
51 P.B. 27, PG. 19
52 P.B. 27, PG. 19
53 P.B. 27, PG. 19
38
37
36
49 1.501 ACRES
48 1.501 ACRES
71 P.B. 27, PG. 21
70 P.B. 31, PG. 203
69 P.B. 31, PG. 203
68 P.B. 31, PG. 203
67 P.B. 31, PG. 203
66 P.B. 31, PG. 203
62 P.B. 25, PG. 202
61 P.B. 25, PG. 200
60 P.B. 25, PG. 200
45 P.B. 25, PG. 200

P.O.B.
FENO MON.(F)
CONTROL CORNER

CLIFF VIEW DRIVE 45' R/W (PRIVATE MAINTAINED)
WEST PARADISE HARBOR DRIVE 50' R/W (PRIVATE MAINTAINED)
150' DUKE POWER R/W (COMMON AREA)
HIDDEN COVE LANE 45' R/W (PRIVATE MAINTAINED)
R/W LINE
BUILDING SETBACK LINE (TYPICAL)

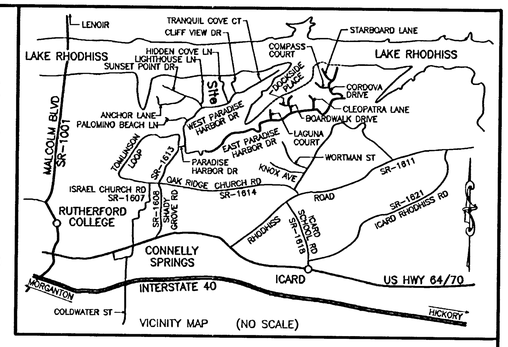
Future Development
Future Development
Future Development

LAKE RHODHISS
100-YEAR FLOOD LINE
100-YEAR FLOOD ZONE
65' BUFFER FROM LAKE RHODHISS
BRANCH
FENO MON.(F) CONTROL CORNER
ICARD TOWNSHIP
LOVELADY TOWNSHIP
SPRING

N 37°09'48"E 191.93'
166.33'
25.00'
412.31'
N 52°51'12"W 136.82'
47.06'
89.75'
S 52°51'12"E 136.82'
72.85'
63.97'
C-182
C-198
C-189
N 77°27'33"E 198.37'
173.37'
25.00'
N 88°16'05"E 284.07'
N 12°24'27"E 140.44'
PLAT BOOK 27, PAGE 19
S 12°24'27"W 234.77'
160.75'
74.02'
25.00'
S 63°19'44"W 272.33'
94.33'
C-181
70.54'
C-190
28.19'
174.30'
N 26°40'16"W 412.32'
149.20'
141.53'
S 26°40'16"E 656.47'
147.05'
S 31°48'40"E 949.04'
193.39'
174.99'
168.13'
75.03'
25.00'
342.34'
S 63°19'44"W 367.54'
372.88'
S 63°19'44"W 397.88'
187.49'
25.00'
S 13°20'47"W 69.26'
191.49'
25.00'
276.14'
S 63°19'44"W 301.14'
1158.10'
N 29°50'15"W
145.53'
N 02°26'12"E
79.26'
224.80'
93.33'
N 07°23'47"W 216.54'
78.24'
47.38'
73.38'
30.67'
N 20°22'35"W 178.42'
74.36'
70.79'
N 09°27'14"W 87.20'
16.41'
158.97'
N 60°56'43"W
87.02'
245.99'
N 47°23'09"W 127.85'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-181	77.50'	52.86'	51.84'	N 07°07'55"W
C-182	127.50'	145.22'	137.50'	N 20°13'23"W
C-188	82.50'	71.84'	69.59'	S 27°54'31"E
C-189	82.50'	22.13'	22.07'	S 04°43'19"W
C-190	122.50'	83.55'	81.94'	S 07°07'55"E



VICINITY MAP (NO SCALE)

NOTES:
1) TOTAL NUMBER OF LOTS: 2.
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) 100 YEAR FOOD HAZARD LINE SCALED FROM FIRM MAP PANEL #3710276400K, MAP REVISED July 7, 2009.
8) PROPERTY IS LOCATED WITHIN THE WS-IV CRITICAL WATERSHED AREA.
9) BASE FLOOD ELEVATION AT LAKE RHODHISS IS 1004' ABOVE MEAN SEA LEVEL. U.S.G.S. DATUM TAKEN FROM FIRM MAP PANEL #3710276400K, MAP REVISED: 7-07-09. REFER TO FLOOD EASEMENT RECORDED IN DEED BOOK 351, PAGE 236.
10) PROPERTY IS SUBJECT TO ALL DEEDS OF RECORD.
11) THE 65' WIDE BUFFER AREA ADJACENT TO LAKE RHODHISS WAS TAKEN FROM DEED BOOK 1327, PAGE 864, EXHIBIT B, ITEM 8.

P.O.B. IS LOCATED S 52°14'44"W 8,663.84' 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 = 747,111.341'
E = 1,261,173.955'

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'

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.

10-31-11
Date:

Jeannie Barnes
Watershed Administrator

State of North Carolina
County of Burke

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

Jeannie Barnes
Review Officer
Date: 10-31-11

This plat recorded 11-1-2011
in Plat Book 41 Pgs 170-171
in Burke Co. Melissa M Gibson Asst

0 50 100 200
GRAPHIC SCALE IN FEET 1" = 100'

THE MAP SHOWN HEREON IS WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRM MAP PANEL No.: 3710276400K DATED: July 7, 2009

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, PLS, certify to the following:

A: 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 1378, page 987, 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: 23,872; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature; license number and seal this 28th day of October, A.D., 2011.

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

NORTH CAROLINA PROFESSIONAL SEAL L-4240 LAND SURVEYOR PETER E. FLEMING

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: 10-31-11 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 – PHASE 6 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: _____ City Engineer: _____

Planning Board Approval

The Connelly Springs Planning Board hereby approves the final plat for the PARADISE HARBOR – PHASE 6 Subdivision.

10-31-11
Date:

Charles Mann
Chairman, Connelly Springs Planning Board

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.

10-31-11
Date:

Chairman, Connelly Springs Board of Aldermen

WESTERN CAROLINA SURVEYORS, P.A. (License No. C-0338)
2121 HARPER AVE., S.W. LENOIR, N.C. TELE. (828) 758-5353

TITLE: SUBDIVISION OF:
PARADISE HARBOR – PHASE 6

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

DEED REF. BK. 1378 PG. 987
PLAT REF. BK. 27 PG. 19-20
PLAT REF. BK. 19 PG. 13-18
TAX MAP NUMBER: 2764-17-0200

APP. BY	DRAWN BY	DATE	SCALE	CF: 8248 SF: 8248SD6C	FIELD
PEF	PEF	10/28/2011	1" = 100'	Job No.: 8248-SD6 FB: FS/GS	LJB SHEET 1 OF 1

LAYER: 34

FOR REGISTRATION REGISTER OF DEEDS
ELIZABETH T COOPER
BURKE COUNTY, NC
2011 NOV 01 10 26 04 AM
BK-41 PG 170-171 FEE $21 00

INSTRUMENT # 2011009547

PLAT

BOOK 41

PAGE 170 - 171

NAME Paradise Harbor Phase 6
Paradise Harbor LLC

TWP Jacob

DATE 11-1-2011

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

****

Filed For Registration: 11/01/2011 10:26:04 AM

Book: PLAT 41 Page: 170-171

Document No.: 2011009547

PLAT 2 PGS $21.00

Recorder: DEANA BARRIER

2011009547

2011009547