BK. 40 PG. 297-298

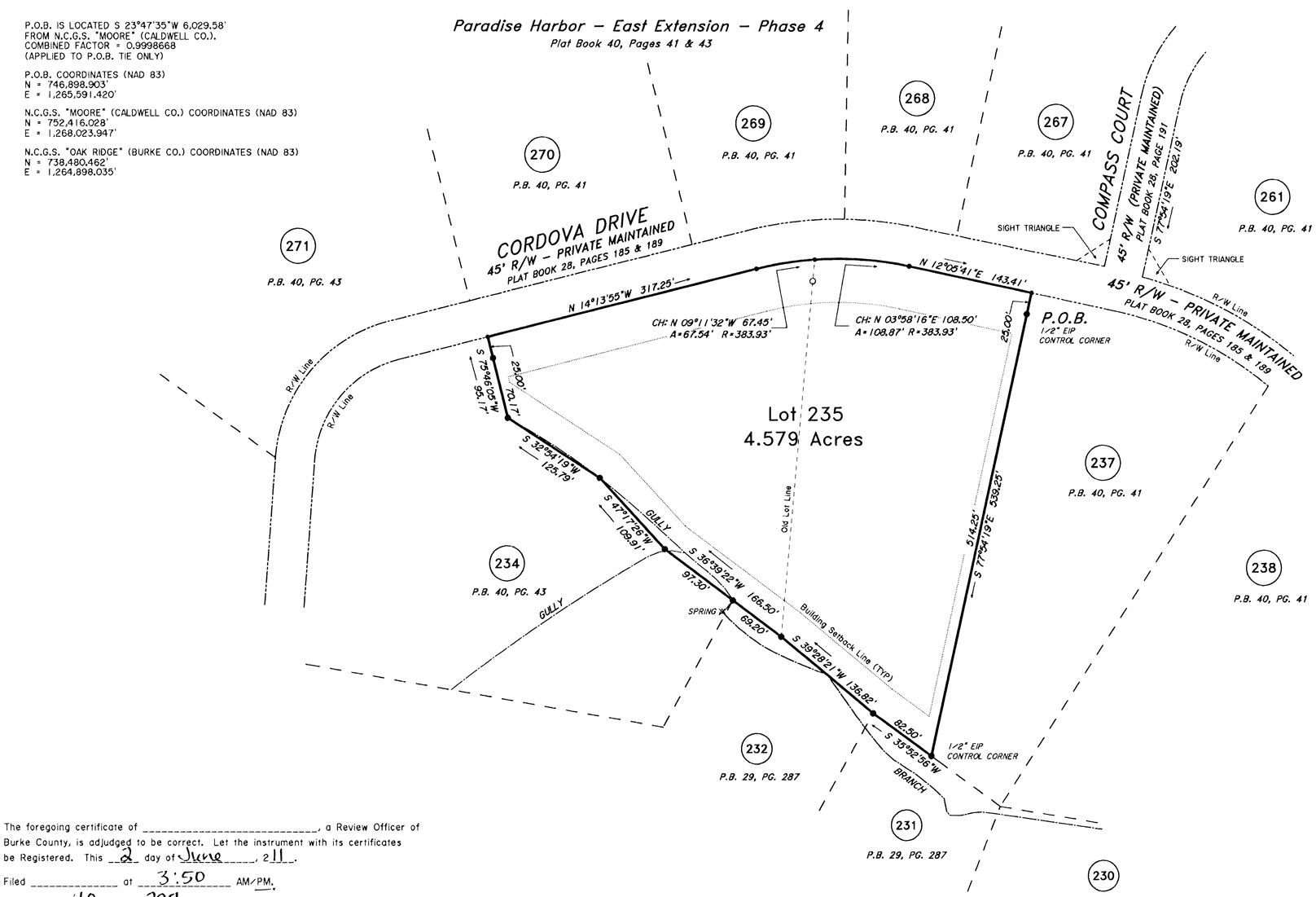
N.C.G.S. GRID NORTH – NAD 83 (MOORE – OAK RIDGE)

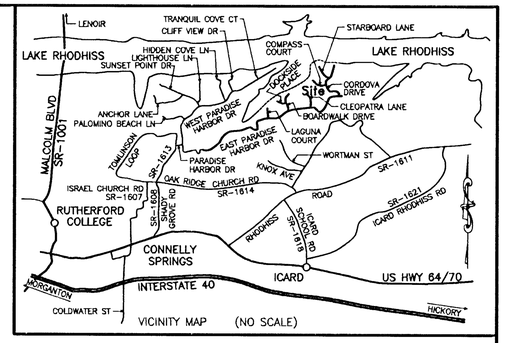
P.O.B. IS LOCATED S 23°47'35"W 6,029.58' FROM N.C.G.S. "MOORE" (CALDWELL CO.). COMBINED FACTOR = 0.9998668 (APPLIED TO P.O.B. TIE ONLY)

P.O.B. COORDINATES (NAD 83)
N = 746,898.903'
E = 1,265,591.420'

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 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: 6-1-11 Owner: Chyl Wilcox - Agent

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.

6-1-11
Date:

Jeanine Barnes
Watershed Administrator

NOTES:
1) TOTAL NUMBER OF LOTS: 1.
2) MINIMUM LOT SIZE: 4.579 ACRES.
3) LOT AREA DETERMINED BY COORDINATES.
4) UNLESS OTHERWISE NOTED, LOT CORNERS ARE 1/2" EIP.
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) PROPERTY IS LOCATED WITHIN THE WS-IV CRITICAL WATERSHED AREA.
8) BASE FLOOD ELEVATION AT LAKE RHODHISS IS 1003' 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.
9) PROPERTY IS SUBJECT TO ALL DEEDS OF RECORD.

This Plat Supersedes Lots 235 & 236 of the Plat Entitled "Paradise Harbor – East Extension – Phase 4" (Sheets 9 & 10), Recorded at Plat Book 40, Pages 41 & 43.

– Lots 235 & 236 Combined into Lot 235

The foregoing certificate of _____, a Review Officer of Burke County, is adjudged to be correct. Let the instrument with its certificates be Registered. This 2 day of June, 2011.

Filed _____ at 3:50 AM/PM.

In Plat Book 40 Map No. 297 Page _____ Block _____ Lot _____

PIN:_____

Elizabeth T. Capps
Register of Deeds

Jeanine Barnes / Deputy

State of North Carolina
County of Burke

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

Jeanine Barnes
Review Officer
Date: 6-1-11

THE MAP SHOWN HEREON IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRM MAP PANEL No.: 3710276400K DATED: July 7, 2009

100 0 100 200 300
GRAPHIC SCALE – FEET
1" = 100'

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.

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

I, Peter E. Fleming, PLS, certify to the following:

D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Peter A. Fleming
Surveyor, (PLS) License number 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 1539, page 53, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book As 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 1st day of June, A.D., 2011.

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

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

TITLE: Recombination Survey: Lots 235 & 236 of Paradise Harbor – East Extension – Phase 4

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

DEED REF. BK. 1539 PG. 53
PLAT REF. BK. 28 PG. 179-196
PLAT REF. BK. 40 PG. 41 & 43

TAX MAP NUMBER:
2764-56-7797
2764-56-8714

APP. BY	DRAWN BY	DATE	SCALE: 1" = 100'	CF: 8248 SF: 8248-235	FIELD LUB
PEF	PEF	6/01/2011	Job No.: 8248-235	FB: FS/GS	SHEET 1 of 1

LAYER: 34

FOR REGISTRATION REGISTER OF DEEDS
ELIZABETH T COOPER
BURKE COUNTY, NC
2011 JUN 02 03:50 57 PM
BK 40 PG:297-298 FEE $21 00

INSTRUMENT # 2011004848

PLAT

BOOK 40

PAGE 297 - 298

NAME Paradise Harbor LLC

TWP Icard

DATE 6-2-11

40 -297

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: 06/02/2011 03:50:57 PM

Book: PLAT 40 Page: 297-298

Document No.: 2011004848

PLAT 2 PGS $21.00

Recorder: DEANA BARRIER

2011004848

2011004848

298