Bk 33 Page 289-290

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.

5-30-07 — Date: — Chairman, Connelly Springs Board of Aldermen

Planning Board Approval

The Connelly Springs Planning Board hereby approves the final plat for the Paradise Harbor - East Ext. - Ph.3 Subdivision.

5-30-07 — Date: — Chairman, Connelly Springs Planning Board

CERTIFICATE OF APPROVAL FOR RECORDING

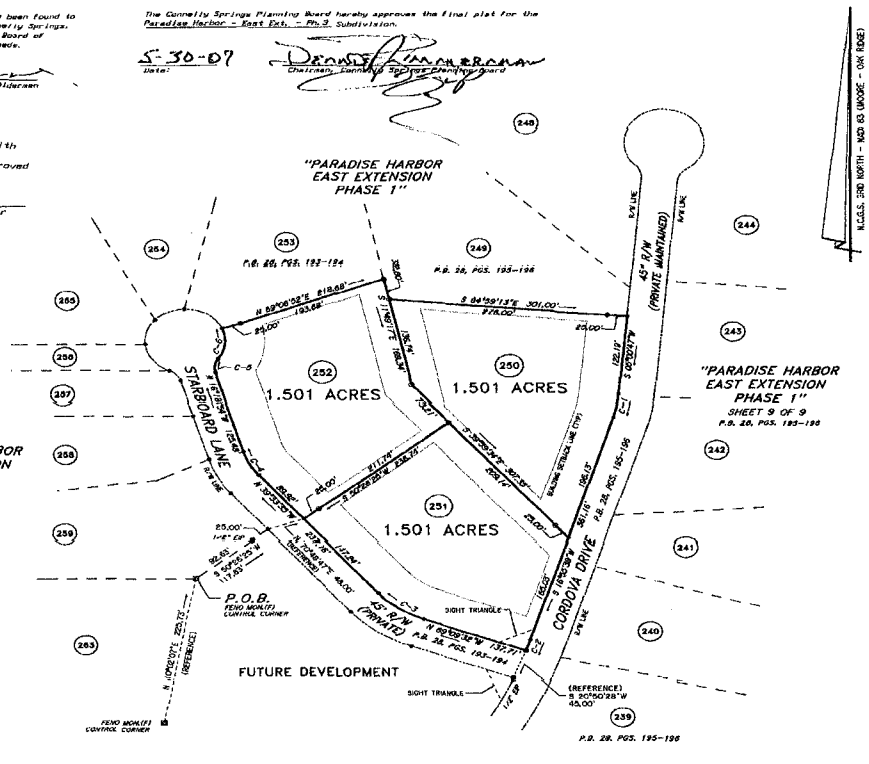
I certify that the plat shown hereon complies with the Burke County Watershed Protection Ordinance and/or Burke County Zoning Ordinance and is approved for recordation with the Register of Deeds.

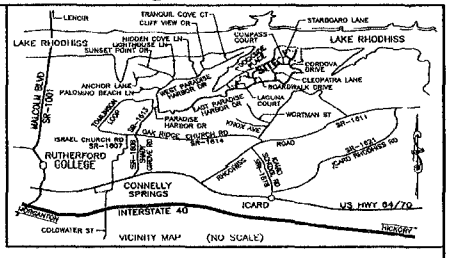
5-30-07 — Date: — Watershed Administrator

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	165.15'	34.34'	34.28'	S 10°08'13"W
C-2	589.75'	17.78'	17.78'	S 17°47'29"W
C-3	137.39'	70.99'	70.18'	N 34°51'33"W
C-4	108.50'	41.34'	41.30'	N 27°08'14"W
C-5	20.00'	32.15'	21.41'	N 08°02'15"E
C-6	50.00'	49.24'	47.34'	N 08°00'11"E

Filed 5-30-07 @ 4:37 P.M. in Book 33 Page 289-290
Elizabeth Bogen
Register of Deeds





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. Furthermore, I hereby dedicate all sanitary sewer, storm sewer and water lines to the Town of Connelly Springs.

Date: 5-30-07 — Owner: Cheryl Ortega - Agent

Certificate of Approval of Installation of Streets, Utilities, and Other Required Improvements

I hereby certify 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 - East Ext. - Ph.3 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: 5-30-07 — City Engineer: David W. Pope

P.O.B. IS LOCATED S 26°37'42"W 5,531.33' 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 = 745,560.929'
E = 1,266,373.743'

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 = 750,480.482'
E = 1,264,848.035'

State of North Carolina
County of Burke

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

Review Officer
Date: 5-30-07

THE MAP SHOWN HEREON IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRM MAP PANEL
No.: 3700310175 D — DATED: 6-22-98
3700310175-D — 6-22-98

100 0 100 200 300
GRAPHIC SCALE - FEET — 1" = 100'

Legend

Existing Iron Pipe	●	EIP
New Iron Pipe	○	NIP
P.K. Nail		PK
Concrete Monument		CM
New Iron Rod	○	NIR
Existing Iron Rod	●	EIR
Point	●	Pt.
Railroad Spike		RRS
Feno Monument		FM
Rebar Found	●	RF

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

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, 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 1529, page 32, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book 09, page Sketch; that the ratio of precision as calculated is 1: 23,072; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this 29th day of May, A.D., 2007.

Surveyor (PLS) License No. L-4240

NOTES:
1) TOTAL NUMBER OF LOTS: 3
2) MINIMUM LOT SIZE: 1.501 ACRES
3) LOT AREAS DETERMINED BY COORDINATES.
4) UNLESS OTHERWISE NOTED, LOT CORNERS ARE 1/2" RIP.
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 = 0.45 ACRES
      MEAN WIDTH = 75
   B) MINIMUM BUILDING SETBACK LINES
      FRONT = 50'
      SIDE = 18'
      SIDE ABUTTING STREET = 15'
      REAR = 30'
7) PROPERTY IS LOCATED WITHIN THE WS-IV CRITICAL WATERSHED AREA.
8) PROPERTY IS SUBJECT TO ALL DEEDS OF RECORD.
9) ALL CORNER LOTS ARE SUBJECT TO 50' x 50' SIGHT TRIANGLE FORMED BY JOINING THE POINTS IN THE CENTER OF THE STREET THAT ARE 50' FROM THE CENTERLINE INTERSECTION OF THE STREETS.

WESTERN CAROLINA SURVEYORS, P.A.
2181 HARPER AVE., S.W. LENOIR, N.C. TELE. (828) 758-6363

TITLE: SUBDIVISION OF:
PARADISE HARBOR – EAST EXTENSION – PHASE 3

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

DEED REF. BK. 1529 PG. 32 — TAX MAP NUMBER: 87-4-3-50
PLAT REF. BK. 28 PG. 193-196

APP. BY	DRAWN BY	DATE	SCALE:	CF: 8248 / SF: 82485839	FIELD: LJB
PEF	PEF	5/29/2007	1" = 100'	Job No.: 8248-EAST3 / PB: FS/GS	SHEET: 1 OF 1

LAYER: 34