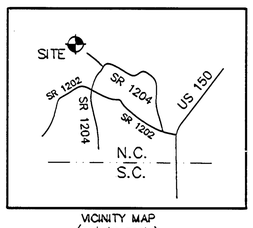
BROAD RIVER HIGHLANDS
PHASE ONE
SHEET 1 OF 3

Bk 31 Pg 98



VICINITY MAP
(not to scale)

REFERENCE BEARING

North Carolina, Cleveland County

FILED FOR REGISTRATION IN THE OFFICE OF THE REGISTER OF DEEDS FOR CLEVELAND COUNTY, NORTH CAROLINA ON THE _____ DAY OF _____ 2007 AT _____ O'CLOCK __ M. AND RECORDED IN SAID OFFICE AT _____ O'CLOCK ___ M. ON THE DAY OF _____, 2007 IN PLAT BOOK _____ PAGE _____ AND VERIFIED.

REGISTER OF DEEDS DEPUTY REGISTER OF DEEDS

FILED in CLEVELAND County, NC on Aug 28 2007 at 03:38:18 PM by DONNIE E. REECE REGISTER OF DEEDS
BOOK 31 PAGE 98

I, Nathan Odom, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book ___, Page ___); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ___, Page ___; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 10th day of Aug 2007.

Signature Nathan Odom
Land Surveyor
Registered Number L-2718

STATE OF NORTH CAROLINA
COUNTY OF CLEVELAND

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

Pam McCurry
Review Officer
08-29-07
Date:

NORTH CAROLINA REGISTERED SEAL L-2718 LAND SURVEYOR NATHAN ODOM

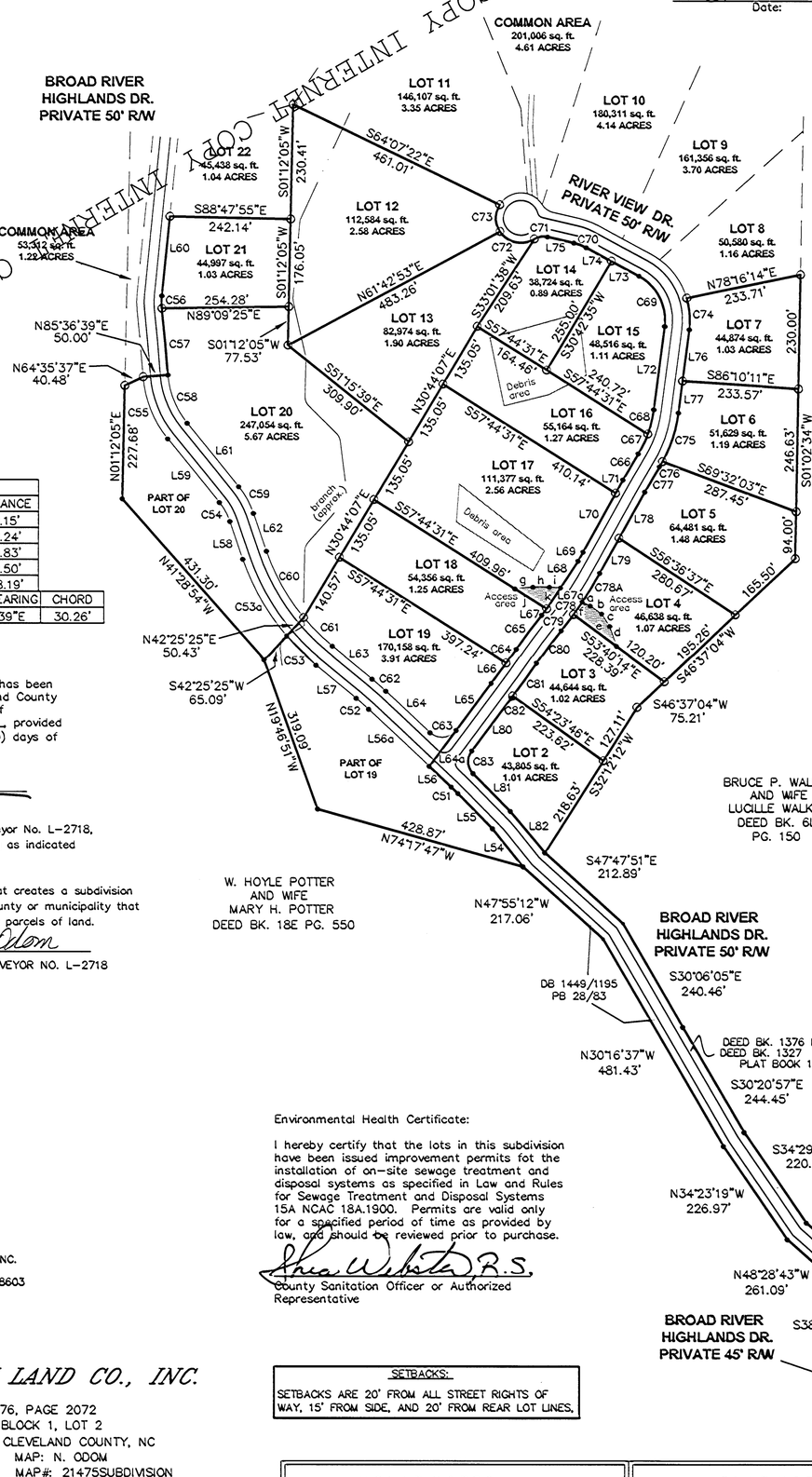
RECORDING FEE $ 21.00

I hereby certfiy that all required improvements required by Cleveland County have been installed according to all public agency specifications.

Engineer 8-13-07

I hereby certfiy that the streets shown on this plat have been designed in accordance with at least the minimum specifications and standards of NCDOT.

8-13-07
Date: Engineer



AREA FOR ACCESS DRIVE OVER LOT 4 TO LOT 3. COMMON DRIVE FOR LOT 3 AND LOT 4.

LINE TABLE		
LINE	BEARING	DISTANCE
a	S65°00'52"E	18.15'
b	S54°58'49"E	28.24'
c	S33°18'19"E	29.83'
d	S19°09'55"E	42.50'
e	N53°40'14"W	108.19'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
f	30.26'	817.58'	N34°46'39"E	30.26'

AREA FOR ACCESS DRIVE OVER LOT 17 TO LOT 18.

LINE TABLE		
LINE	BEARING	DISTANCE
g	N84°24'54"E	36.08'
h	N90°00'00"E	33.01'
i	S85°30'28"E	21.97'
j	S57°44'31"E	75.00'
k	N33°14'14"E	50.00'

Endorsements of Planning Board

I hereby certify that this subdivision has been granted final approval by the Cleveland County Planning Board this 24th day of August 2007 provided this plat is recorded within thirty (30) days of the above date.

Administrator

I, Nathan Odom, Registered Land Surveyor No. L-2718, certify to one or more of the following as indicated thus, ☒ or ☐ :

☒ A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Nathan Odom
NATHAN ODOM, REGISTERED LAND SURVEYOR NO. L-2718

I hereby certify that I am the owner of the property shown on this plat, that I hereby acknowledge this plat and allotment to be my free act and deed and that I do hereby dedicate to the public use all streets, alleys, walks, parks, playgrounds, open spaces and easements, except those specifically indicated as private on said plat, and that I do also dedicate forever to the appropriate agency all utilities as shown on the accompanying plan and profile sheets, and warrant all such utilities and improvements to be free of defects in workmanship and materials for a period of twenty-four (24) months following the date of this certification; further, I certify the land as shown hereon is within the planning jurisdiction of Cleveland County, North Carolina.

8/10/07 Fall Creek Land Co. Inc.
Owner Date
By: Rhonda Evans

Environmental Health Certificate:

I hereby certify that the lots in this subdivision have been issued improvement permits fot the installation of on-site sewage treatment and disposal systems as specified in Law and Rules for Sewage Treatment and Disposal Systems 15A NCAC 18A.1900. Permits are valid only for a specified period of time as provided by law, and should be reviewed prior to purchase.

Lisa Webster R.S.
County Sanitation Officer or Authorized Representative

OWNER: FALL CREEK LAND COMPANY, INC.
PO BOX 638
HICKORY, NORTH CAROLINA 28603
CONTACT: TODD BLACK
PHONE: (828)-850-9444

SETBACKS:

SETBACKS ARE 20' FROM ALL STREET RIGHTS OF WAY, 15' FROM SIDE, AND 20' FROM REAR LOT LINES.

FALL CREEK LAND CO., INC.

DEED BOOK 1376, PAGE 2072
TAX MAP 1138, BLOCK 1, LOT 2
NUMBER 1 TOWNSHIP CLEVELAND COUNTY, NC
FIELD: N. ODOM MAP: N. ODOM
DATE: JUNE 29, 2007 MAP#: 21475SUBDIVISION

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

PROFESSIONAL SURVEYING SERVICES
PO BOX 1161
RUTHERFORDTON, NORTH CAROLINA
828-287-7059

*** P L A T N O T E S ***

1. The streets shown are to be private streets and are to be maintained by the Property Owners Association of BROAD RIVER HIGHLANDS.
2. There is a total of 85.23 acres to be subdivided in Phase One.
3. The average lot size is 2.36 acres in Phase One.
4. The smallest lot size is 0.89 Acres, 38,724 square feet (Lot 14.)
5. The total number of lots is 36 in Phase One.
6. The total length of new street in Phase One is 6,074.72 feet.
7. The area within the flood plain is restricted from any home construction.

*** P L A T N O T E S ***

8. This property is in the Crest Middle School and the Crest High School district.
9. This property is zoned Rural Residential and subject to the Cleveland County Zoning Jurisdiction.
10. This property is not in a designated Watershed Zone.
11. The Census Tract Number is 951500.
12 A portion of this property is in a (ZONE A) Flood Area as delineated by HUD/FIA Maps. See COMMUNITY PANELY NUMBER 3703020 0250B.

PROPERTY CORNER LEGEND

- • EXISTING IRON PIN (EIP)
- ○ NEW IRON PIN (NIP)
- · POINT
- △ NAIL OR RAILROAD SPIKE
- ⊡ CONCRETE MONUMENT
- ⊠ RIGHT OF WAY MONUMENT
- ◒ STONE

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INTERNET COPY