

26-247

FINAL PLAT OF THE HIGHLANDS OF LAKE LURE PHASE TWO SHEET THREE OF THREE

I, Nathan Odom, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded as referenced); that the boundaries not surveyed are clearly indicated as drawn from information found in Book , Page ; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 9th day of September A.D. 2005.

Signature Nathan Odom
Land Surveyor
Registered Number L-2718



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

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, sewers, water lines, alleys, walks, parks, and other sites to public or private use as noted. Furthermore, we certify the land as shown hereon is within the platting jurisdiction of the Town of Lake Lure, North Carolina.
Date 9-20-05
[Signature]
THE HIGHLANDS OF LAKE LURE, LLC
BY MANAGER/MEMBER
Date 9/20/05
[Signature]
THE HIGHLANDS OF LAKE LURE, LLC
BY MANAGER/MEMBER

I CERTIFY THAT THE FINAL PLAT HEREON COMPLIES WITH THE LAKE LURE SUBDIVISION REGULATIONS AND IS APPROVED BY THE TOWN OF LAKE LURE ZONING AND PLANNING BOARD FOR RECORDING IN THE RUTHERFORD COUNTY REGISTER OF DEEDS.
Date 9-22-05 [Signature]
CHAIRMAN, ZONING AND PLANNING BOARD

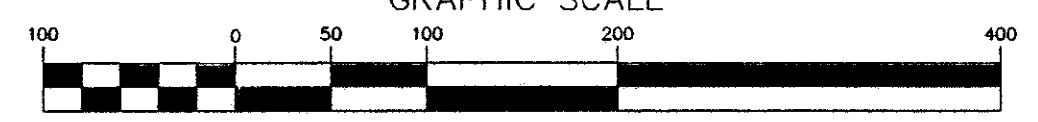
I HEREBY CERTIFY THAT THE STREETS SHOWN ON THIS SUBDIVISION ENTITLED HIGHLANDS OF LAKE LURE ARE PRIVATE STREETS, AND THE RESPONSIBILITY FOR MAINTENANCE SHALL NOT BE WITH THE TOWN OF LAKE LURE.
[Signature]

THE HIGHLANDS OF LAKE LURE BY MANAGER/MEMBER
[Signature]
THE HIGHLANDS OF LAKE LURE BY MANAGER/MEMBER

FINAL PLAT REVIEWED BY:
[Signature] 9-21-05
ZONING ADMINISTRATOR DATE

THE HIGHLANDS OF LAKE LURE, LLC

TAX MAP 528 BLOCK 8 PARCEL 81
CHIMNEY ROCK TOWNSHIP RUTHERFORD COUNTY, NC
FIELD: N. ODOM MAP: N. ODOM
DATE: SEPTEMBER 9, 2005 MAP#: 21146PHASE2HIGHLANDS



1 INCH = 100 FEET
PROFESSIONAL SURVEYING SERVICES
206 N. MAIN STREET
P.O. BOX 1161
RUTHERFORDTON, NC 28139
PHONE: (828) 287-7059

LINE	BEARING	DISTANCE
L33	N58°58'59"E	70.45'
L34	N58°58'59"E	74.94'
L35	N87°35'36"E	74.02'
L36	S58°45'49"E	28.09'
L37	N54°25'47"E	176.69'
L38	N27°56'00"W	20.05'
L39	N58°28'34"W	34.12'
L40	N26°25'53"W	32.71'
L41	N47°50'09"E	107.37'
L42	S47°50'09"W	107.37'
L43	S26°25'53"E	32.71'
L44	S58°28'34"E	34.12'
L45	S27°56'00"E	21.06'

STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD
[Signature] Review Officer of Rutherford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
[Signature]
Review Officer
Date: 9-21-05

North Carolina, Rutherford County
FILED FOR REGISTRATION IN THE OFFICE OF THE REGISTER OF DEEDS FOR RUTHERFORD COUNTY, NORTH CAROLINA ON 21 DAY OF September, 2005 AT 2:46 O'CLOCK P.M. AND RECORDED IN SAID OFFICE AT 2:46 O'CLOCK P.M. ON THE DAY OF September 21, 2005 IN PLAT BOOK 26 PAGE 247 AND VERIFIED.
[Signature] [Signature]
REGISTER OF DEEDS DEPUTY REGISTER OF DEEDS

HARRY THAL
and wife
TERESA THAL
DB 722/762

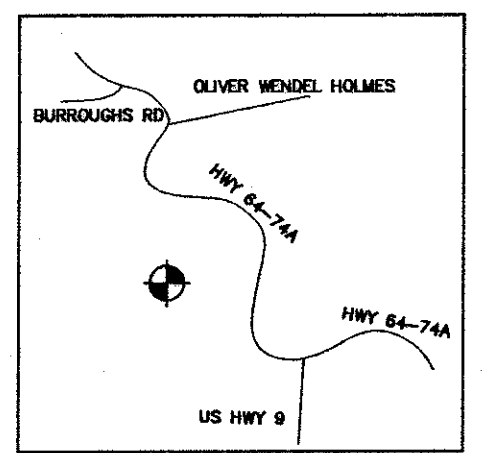
Doc ID: 000167290001 Type: CRP
Recorded: 09/27/2005 at 02:46:47 PM
Fee Amt: \$21.00 Page 1 of 1
Instr# 200500004178
Rutherford County, NC
Faye H. Huskey Register of Deeds
BK 26 pg 247

I HEREBY CERTIFY THAT STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THAT A GUARANTEE OF SUCH INSTALLATION HAS BEEN ARRANGED AS AUTHORIZED IN 91.18, IN ACCORDANCE WITH THE PRELIMINARY PLAT APPROVED BY THE ZONING AND PLANNING BOARD, AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION ENTITLED HIGHLANDS OF LAKE LURE.
DATE 9-21-05 [Signature]
ZONING ADMINISTRATOR

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C46	120.10'	102.50'	N87°27'03"W	113.34'
C47	108.79'	272.50'	N70°25'11"E	108.07'
C48	27.28'	272.50'	N84°43'30"E	27.27'
C49	71.93'	122.50'	S75°35'06"E	70.90'
C50	61.21'	52.50'	S87°49'59"W	57.81'
C51	39.53'	27.50'	N13°14'54"E	36.21'
C52	67.97'	127.50'	N43°12'17"W	67.16'
C53	96.48'	172.50'	N42°27'14"W	95.22'
C54	54.37'	72.50'	N04°56'52"W	53.10'
C55	39.61'	72.50'	N32°11'10"E	39.11'
C56	18.37'	20.00'	N21°31'39"E	17.73'
C57	59.38'	50.00'	N29°14'35"E	55.95'
C58	103.86'	50.00'	S57°13'38"E	86.17'
C59	85.67'	50.00'	S51°21'56"W	75.57'
C60	18.37'	20.00'	S74°08'39"W	17.73'
C61	35.65'	27.50'	S10°42'08"W	33.20'
C62	32.99'	127.50'	S33°50'35"E	32.89'
C63	38.32'	127.50'	S49°51'56"E	38.18'
C64	91.95'	172.50'	S43°12'17"E	90.87'
C65	115.00'	80.00'	S13°14'54"W	105.35'

PROPERTY CORNER LEGEND	
•	EXISTING IRON PIN (EIP)
○	NEW IRON PIN (NIP)
*	POINT
▲	NAIL OR RAILROAD SPIKE
■	CONCRETE MONUMENT
⊠	RIGHT OF WAY MONUMENT
●	STONE

- **** PLAT NOTES ****
- THIS PROPERTY IS ZONED R1A.
 - PROPERTY SETBACKS ARE AS PER THE ZONING REGULATIONS OF THE TOWN OF LAKE LURE. PRESENTLY THESE SETBACKS ARE 40' FROM THE CENTER OF ALL STREETS (EXCEPT US 64-74A-50), 12' FROM SIDE LOT LINES, AND 15' FROM REAR LOT LINES.
 - THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA AS DELINEATED BY HUD/FIA MAPS.
 - THE TOTAL AREA OF THE SUBDIVISION, THE HIGHLANDS PROPERTY AND THE DAILEY PROPERTY COMBINED IS 235.77 ACRES.
 - THERE IS A 20 FEET UTILITY AND DRAINAGE EASEMENT RESERVED ALONG SIDE LOT LINES, 10' EITHER SIDE OF LINE.
 - THE TOTAL NUMBER OF LOTS IN PHASE TWO IS 23.
 - THE LINEAR FEET OF NEW STREETS IN PHASE TWO IS 4235'.
 - THE STREETS SHOWN HEREON ARE TO BE PRIVATE STREETS.
 - THE SMALLEST LOT SIZE IS 2.00 ACRES, 87,120 SQUARE FEET (SEVERAL LOTS.) THE LARGEST LOT SIZE IS 3.212 ACRES, 139,909 SQ.FT. (LOT 31).



VICINITY MAP
(not to scale)

REFERENCE BEARING

