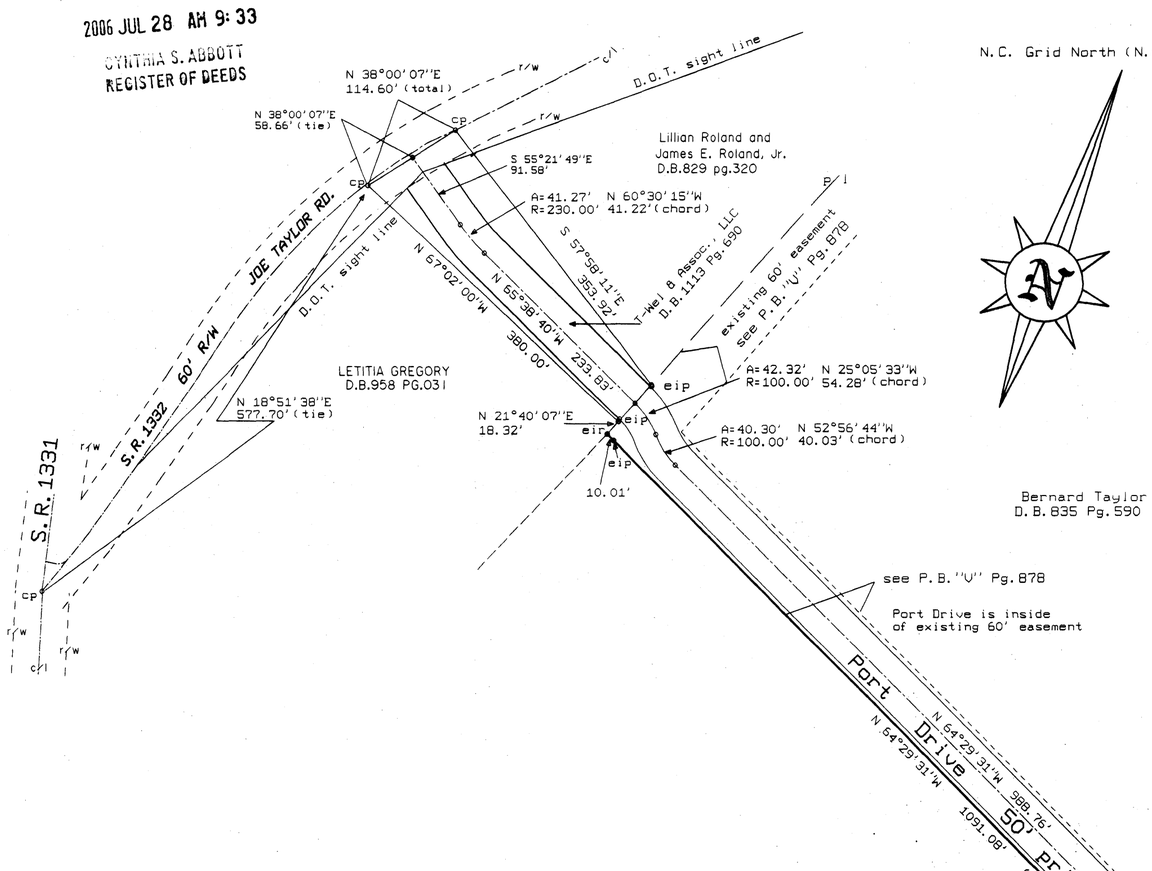
X-354

VANCE COUNTY, N.C.
FILED FOR RECORD
2006 JUL 28 AM 9:33
CYNTHIA S. ABBOTT
REGISTER OF DEEDS

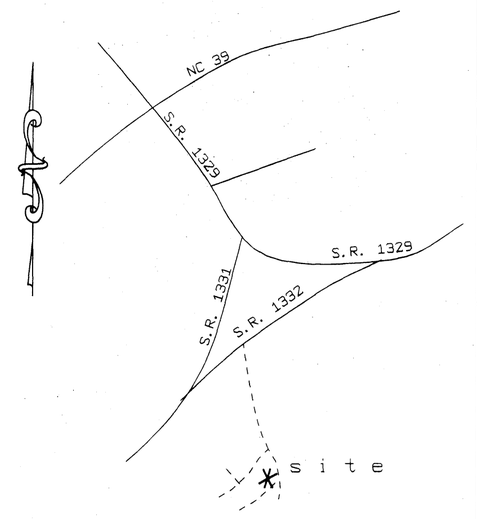


N.C. Grid North (N.A.D. 83)

CERTIFICATE OF OWNERSHIP AND DEDICATION.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN THE VANCE COUNTY REGISTER OF DEEDS ON BOOK _____, PAGE _____ AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, THAT THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF VANCE COUNTY, NORTH CAROLINA.

T-Well + Assoc. LLC 7/25/06
OWNER(S) by Thomas Sellers Jr. DATE
President



v i c i n i t y m a p (not to scale)

FLOODPLAIN DETERMINATION

LOTS 10,11,13,14,27,28,29,33,34,35,36,37,38 ARE DIRECTLY ADJACENT TO A SPECIAL FLOOD HAZARD AREA WITH A KNOWN ELEVATION OF 320 FEET (MSL). ALL FINISHED FLOORS SHALL BE ESTABLISHED AT OR ABOVE 323 FEET (MSL). NOTE: THE CORPS OF ENGINEERS RECOMMENDS THAT ALL FINISHED FLOORS BE AT OR ABOVE 326 FEET (MSL).

Ken Krantz 7/26/06
FLOODPLAIN ADMINISTRATOR DATE

CERTIFICATION OF HEALTH DEPARTMENT PRELIMINARY APPROVAL

I HEREBY CERTIFY THAT THE VANCE COUNTY HEALTH DEPARTMENT HAS RECEIVED THE PRELIMINARY SUBDIVISION SOILS EVALUATION FOR THIS SUBDIVISION AND HAS KNOWLEDGE OF THIS SUBDIVISION. EACH LOT SHALL UNDERGO A SATISFACTORY FIELD INVESTIGATION FOR AN IMPROVEMENT PERMIT FOR GROUND ABSORPTION SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS CERTIFICATION IS BASED ON CURRENT STATE AND LOCAL LAWS AND REGULATIONS.

Walter T. Vaughan PS 7/27/06
COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE DATE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	205.00	31.56'	62.63'	17°30'19"	27°56'57"	62.39'	S 20°17'19"E
C-2	1880.99'	19.99'	39.98'	1°13'04"	3°02'46"	39.97'	S 29°39'02"E
C-3	1880.99'	84.07'	168.03'	5°07'05"	3°02'46"	167.97'	S 32°49'06"E
C-4	524.97'	29.05'	58.05'	6°20'08"	10°54'51"	58.02'	S 32°12'35"E
C-5	524.97'	30.70'	61.32'	6°41'34"	10°54'51"	61.29'	S 25°41'44"E
C-6	1163.53'	35.83'	71.64'	3°31'39"	4°55'27"	71.62'	S 20°35'07"E
C-7	1163.53'	25.45'	50.89'	2°30'21"	4°55'27"	50.88'	S 17°34'07"E
C-8	1071.27'	63.52'	126.89'	6°47'11"	5°20'54"	126.81'	S 19°42'33"E
C-9	1121.27'	4.28'	8.56'	0°26'14"	5°06'36"	8.56'	N 22°53'01"W
C-10	25.00'	23.74'	37.97'	87°01'44"	229°10'59"	34.43'	N 66°10'46"W
C-11	230.00'	129.57'	235.99'	58°47'15"	24°54'40"	225.77'	S 39°01'48"W
C-12	20.00'	9.32'	17.45'	49°59'40"	286°28'44"	16.90'	S 15°21'40"E
C-13	50.00'	58.73'	86.55'	99°10'48"	114°35'30"	76.14'	S 09°13'54"W
C-14	50.00'	24.13'	44.96'	51°31'30"	114°35'30"	43.46'	S 84°35'04"W
C-15	50.00'	105.50'	112.82'	129°17'01"	114°35'35"	90.36'	N 05°00'40"W
C-16	20.00'	9.32'	17.45'	49°59'40"	286°28'44"	16.90'	N 34°38'00"E
C-18	280.00'	27.04'	53.92'	11°01'58"	20°27'46"	53.83'	N 15°09'09"E
C-19	280.00'	123.95'	233.37'	47°45'17"	20°27'46"	226.68'	N 44°32'47"E
C-20	25.00'	23.35'	37.56'	86°05'14"	229°10'59"	34.13'	N 25°22'49"E
C-21	1121.27'	13.19'	26.37'	1°20'51"	5°06'36"	26.37'	N 16°59'23"W
C-22	1113.53'	19.82'	39.64'	2°02'23"	5°08'43"	39.64'	N 17°20'08"W
C-23	1113.53'	38.82'	77.62'	3°59'37"	5°08'43"	77.60'	N 20°21'08"W
C-24	474.97'	31.04'	61.98'	7°28'38"	12°03'47"	61.94'	N 26°05'16"W
C-25	474.97'	23.03'	46.02'	5°33'04"	12°03'47"	46.00'	N 32°36'07"W
C-26	1930.99'	106.87'	213.53'	6°20'09"	2°58'02"	213.42'	N 32°12'35"W
C-27	25.00'	29.54'	43.43'	99°31'28"	229°10'59"	38.17'	N 78°48'12"W
C-28	343.17'	12.36'	24.71'	4°07'29"	16°41'45"	24.70'	S 49°19'15"W
C-29	343.17'	142.32'	269.83'	45°03'01"	16°41'45"	262.93'	S 24°44'00"W
C-30	343.17'	105.38'	204.49'	34°08'29"	16°41'45"	201.48'	S 14°51'45"E
C-31	343.17'	12.01'	24.00'	4°00'26"	16°41'45"	24.00'	S 33°56'13"E
C-32	284.07'	12.47'	24.93'	5°01'42"	20°10'10"	24.92'	S 33°25'34"E
C-33	284.07'	83.37'	162.19'	32°42'49"	20°10'10"	160.00'	S 14°33'19"E
C-34	284.07'	56.45'	111.44'	22°28'38"	20°10'10"	110.73'	S 13°02'25"W
C-35	20.00'	9.33'	17.45'	49°59'41"	286°28'44"	16.90'	S 00°43'07"E
C-36	50.00'	26.87'	49.31'	56°30'00"	114°35'30"	47.33'	S 02°32'03"W
C-37	50.00'	31.46'	56.16'	64°21'25"	114°35'30"	53.26'	S 62°57'45"W
C-38	50.00'	57.08'	85.14'	97°33'57"	114°35'30"	75.22'	N 86°04'34"W
C-39	50.00'	29.79'	53.73'	61°34'00"	114°35'30"	51.18'	N 43°29'25"E
C-40	20.00'	9.33'	17.45'	49°59'41"	286°28'44"	16.90'	N 49°16'34"E
C-41	25.00'	30.79'	44.44'	101°51'14"	229°10'59"	38.82'	N 25°25'52"W
C-42	25.00'	11.18'	21.03'	48°11'23"	229°10'59"	20.41'	S 79°32'50"W
C-43	50.00'	46.06'	74.44'	85°18'10"	114°35'30"	67.75'	N 81°53'46"W
C-44	50.00'	26.25'	48.35'	55°24'14"	114°35'30"	46.49'	N 11°32'34"W
C-45	50.00'	35.45'	61.67'	70°40'18"	114°35'30"	57.84'	N 51°29'43"E
C-46	50.00'	31.85'	56.72'	65°00'02"	114°35'30"	53.73'	S 60°40'07"E
C-47	25.00'	11.18'	21.03'	48°11'23"	229°10'59"	20.41'	S 52°15'47"E
C-48	25.00'	33.08'	46.18'	105°50'10"	229°10'59"	39.89'	N 50°43'26"E
C-49	234.07'	71.00'	137.87'	33°44'47"	24°28'40"	135.88'	N 19°04'02"W
C-50	393.17'	59.04'	117.21'	17°04'52"	14°34'22"	116.78'	N 27°24'00"W
C-51	393.17'	55.52'	110.32'	16°04'35"	14°34'22"	109.96'	N 10°49'16"W
C-52	393.17'	60.85'	120.75'	17°35'47"	14°34'22"	120.28'	N 06°00'55"E
C-53	393.17'	63.30'	125.53'	18°17'37"	14°34'22"	125.00'	N 23°57'37"E
C-54	393.17'	63.24'	125.41'	18°16'35"	14°34'22"	124.88'	N 42°14'43"E
C-55	25.00'	21.15'	35.11'	80°28'32"	229°10'59"	32.30'	N 11°11'48"E
C-56	632.12'	92.12'	182.95'	16°34'59"	9°03'51"	182.31'	N 16°45'55"W

PRIVATE ROADS CERTIFICATION

THE GRANTOR(S) HEREBY GIVE NOTICE AS REQUIRED BY NORTH CAROLINA GENERAL STATUTES AND THE VANCE COUNTY SUBDIVISION ORDINANCE THAT ALL ROADS SHOWN ON THIS PLAT HAVE BEEN DESIGNATED AS A PRIVATE ROAD AND THAT THE ROADS WILL NOT BE INCLUDED ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE. Lake Shores Plantation SHALL HAVE THE RESPONSIBILITY FOR THE MAINTENANCE OF THE ROAD IN PERPETUITY. NO LOCAL OR STATE GOVERNMENTAL AGENCY WILL BE RESPONSIBLE FOR THE DEVELOPMENT, MAINTENANCE, SUPERVISION, OR CONTROL OF SAID STREETS AND ROADWAYS. THE PARTIES TO THIS DEED WILL HOLD HARMLESS LOCAL AND STATE GOVERNMENTAL AGENCIES FROM ANY LIABILITY OR EXPENSE CONCERNING ROAD STANDARDS AND MAINTENANCE WITHIN THE ABOVE DESCRIBED SUBDIVISION SERVING THE PROPERTY HEREIN DESCRIBED AND WITHIN THE SUBDIVISION, AND THIS IS A COVENANT WHICH RUNS WITH THE LAND.

GRANTORS CERTIFY THAT THERE ARE NO UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIALS LOCATED WITHIN THE AREA DESIGNATED FOR ROADS OR STREETS WITHIN THE SUBDIVISION, AND IF SUCH ITEMS ARE FOUND THE GRANTORS SHALL BE FINANCIALLY RESPONSIBLE FOR REMOVAL AND DISPOSAL THEREOF.

T-Well Assoc. LLC 7/25/06
OWNER(S) by Thomas Sellers Jr. DATE
President

Site Data

references
tax map 366/1/26
D.B.1125 Pg.590
D.B.1111 Pg.111
D.B.1119 Pg.755
P.B. "U" Pg.878 tract "C"
20' side building setback
30' front building setback
25' rear building setback
0' lakeside setback
all roads are private and to be maintained by Lake Shores Plantation Homeowners Association
lots 14 & 27 have golf cart easements as noted on plat
5420' of new street
49.59 acres total

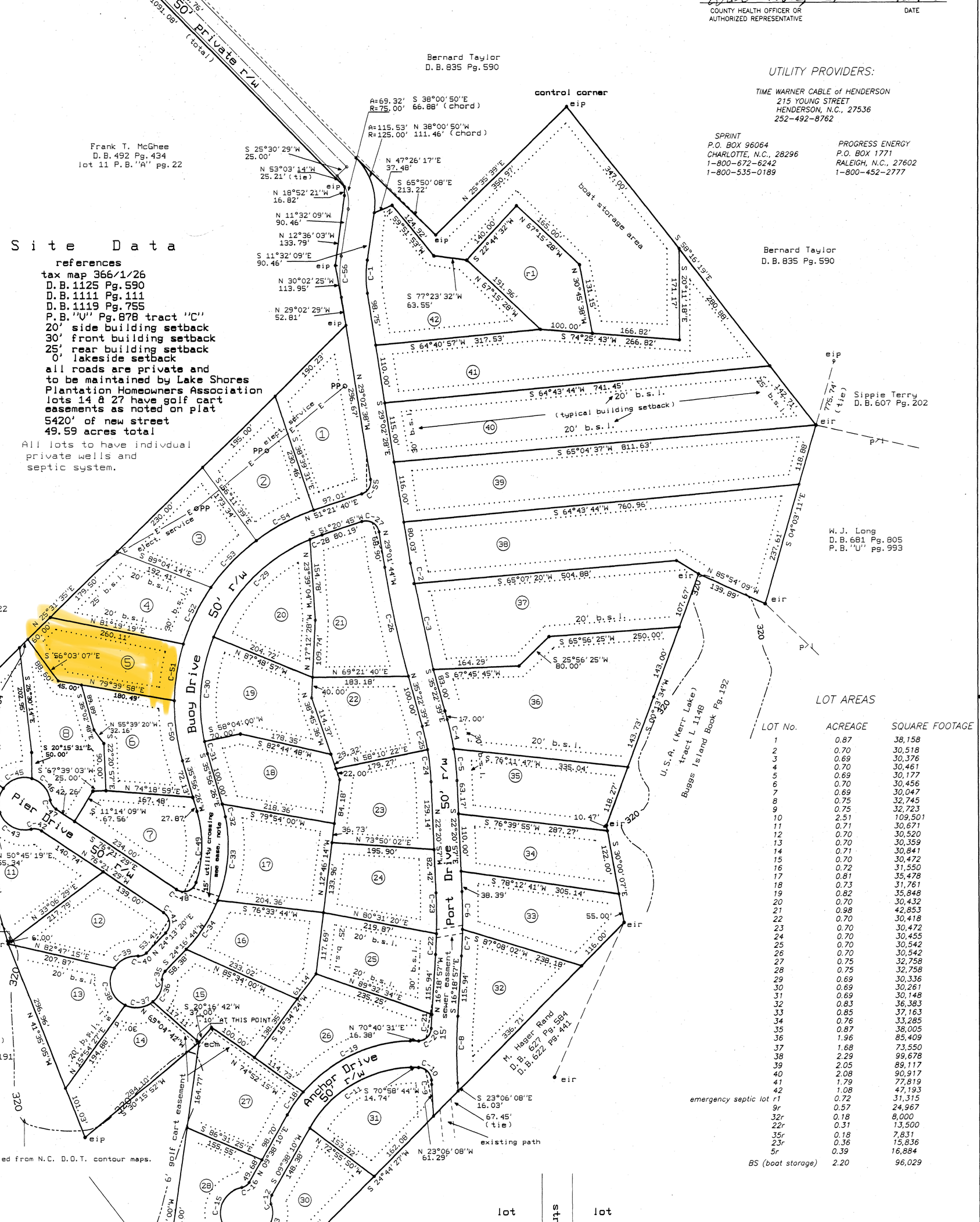
All lots to have indivdual private wells and septic system.

UTILITY PROVIDERS:

TIME WARNER CABLE of HENDERSON
215 YOUNG STREET
HENDERSON, N.C., 27536
252-492-8762

SPRINT
P.O. BOX 96064
CHARLOTTE, N.C., 28296
1-800-672-6242
1-800-535-0189

PROGRESS ENERGY
P.O. BOX 1771
RALEIGH, N.C., 27602
1-800-452-2777



COURSE	BEARING	DISTANCE
L-1	N 64°27'06"W	100.00'
L-2	N 64°27'06"W	132.00'
L-3	N 25°31'35"E	100.00'
L-4	S 64°27'06"E	20.00'
L-5	S 64°27'06"E	127.00'
L-6	S 25°31'35"W	20.00'
L-7	N 64°27'06"W	15.00'
L-8	S 25°31'35"W	80.00'
L-9	N 18°49'00"E	60.42'
L-10	N 18°49'00"E	110.76'
L-11	S 68°15'43"W	101.22'
L-12	N 81°45'01"E	77.62'
L-13	S 66°47'06"E	167.62'
L-14	S 04°10'42"W	165.46'
L-15	S 25°31'35"W	60.00'
L-16	S 64°27'06"E	85.00'
L-17	N 64°27'06"W	43.80'
L-18	N 64°27'06"W	16.63'
L-19	S 66°47'06"E	22.27'

LOT AREAS

LOT No.	ACREAGE	SQUARE FOOTAGE
1	0.87	38,158
2	0.70	30,518
3	0.69	30,376
4	0.70	30,461
5	0.69	30,177
6	0.70	30,456
7	0.69	30,047
8	0.75	32,745
9	0.75	32,723
10	2.51	109,501
11	0.71	30,671
12	0.70	30,520
13	0.70	30,359
14	0.71	30,841
15	0.70	30,472
16	0.72	31,550
17	0.81	35,478
18	0.73	31,761
19	0.82	35,848
20	0.70	30,432
21	0.98	42,853
22	0.70	30,418
23	0.70	30,472
24	0.70	30,455
25	0.70	30,542
26	0.70	30,542
27	0.75	32,758
28	0.75	32,758
29	0.69	30,336
30	0.69	30,261
31	0.69	30,148
32	0.83	36,383
33	0.85	37,163
34	0.76	33,285
35	0.87	38,005
36	1.96	85,409
37	1.68	73,550
38	2.29	99,678
39	2.05	89,117
40	2.08	90,917
41	1.79	77,819
42	1.08	47,193
emergency septic lot r1	0.72	31,315
9r	0.57	24,967
32r	0.18	8,000
22r	0.31	13,500
35r	0.18	7,831
23r	0.36	15,836
5r	0.39	16,884
BS (boat storage)	2.20	96,029

SYMBOLS :

EIP	EXISTING IRON PIPE
NIR	NEW IRON ROD
EPK	EXISTING PK NAIL
NPK	NEW PK NAIL
EIR	EXISTING IRON ROD
ECPS	EX. COTTON SPINDLE SPIKE
CP	COMPUTED POINT
ERRS	EXISTING RAILROAD SPIKE
EB	ELECTRIC POWER BOX
R/W	RIGHT OF WAY
PP	POWER POLE
--E--	OVERHEAD UTILITY LINES
LP	AREA LIGHT ON A POLE
b.s.l.	building setback line
ecm	existing concrete monument

EASEMENTS AND RIGHTS OF WAY

ALL ROAD FRONT LOT LINES AND REAR LOT LINES HAVE A 20 FOOT UTILITY EASEMENT.
ALL STREET RIGHTS-of-WAY SHOWN ARE 50 FOOT IN WIDTH
ALL CUL-DE-SACS HAVE A RADIUS OF 50 FOOT UNLESS OTHERWISE NOTED HEREON.
~~ALL SIDE AND REAR LOT LINES HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ON BOTH SIDES OF LINE,~~ EXCEPT HOWEVER THIS RESERVATION SHALL NOT APPLY WHEN ADJOINING LOTS ARE OWNED BY THE SAME INTITY OR INDIVIDUAL AS RELATES TO THE COMMON SIDE OR REAR LINES WHERE SUCH LOTS ADJOIN.

Note: septic access easement is part of utility easement where easement follows property line it will be 7.5' either side of line.

REVIEW OFFICER'S CERTICATION

STATE of NORTH CAROLINA, COUNTY of Vance

I, Sam D. Jones, REVIEW OFFICER FOR Vance COUNTY, HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Sam D. Jones 27 July 2006
REVIEW OFFICER DATE

NOTES :

ONLY THE NOTES MARKED WITH AN (X) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN.

() 1.) TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A STATE GRID STATION.

(X) 2.) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.

(X) 3.) THERE IS A NEW IRON PIPE (NIP) ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. SEE SYMBOLS.

(X) 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBERANCES ON THE PROPERTY.

(X) 5.) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-of-WAY OF RECORD PRIOR TO DATE OF THIS PLAT.

() 6.) SUBJECT PROPERTY SHOWN IS LOCATED WITHIN 2000 FEET OF A STATE GRID STATION, BUT DUE TO THE LACK OF DESCRIPTIVE, AND PHYISICAL EVIDENCE, GRID STATION(S) COULD NOT BE LOCATED.

NOTE: lots that exceed the 4 to 1 ratio can not be further subdivided.

CERTIFICATION OF APPROVAL OF REQUIRED IMPROVEMENTS, FINAL APPROVAL AND OR RECORDING.

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO VANCE COUNTY SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT HAS BEEN POSTED WITH VANCE COUNTY TO INSURE INSTALLATION THEREOF, AND THAT THE FILING FEE FOR THIS PLAT HAS BEEN PAID.

I HEREBY CERITFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF VANCE COUNTY AND HAS BEEN APPROVED BY THE VANCE COUNTY PLANNING BOARD AND THAT THIS MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

Ken Krantz 7/26/06
SUBDIVISION ADMINISTRATOR DATE

I, C. Eugene Bobbitt, III, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY 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.

I, C. Eugene Bobbitt,III, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK see, PAGE ref, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK see, PAGE ref; 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 ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL,

THIS 08 DAY OF May, A.D., 2006.

C. EUGENE BOBBITT, III, P.L.S.

LICENSE NUMBER - L-2664

NORTH CAROLINA PROFESSIONAL SEAL L-2664 LAND SURVEYOR C. EUGENE BOBBITT, III

120 0 120 240 360
GRAPHIC SCALE - FEET

revised 07-05-06

BOBBITT SURVEYING, P.A.
P. O. BOX 952 \ 437 DABNEY DRIVE
HENDERSON, NORTH CAROLINA, 27536
(OFFICE) 252 - 438 - 5162 (FAX) 252 - 438 - 7494

04241 Final Plat of

Lake Shores Plantation

property of

T-Well & Assoc., LLC

Williamsboro Township
Vance County, North Carolina
scale 1"= 120 feet May 08, 2006
plat file 06 V 05 XL
russ z2006a

X-354