

The Arbor Phase VI
Map 2 of 4

Lake James Properties, LLC
DB 670 Pg 262
(Future Development)

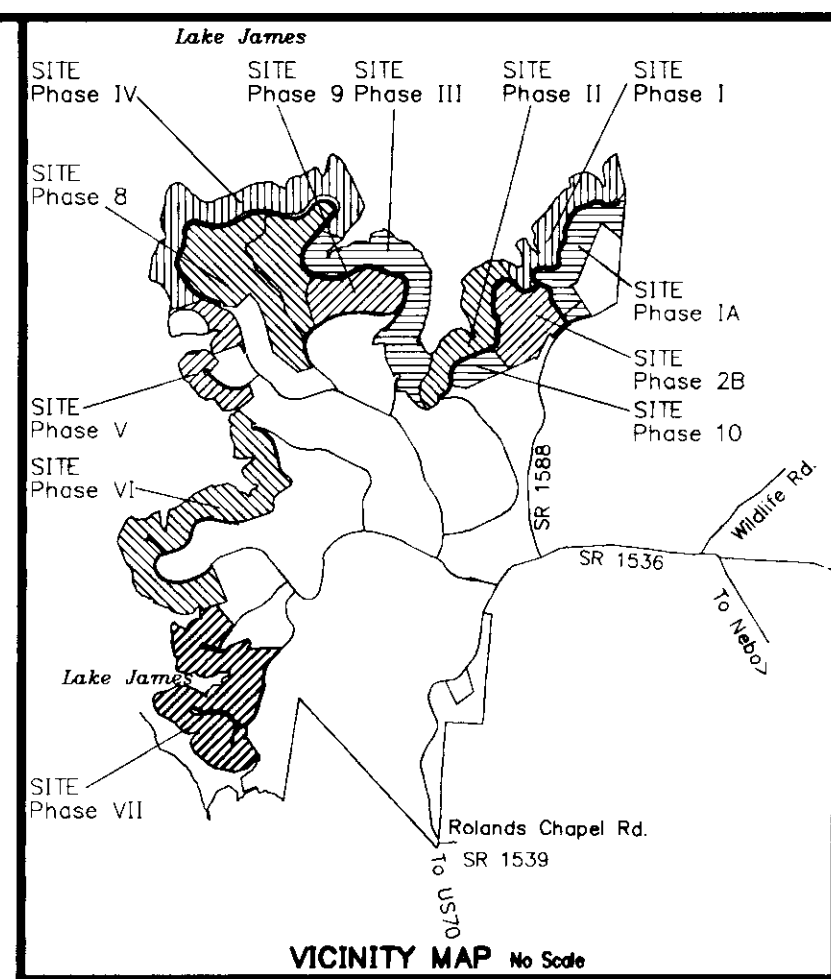
Lake James Properties, LLC
DB 670 Pg 262
(Future Development)

STATE OF NORTH CAROLINA COUNTY OF MCDOWELL
I, ANT WILCOX, Review officer of McDowell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Ant Wilcox
Review Officer
3/31, 2004
APPROVED TO RECORD
3/21/04

All roads in this subdivision are hereby declared private. The maintenance of all streets and roads in this subdivision shall be the responsibility of The Arbor Homeowner's Association or its assigns.
Dennis Whitson
OWNER/SUBDIVIDER

Surveyor's Notes:
 ○ All bearings are based on NAD 83 Grid North.
 ○ All distances shown are horizontal ground feet unless otherwise noted.
 ○ Area was determined by the coordinate method.
 ○ 1200' contour follows Duke Energy Project Boundary.

Revision Notes - March 2004
 - Added new Larkhaven Drive.
 - Added 20' wide private driveways to serve Lots 192-198.
 - Changed Lots 175-180 and Lots 190-198 to accommodate new road.
 - Truncated Anchor Drive at Lot 175.
 - Changed Boat Dock configuration at Common Open Space between Lots 169 and 170 to match permitting requirements.
 - Removed Boat Docks between Lots 184 and 185.
 - Changed Common Open Space between Lots 184 and 185 to Lot 272.
 - Lots 166-174 and Lots 181-189 are unchanged.



I, MILTON V. VIGGERS, a Professional Land Surveyor, certify that this map was prepared from a random traverse field survey made under my direction and supervision; that the ratio of precision as calculated by latitudes and departures exceeds 1:10,000; that the boundaries not surveyed are shown as broken lines plotted from information shown hereon; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 31 day of MARCH, A.D. 2004.
 XX 2. This survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
Milton V. Viggers
SURVEYOR

L-1292
N.C. P.L.S.
Subject to Restrictions recorded in Book 758, Page 344, McDowell County Registry and Homeowner's Association Restrictions recorded in Book 666, Page 344, McDowell County Registry.

I hereby certify that I am the agent of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of McDowell and that I hereby adopt this plan of The Arbor On Lake James 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.
Dennis Whitson
AGENT

LEGEND
 For Bearing & Curve Tables See Map 4 of 4
 ● Iron Pin Set
 ⊙ EIP = Existing Iron Pin (#5 Rebar)
 ○ Unmarked Point on 1200' Contour

SCALE: 1" = 100'

Building Setbacks along 45' Right of Way
 25' Front Setback from Right of Way
 5' Sideline Setback from Interior Lot Lines
 25' Rear Setback (Not On Lake)
 65' Waterfront Setback

NOTES:

This survey does not certify to title or ownership.
 The survey that resulted in the preparation of this plat used only the information of record as noted herein.
 Each Lot Subject to a 10' Front and a 5' Sideline Utility, Drainage Easement.
 DUKE POWER RESERVES THE RIGHT, PRIVILEGE AND EASEMENT OF BACKING, PONDING, RAISING, FLOODING OR DIVERTING THE WATERS OF THE CATAWBA RIVER AND ITS TRIBUTARIES IN, OVER, UPON, THROUGH OR AWAY FROM THE SAID LAND UP TO THE CONTOUR AT ELEVATION 1210.0 FEET ABOVE THE MEAN SEA LEVEL, U.S.G.S. DATUM. SEE DEED BOOK 206 PAGE 870 MCDOWELL COUNTY REGISTRY.
 EACH LOT MUST CONFORM WITH THE LAKE JAMES PROTECTION ORDINANCE OF MCDOWELL COUNTY, NORTH CAROLINA, ADOPTED AUGUST 1, 1996.
 Being part of Br-22, Br-27, Br-53, Br-54, Br-55 and Br-77
 As shown on plat of Western Carolina Power Company property surveys - Sheet 9, 10 & 11 of Bridgewater Project Dated February, 1917
 Environmental Areas (hatched) cannot contain Boatslips
 [Hatched Box] = Environmental Areas

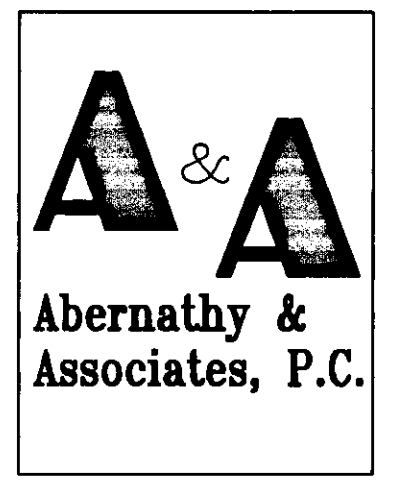
North Based on NC Department of Transportation Grid Monuments - See Sheet 2 of 3 as recorded in Plat Book 7 Page 30 McDowell County Registry for tie to monuments.

CONCRETE CONTROL MONUMENT GROUND COORDINATES

MONUMENT	NORTHING	EASTING	MONUMENTS	BEARING	DISTANCE
△	730433.5979	1120900.3569	△ to △	N05°09'02"E	452.78'
△	729982.6418	1120859.7094			

2004002344
 MCDOWELL CO, NC FEE \$94.00
 PREPARED & RECORDED
 03-31-2004 04:32:29 PM
 Patricia A. Reel
 REGISTERED MEASURER
 BY: TONIA R HAMPTON
 BK: PL 9
 PG: 81-84

2ND PLAT AMENDMENT
 of
MAP 1 of 4
 as recorded in
PLAT BK. 8 PG. 47,
MCDOWELL COUNTY REGISTRY
THE ARBOR ON LAKE JAMES
PHASE VII



REF. DEED: BK. 570 PAGE 262 REF. PLAT: BK. 7 PAGE 10
 BK. PAGE T.M. NO. 1713, BL. 64 LOT 8502
 PROPERTY OF **Lake James Properties, LLC**
 P.O. Box 961
 Granite Falls, NC 28630
 NEBO TOWNSHIP, MCDOWELL COUNTY, NORTH CAROLINA
 ABERNATHY & ASSOCIATES, P.C.
 145 WEST PARKER ROAD
 MORGANTOWN, N.C. 28655
 PH. (828) 437-2290
 SCALE: 1" = 100' SURVEYED BY: J. Thomas, J. White
 DRAWN BY: M. Viggers, PLS CHECKED BY: T. Abernathy, PLS
 FB. NO. PG. DATE OF SURVEY: July 2002, March 2004
 FILE NO.