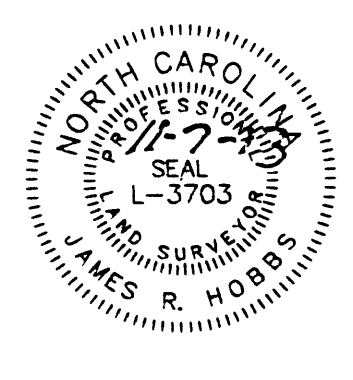


BK 43 PG 164

STATE OF NORTH CAROLINA
IREDELL COUNTY

I, JAMES R. HOBBS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (unless otherwise noted in Book 43, page 164, etc.) (other) that the boundaries not shown are clearly indicated as drawn from information found in Book 43, page 164, etc. 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, registration number and seal this 17th day of NOVEMBER, A.D. 2013.

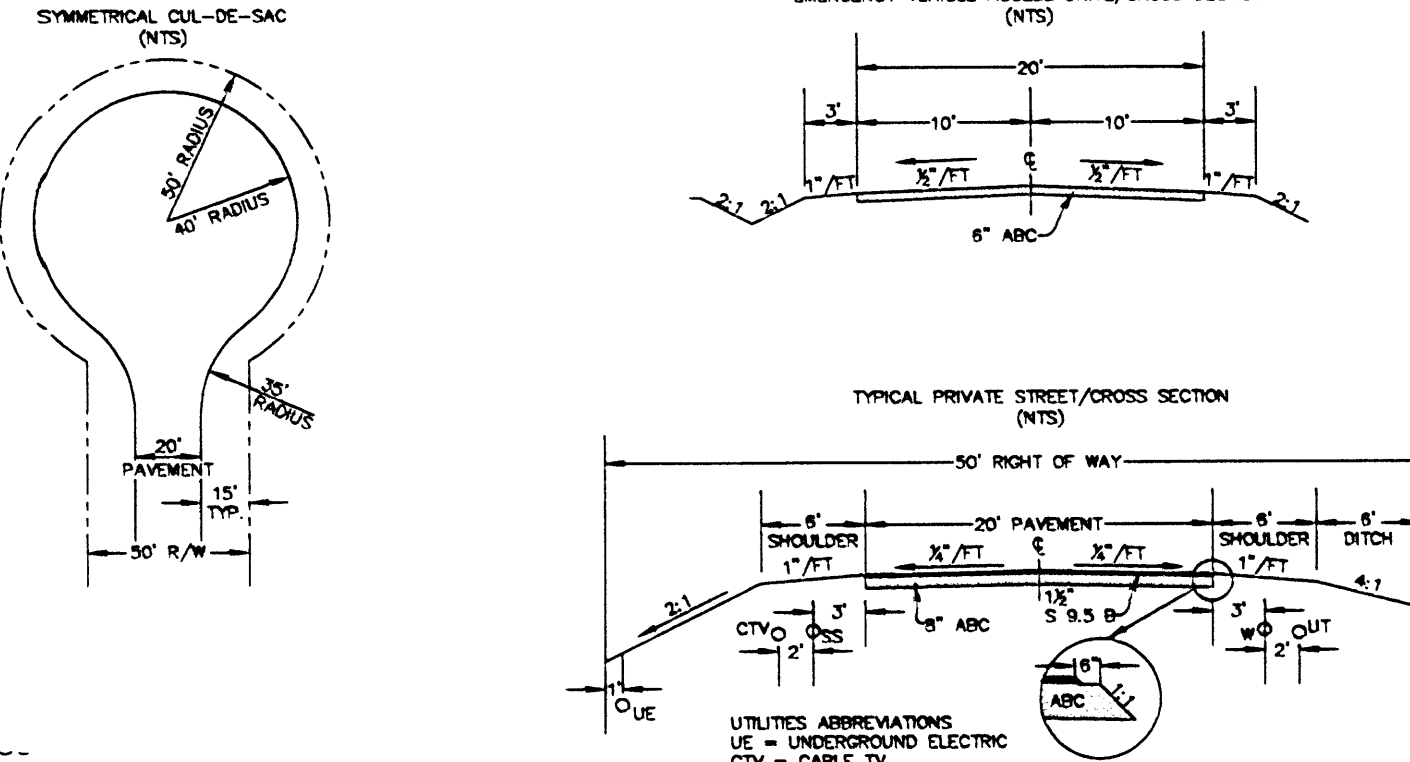
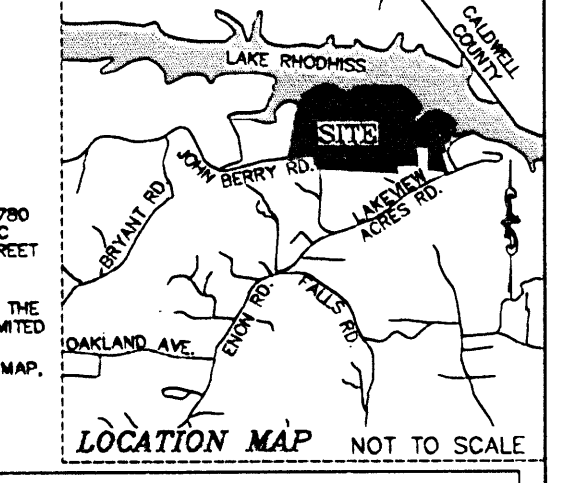
James R. Hobbs
Professional Land Surveyor
L-3703



- NOTE:
1. THIS PLAT IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE SUCH AS A WATERCOURSE, OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
 4. THIS PLAT IS 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.
 5. THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 6. THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

James R. Hobbs
Professional Land Surveyor
L-3703

- NOTES:
- ALL DISTANCES ARE HORIZONTAL CURVE DISTANCES UNLESS OTHERWISE NOTED.
 - AREA BY COORDINATE COMPUTATION.
 - PROPERTY SUBJECT TO ANY HAZARD ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.
 - SURVEY IS BASED ON PRIVATE EASEMENTS AND EXISTING MONUMENT FOUND DURING THE SURVEY.
 - PROPERTY CORNER PIPES SIZES AS SHOWN ARE NOMINAL MONUMENT DIMENSIONS.
 - TOTAL AREA SUBDIVIDED = 187.8806 ACRES AS NORMAL AREA IN W/PH BERRY RD. TO BE DEDICATED TO ROAD R/W = 1.876 ACRES.
 - AREA IN W/PH BERRY RD. TO BE DEDICATED TO ROAD R/W = 1.147 ACRES.
 - TOTAL AREA OF W/PH BERRY RD. TO BE DEDICATED TO ROAD R/W = 3.023 ACRES.
 - TOTAL AREA OF COMMON OPEN SPACE AREAS (LOTS #65 & #74 AS COMMON OPEN SPACE AREAS) TO BE OWNED AND MANAGED BY THE WATERSIDE PROPERTY OWNERS ASSOCIATION.
 - A 10' UTILITY EASEMENT EXISTS ALONG THE BACK OF LOT #103.
 - SUBJECT PROPERTY ZONED R-12A.
 - SETBACKS: FRONT: 30' SIDE: 10' REAR: 10' STREET: 15'
 - LINEAR FEET OF NEW ROAD = 5486.51'.
 - PROFESSIONAL ENGINEERING FOR THE SUBDIVISION ENGINEERING WORK: DAVID W. MOORE, P.E. #27780 405 SOUTH STERLING STREET WEAVER, NC 27159
 - THIS SUBDIVISION IS WITHIN THE CRITICAL AREA OF THE CATAWBA RIVER WATER SUPPLY WATERSHED. LOTS ARE LIMITED TO USE IMPERVIOUS DRAIN LOTS AREA.
 - FLOODPLAIN BOUNDARY TAKEN FROM BEST AVAILABLE MAP, DATED 05-13-13, FILE DATA 13060906.



CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	132.37	274.90	27°35'22"	N14°24'26"W	131.10'
C2	59.33	274.90	12°21'54"	N54°23'04"W	59.21'
C3	123.52	239.87	29°34'30"	N52°21'16"W	124.45'
C4	100.23	239.87	23°56'24"	N82°06'43"W	99.50'
C5	125.26	2076.94	3°27'20"	S84°11'25"W	125.24'
C6	116.21	252.49	26°22'14"	N05°48'59"E	115.19'
C7	82.27	380.51	12°23'18"	N12°48'27"E	82.11'
C8	86.15	269.46	18°19'09"	S78°36'48"E	85.79'
C9	40.87	275.00	5°55'11"	S85°11'47"E	40.83'
C10	41.05	179.45	4°03'34"	S82°58'09"E	41.05'
C11	124.47	285.50	24°58'48"	S77°29'20"E	123.49'
C12	130.73	285.50	26°14'14"	N76°54'10"E	129.60'
C13	84.42	458.12	10°33'32"	N58°30'17"E	84.30'
C14	132.98	275.00	27°42'22"	S47°27'48"E	131.69'
C15	132.98	275.00	27°42'22"	S75°10'09"E	131.69'
C16	18.50	275.00	3°28'16"	N89°15'32"E	18.50'
C17	109.17	235.43	26°34'07"	S79°10'33"E	108.20'
C18	92.62	235.43	22°32'22"	S54°37'18"E	92.02'
C19	55.40	175.00	18°08'15"	S52°25'15"E	55.17'
C20	109.59	175.00	35°24'48"	S79°25'46"E	107.81'
C21	107.86	175.00	35°18'46"	N64°58'27"E	106.16'
C22	136.94	125.00	62°43'30"	N78°40'48"E	130.11'
C23	70.00	175.00	22°55'06"	S81°25'00"E	69.53'
C24	146.06	175.00	47°49'17"	N63°12'48"E	141.86'
C25	76.74	175.00	25°07'33"	N26°44'23"E	76.13'
C26	175.96	219.60	45°54'35"	N37°07'54"E	171.29'
C27	101.07	219.60	26°22'16"	N73°16'19"E	100.18'
C28	38.88	227.51	9°47'27"	N81°33'44"E	38.83'
C29	89.17	227.51	22°27'24"	N65°26'19"E	88.60'
C30	92.96	227.51	23°24'25"	N42°30'19"E	92.31'
C31	38.72	227.51	10°00'24"	N35°48'14"E	38.67'
C32	82.13	227.51	21°13'32"	N51°25'12"E	81.66'
C33	67.76	50.00	77°38'33"	N85°20'52"E	62.69'
C34	50.16	50.00	57°29'05"	N17°47'06"E	48.99'
C35	59.16	50.00	67°47'35"	N44°51'14"W	55.77'
C36	84.68	50.00	97°02'28"	S52°43'46"W	74.92'
C37	30.87	271.69	6°30'33"	S59°10'31"W	30.85'
C38	119.12	271.69	25°07'13"	S43°21'38"W	118.17'
C39	29.08	177.51	9°23'05"	S35°29'34"W	29.04'
C40	130.49	177.51	42°07'08"	S61°44'17"W	127.58'
C41	12.87	177.51	4°09'13"	S84°22'51"W	12.87'
C42	32.91	269.60	6°59'39"	S82°57'38"W	32.89'
C43	156.45	269.60	32°02'16"	S63°26'40"W	148.80'
C44	156.45	269.60	33°14'56"	S30°48'04"W	154.26'
C45	156.15	125.00	72°56'51"	S50°39'02"W	148.61'
C46	15.05	125.00	6°53'47"	N89°25'39"W	15.04'

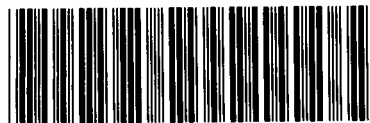
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C47	34.95	125.00	16°01'19"	N77°58'06"W	34.84'
C48	114.64	125.00	37°31'57"	N88°32'26"W	112.60'
C49	76.95	125.00	25°11'32"	S58°54'46"W	76.33'
C50	58.69	125.00	26°54'06"	S60°46'06"W	58.15'
C51	18.35	125.00	8°24'41"	S78°25'29"W	18.33'
C52	117.85	125.00	54°01'03"	N70°21'39"W	115.53'
C53	152.09	125.00	30°31'44"	N58°36'59"W	150.29'
C54	92.56	285.43	18°34'45"	N83°10'11"W	92.15'
C55	231.10	225.00	58°01'00"	N53°02'07"W	221.08'
C56	143.86	266.11	19°35'26"	N84°24'44"E	142.11'
C57	108.62	180.93	34°25'34"	N67°00'00"E	107.00'
C58	108.65	180.93	34°24'31"	N32°35'48"E	107.03'
C59	148.95	366.24	23°18'09"	N27°02'36"E	147.93'
C60	49.56	366.24	7°45'10"	N42°34'16"E	48.52'
C61	60.56	175.00	19°49'35"	N36°32'03"E	59.25'
C62	112.11	175.00	38°20'35"	N07°26'58"E	111.94'
C63	75.62	175.00	24°45'27"	N24°06'03"W	75.03'
C64	86.76	175.00	28°24'21"	N50°40'57"W	85.87'
C65	65.95	175.00	21°35'36"	N76°40'55"W	65.56'
C66	22.93	476.25	24°51'31"	N85°05'58"W	22.93'
C67	52.51	476.25	61°04'04"	N80°33'40"W	52.49'
C68	42.13	125.00	19°18'36"	N67°44'50"W	41.93'
C69	24.54	125.00	11°14'52"	N52°28'06"W	24.50'
C70	78.08	50.00	89°28'37"	N31°34'59"W	70.39'
C71	62.89	50.00	72°03'50"	S67°38'48"W	58.82'
C72	120.83	50.00	108°27'33"	S37°36'53"E	93.50'
C73	63.33	175.00	38°42'28"	S49°47'44"W	62.48'
C74	38.02	526.25	4°32'21"	S79°28'19"E	38.01'
C75	45.35	526.25	4°56'14"	S84°00'37"E	45.33'
C76	290.00	125.00	132°55'34"	S20°00'56"E	229.20'
C77	177.30	416.24	24°24'19"	S34°14'41"W	176.96'
C78	48.31	416.24	6°39'00"	S18°43'02"W	48.28'
C79	157.23	130.93	68°42'27"	S49°47'44"W	147.98'
C80	51.52	130.93	10°48'24"	N00°18'16"E	51.48'
C81	82.18	175.00	26°54'23"	N08°25'46"W	81.43'
C82	104.27	175.00	119°29'00"	N21°37'28"W	86.38'
C83	62.89	50.00	72°03'50"	S67°38'48"W	58.82'
C84	94.64	50.00	108°27'33"	S27°39'22"W	81.13'
C85	58.70	125.00	26°54'23"	N08°25'46"W	58.08'
C86	60.07	322.75	10°49'24"	S00°23'16"E	60.07'
C87	96.33	316.11	17°27'35"	S75°28'10"W	95.96'
C88	74.56	316.11	13°30'51"	S59°58'57"W	74.39'
C89	75.21	408.12	10°33'32"	S50°30'17"W	75.10'
C90	80.25	235.50	21°57'31"	S74°45'49"W	80.70'
C91	120.28	235.50	29°15'30"	N79°37'41"W	118.95'
C92	26.33	337.12	4°28'52"	N26°49'22"E	26.33'

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C93	68.06	337.12	11°19'03"	N18°48'05"E	67.95'
C94	65.47	337.12	11°27'15"	N02°72'15"E	65.36'
C95	27.47	50.00	26°19'02"	N84°35'58"E	27.26'
C96	57.01	50.00	66°25'42"	N02°31'36"E	54.78'
C97	66.97	50.00	75°38'21"	N68°20'26"W	61.32'
C98	12.24	50.00	14°01'18"	S66°29'45"W	12.21'
C99	82.88	475.00	9°59'48"	N65°30'47"W	82.77'
C100	36.23	475.00	4°25'49"	N72°43'26"W	36.22'
C101	56.92	50.00	65°33'33"	N47°17'17"W	53.90'
C102	58.98	50.00	67°35'28"	N62°02'15"W	55.62'
C103	78.68	50.00	90°09'38"	S12°50'17"E	70.81'
C104	6.88	175.00	2°15'05"	S06°25'37"E	6.88'
C105	37.77	175.00	12°21'56"	S13°44'07"E	37.69'
C106	50.28	50.00	61°03'03"	S00°02'24"W	50.29'
C107	67.85	50.00	67°29'17"	S68°04'17"E	55.51'
C108	149.05	50.00	170°48'14"	N011°34'34"W	99.88'
C109	19.51	125.00	8°56'41"	N12°36'35"W	19.49'
C110	14.24	50.00	16°19'01"	N53°13'00"E	14.19'
C111	107.10	425.00	14°25'37"	S67°43'42"E	106.73'
C112	50.28	50.00	61°03'03"	S00°02'24"W	48.17'
C113	34.36	287.12	4°28'52"	N26°49'22"E	34.34'
C114	75.22	287.12	15°00'35"	S16°15'10"W	75.00'
C115	26.57	287.12	5°18'11"	S26°24'33"W	26.56'
C116	45.72	325.00	8°03'37"	N65°25'25"W	45.68'
C117	102.14	319.46	18°19'09"	N78°36'48"W	101.71'
C118	63.33	225.00	61°32'41"	N01°30'09"E	63.31'
C119	118.99	175.00	29°19'28"	S00°02'24"W	115.68'
C120	112.26	225.00	28°35'08"	N53°42'08"W	111.09'
C121	38.77	50.00	44°25'47"	N30°12'34"W	37.81'
C122	65.90	50.00	75°31'16"	S89°48'57"W	61.24'
C123	73.31	50.00	84°00'40"	S103°01'01"W	66.92'
C124	83.61	50.00	96°02'20"	S79°58'30"E	74.34'
C125	118.99	175.00	29°19'28"	S00°02'24"W	115.68'
C126	123.10	175.00	40°18'15"	S13°32'19"E	120.58'
C127	13.43	330.51	2°19'41"	S07°46'38"W	13.43'
C128	58.03	330.51	10°03'38"	S13°58'17"W	57.96'
C129	63.47	302.49	12°01'22"	S12°59'25"W	63.36'
C130	63.47	302.49	12°01'22"	S00°58'02"W	63.36'
C131	179.87	175.00	144°18'15"	N02°48'15"E	170.64'
C132	170.20	2016.94	4°50'06"	N83°20'28"W	170.15'
C133	168.00	179.87	53°30'54"	S67°19'28"E	161.96'
C134	149.86	214.90	39°57'16"	S105°23'23"E	146.84'
C135	75.46	74.50	57°57'35"	S20°55'00"E	72.29'
C136	109.21	65.88	84°58'32"	S33°23'29"E	97.13'
C137	54.63	514.87	6°33'14"	S14°51'46"E	54.63'
C138	112.66	101.77	63°26'43"	S60°49'00"E	106.99'



LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	S40°34'01"E	6.70	L123	S82°17'57"E	37.42	L254	N25°21'51"E	22.16
L2	N85°55'05"E	16.52	L124	S62°47'09"E	38.44	L255	N05°53'23"E	61.41
L3	S19°00'06"W	36.13	L125	S62°47'09"E	82.34	L256	N44°49'15"E	30.41
L4	S19°00'06"W	36.13	L126	S75°26'47"E	15.05	L257	N41°00'30"E	25.62
L5	N89°27'13"W	71.45	L127	S68°47'23"E	61.30	L258	N64°31'20"E	23.94
L6	N69°27'13"W	71.45	L128	S64°33'33"E	42.59	L259	N38°17'35"E	13.04
L7	N69°27'13"W	71.45	L129	S68°47'23"E	61.30	L260	N14°46'41"E	26.72
L8	N60°							

FOR REGISTRATION REGISTER OF DEEDS
Elizabeth T Cooper
Burke County, NC
November 08, 2013 02:27:46 PM
Book 43 Page 164-164
FEE: \$21.00
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PLAT

BOOK 43

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NAME Waterside Subdivision

TWP Oxford

DATE 11/8/13