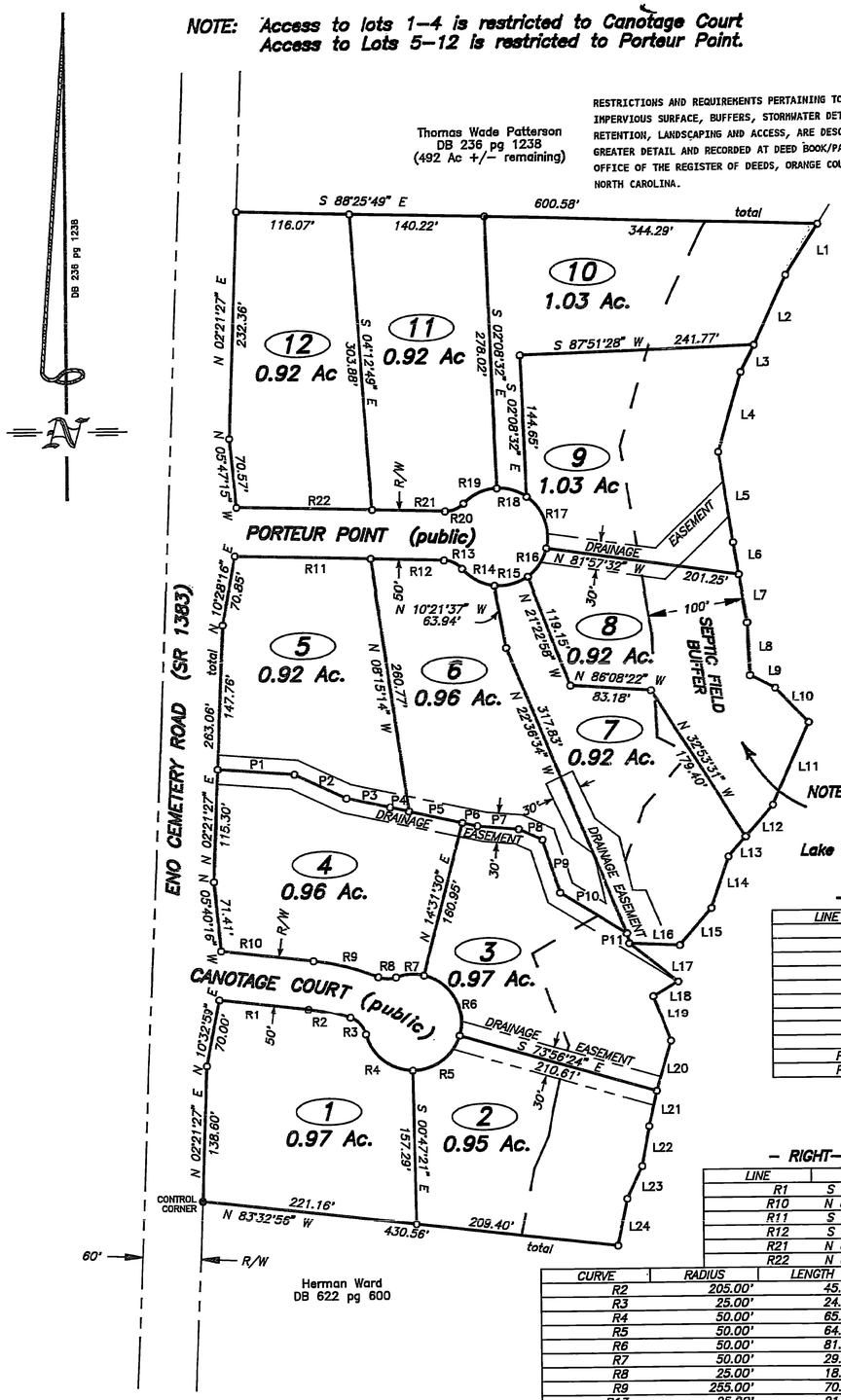
BOOK 61 Page 140

89163-83

NOTE: Access to lots 1–4 is restricted to Canotage Court
Access to Lots 5–12 is restricted to Porteur Point.

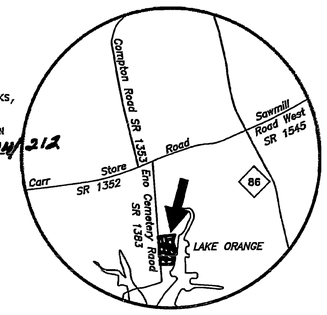
RESTRICTIONS AND REQUIREMENTS PERTAINING TO SETBACKS, IMPERVIOUS SURFACE, BUFFERS, STORMWATER DETENTION/ RETENTION, LANDSCAPING AND ACCESS, ARE DESCRIBED IN GREATER DETAIL AND RECORDED AT DEED BOOK/PAGE 1144/212 OFFICE OF THE REGISTER OF DEEDS, ORANGE COUNTY, NORTH CAROLINA.



NOTE: The installation of septic systems within this buffer is prohibited.

Lake Orange

VICINITY MAP



FILED
BOOK/PAGE# 61/140
'93 AUG 13 AM 10:36:24
BETTY JANE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N C

– FINAL PLAT –

SECTION ONE – PHASE A
BELLECHENE – EAST

CEDAR GROVE TWP., ORANGE CO., NORTH CAROLINA
JULY 22, 1993

SCALE 1"=100'
100 0 100 200

Existing Iron Stake
Existing Conc. Mon.
Iron Stake Set
Conc. Mon. Set
Mathematical Pt.

NOTE: Areas by coordinate computation.

– LAKE ORANGE DATA –
(620' Contour – Property Line)

LINE	BEARING	DISTANCE
L1	S 32°18'15" W	61.93'
L2	S 25°33'54" W	79.08'
L3	S 25°33'54" W	30.70'
L4	S 16°26'52" W	84.86'
L5	S 09°08'14" E	93.92'
L6	S 09°36'48" E	33.22'
L7	S 09°36'48" E	49.19'
L8	S 02°40'43" E	54.20'
L9	S 63°30'22" E	29.26'
L10	S 44°07'42" E	49.42'
L11	S 24°09'01" W	92.63'
L12	S 41°18'11" W	42.95'
L13	S 41°18'11" W	27.08'
L14	S 19°41'28" W	55.99'
L15	S 40°47'48" W	49.91'
L16	N 87°22'25" W	52.51'
L17	S 51°47'11" E	64.30'
L18	S 60°30'43" W	30.09'
L19	S 21°12'02" E	50.56'
L20	S 16°46'32" W	53.32'
L21	S 12°30'43" W	36.89'
L22	S 10°32'15" W	41.48'
L23	S 25°05'12" W	36.66'
L24	S 11°22'45" W	48.78'

– PROPERTY LINE DATA –

LINE	BEARING	DISTANCE
P1	S 85°46'44" E	79.72'
P2	S 65°06'59" E	59.28'
P3	S 78°03'01" E	46.10'
P4	S 77°26'16" E	19.65'
P5	S 77°26'16" E	55.96'
P6	S 77°26'16" E	15.90'
P7	S 85°21'13" E	42.59'
P8	S 65°31'08" E	26.77'
P9	S 18°20'12" E	57.24'
P10	S 58°18'27" E	80.12'
P11	S 13°12'32" E	10.50'

– RIGHT-OF-WAY DATA –

LINE	BEARING	DISTANCE
R1	S 83°32'56" E	91.88'
R10	N 83°32'56" W	95.36'
R11	S 88°25'49" E	141.23'
R12	S 88°25'49" E	75.24'
R21	N 88°25'49" W	74.93'
R22	N 88°25'49" W	140.85'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
R2	205.00'	45.24'	45.15'	S 77°28'50" E	12°38'42"
R3	25.00'	24.68'	23.69'	S 42°52'24" E	56°34'10"
R4	50.00'	65.00'	60.52'	S 51°49'49" E	74°28'59"
R5	50.00'	64.41'	60.04'	N 54°01'36" E	73°48'11"
R6	50.00'	81.70'	72.91'	N 29°41'03" W	93°37'09"
R7	50.00'	29.41'	28.98'	S 86°39'28" W	33°41'49"
R8	25.00'	18.40'	17.99'	N 89°06'08" W	42°10'38"
R9	255.00'	70.16'	69.93'	N 75°53'43" W	15°45'48"
R13	25.00'	21.03'	20.41'	S 64°20'07" E	48°11'23"
R14	50.00'	38.51'	37.56'	S 62°18'11" E	44°07'31"
R15	50.00'	36.00'	35.23'	N 75°00'32" E	41°15'02"
R16	50.00'	35.61'	34.87'	N 33°58'43" E	40°48'35"
R17	50.00'	60.08'	56.53'	N 20°50'57" W	68°50'46"
R18	50.00'	32.18'	31.62'	N 73°42'26" W	36°52'12"
R19	50.00'	38.81'	37.85'	S 65°37'08" W	44°28'40"
R20	25.00'	21.03'	20.41'	S 67°28'30" W	48°11'23"

The undersigned hereby certifies that the land shown herein is owned by the undersigned and is located within the subdivision regulation jurisdiction of Orange County and hereby freely dedicates all rights-of-way, easements, streets, recreation area, open space, common area, utilities and other improvements to public or private common use as noted on this plat, and further assumes full responsibility for the maintenance and control of said improvements until they are accepted for maintenance and control by an appropriate public body or by an incorporated neighborhood or homeowners association or similar legal entity.

8-13-93 Thomas Wade Patterson
Date Owner

ACCEPTANCE OF RIGHT-OF-WAY DEDICATION
Orange County hereby accepts, for the use of the general public, without maintenance responsibility, the offer of public dedication of all public rights-of-way, public easements, public streets, public recreation areas, public open space, public utilities and other public improvements shown on this plat.

8-11-93 John M. Link
Date County Manager

IMPROVEMENTS CERTIFICATE
I hereby certify: a satisfactory, irrevocable letter of credit by an approved institution and as approved by the Orange County Attorney has been posted with Orange County by the subdivider to provide for completion of all required improvements in case of default. All required improvements must be completed within 365 days from date hereof.

8-11-93 John M. Link
Date County Manager

APPROVAL CERTIFICATE
Provided that this plat be recorded within 6 months of final approval, approved by the Planning Department
8-11-93 Edward B. Kirk
(date) Subdivision Administrator

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED T J Dyer
DISTRICT ENGINEER
DATE 7-26-93

ENVIRONMENTAL HEALTH CERTIFICATION
Soil and site evaluations have been conducted by the Orange County Health Department, Environmental Health Division, and unless otherwise noted, an area on each lot has been tentatively designated for septic installation and repair. This certification is not an improvements permit and not approval of a septic system for any lot in this subdivision. An improvements permit must be issued by the Orange County Health Department prior to any alteration of the lot.

Jerry V. Stiepa 7-26-93
Environmental Health Specialist Date

North Carolina
ORANGE County
I, PAUL J. KEMPA, a Notary Public/Asst. Register of Deeds, for said County and State, do hereby certify that THOMAS WADE PATTERSON personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal, this the 13 day of AUGUST, 1993.
(Official Seal) Paul J. Kempa
Notary Public/Asst. Register of Deeds
My commission expires NOVEMBER 1995.

NORTH CAROLINA–ORANGE COUNTY
The foregoing certificate(s) of Paul J. Kempa & W. R. Burroughs, Jr. Notary Public of the designated governmental units is/are certified to be correct.
Filed for registration on the 13 day of Aug 1993 at 10:36:24 o'clock A.M. in Book 61 Page 140.
This the 13 day of Aug, 1993
Betty Jane Hayes, Register of Deeds
By: Deputy Asst/Deputy

I, Steve F. Yuhasz, L–2793, certify that this plat was drawn from an actual field survey performed under my direction and supervision; the ratio of precision is 1: 10,000+ ; lines not surveyed are shown broken, and plotted from the referenced information; this map was prepared in accordance with G.S. 47–30, as amended; this survey creates a subdivision within the subdivision regulation jurisdicition of Orange County.

Witness my original signature, registration number, and seal this 22nd day of July 1993.
Steve F. Yuhasz
Land Surveyor

NORTH CAROLINA, ORANGE COUNTY
I, a Notary Public of the County and State aforesaid, certify that Steve F. Yuhasz, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and seal this 22nd day of July 1993.
Notary Public
My commission expires: 5/25/96

ENT Land Surveys, Inc.
226 S. Churton St., Hillsborough, NC
732–6262

OWNER: Thomas Wade Patterson
P.O. Box 597
Burlington, NC 27215
DB 236–1238
~~PIN–9857–37–5791~~

FOR REVIEW PURPOSES ONLY
DEED BOOK 1144 PAGE 210

NOTE: Subject property was acquired by the following reference(s): Deed Book 236, Page 1238.

BOOK 61 Page 140

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