

**MIN. SETBACK LINES**

- 01) FRONT YARD-40' FROM RIGHT OF WAY WITH A MINIMUM OF 70' FROM THE CENTER OF THE STREET.
- 02) SIDE YARD-15'
- 03) SIDE YARD WHICH ABUTS A STREET-45' FROM THE CENTER OF THE STREET OR 20' FROM THE RIGHT OF WAY, WHICHEVER IS GREATER.
- 04) REAR YARD-30% OF THE AVERAGE LOT DEPTH.

**NOTES:**

- 01) ALL LOTS SHALL HAVE OVER 50,000 SQ. FT. NET AREA.
- 02) ALL LOTS SHALL BE SUBJECT TO A 18" UTILITY EASEMENT (7.5' EACH SIDE) ON SIDE LINES.
- 03) ALL DRAINAGE DITCHES AND STREAMS SHALL HAVE A 10' EASEMENT (7.5' EACH SIDE).

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
 I (WE), HEREBY CERTIFY THAT I (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF LENOIR AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC USE AS NOTED.  
 DATE 10-23-89 Robert O. Howard Sr. Clerk

**CERTIFICATE OF APPROVAL BY THE PLANNING BOARD:**  
 THE CITY OF LENOIR PLANNING BOARD APPROVES THE FINAL PLAN FOR THE SUBDIVISION.  
 DATE 10-23-89 Thomas E. Smith

**CERTIFICATE OF ACCEPTANCE OF DEDICATION AND RECORDING**  
 I, HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR LENOIR, NORTH CAROLINA, AND HAS BEEN APPROVED BY THE CITY COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF CALDWELL COUNTY. THE CITY ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, AND PUBLIC PARKS, BUT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN ANY STREETS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER LANDS SHOWN THEREON AND ACCEPTS HEREBY FOR PUBLIC PURPOSES UNTIL IN THE OPINION OF THE LENOIR CITY COUNCIL IT IS IN THE PUBLIC INTEREST TO DO SO. THE APPROVAL OF THIS PLAN SHALL BE NULL AND VOID IF THE SAID PLAN IS NOT RECORDED WITHIN SIXTY (60) DAYS OF THE DATE OF APPROVAL.  
 DATE 11-8-89 Joe D. [Signature]

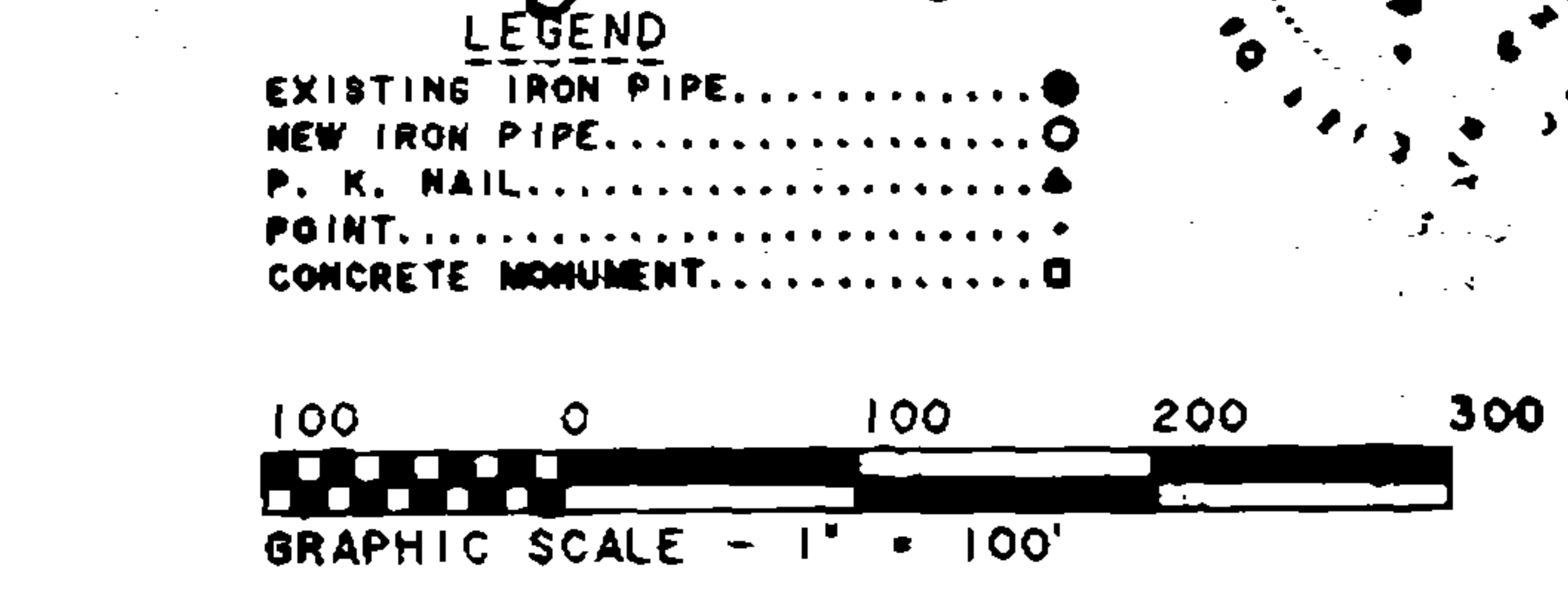
**LENOIR GOLF CLUB INC.**  
 DEED BOOK 866 PAGE 697



STATE OF NORTH CAROLINA  
 I, Shirley S. Chandler NOTARY PUBLIC,  
 DO HEREBY CERTIFY THAT J. R. Bishop, RLS  
 PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED  
 THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESSED  
 BY HAND AND OFFICIAL SEAL, THIS 23rd DAY  
 OF October 1989  
Shirley S. Chandler NOTARY PUBLIC  
 MY COMMISSION EXPIRES 31st DAY OF March 1990

I, T. R. BISHOP, RLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 50000; (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.  
 WITNESSED BY HAND AND SEAL THIS 23rd DAY OF October A.D. 1989.  
 SIGNATURE J. R. Bishop  
 (RLS) REG. NO. L-2967

<b>WESTERN CAROLINA SURVEYORS, P.A.</b>			
P.O. BOX 1872		LENOIR, N.C. 28644	
TELE. (704)764-0218		TELE. (704)760-0883	
TITLE SHEET 1 OF 2 SECTION 1			
<b>WOODRIDGE</b>		<b>ESTATES</b>	
CLIENT	TOWNSHIP	COUNTY	STATE
LOWER CREEK DEVELOPMENT CORPORATION	LOWER CREEK	CALDWELL	N.C.
DEED REF.	BOOK	PAGE	REVISED
	124-1-2		8/23/89
BOOK 340	PAGE 584	BOOK	PAGE
			10/23/89
APP. BY	DRAWN BY	DATE	SCALE 1"=100'
TRE	JEC	10-04-89	481
JOB NO.		SHEET 1 OF 2	
4017		FILE 15-117	



SHEET 2 OF 2

44.345 ACRES GROSS TOTAL  
 TOTAL NUMBER OF LOTS = 39



Book 9259 Page 22  
 November 22, 1989  
 Office of the Register of Deeds, Caldwell County, N.C.  
 Book 14 Page 130  
 LOIS GREENE BY *Shirley S. Chandler*  
 Register of Deeds

14-130

- MIN. SETBACK LINES**
- (01) FRONT YARD-40' FROM RIGHT OF WAY WITH A MINIMUM OF 10' FROM THE CENTER OF THE STREET.
  - (02) SIDE YARD-15'
  - (03) SIDE YARD WHICH ABUTS A STREET-45' FROM THE CENTER OF THE STREET OR 25' FROM THE RIGHT OF WAY, WHICHEVER IS GREATER.
  - (04) REAR YARD-30% OF THE AVERAGE LOT DEPTH.

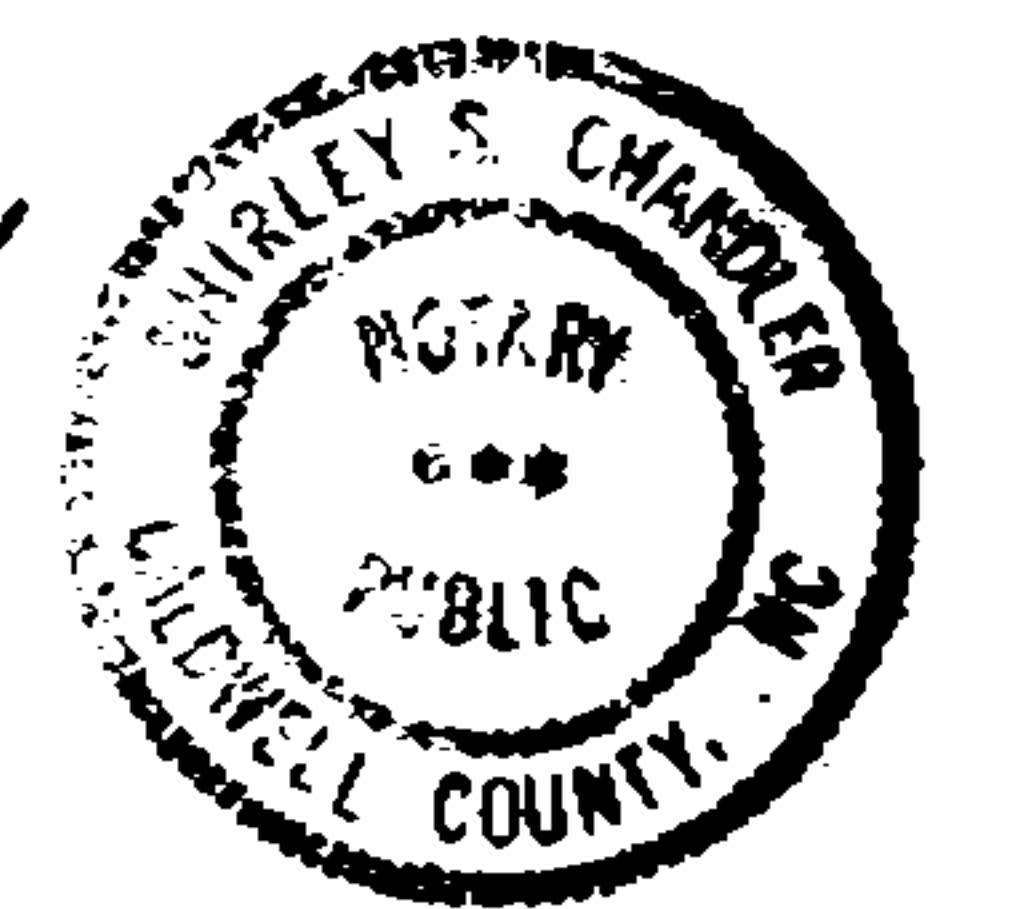
- NOTES:**
- (01) ALL LOTS SHALL HAVE OVER 20,000 SQ. FT. NET AREA.
  - (02) ALL LOTS SHALL BE SUBJECT TO A 15' UTILITY EASEMENT (7.5' EACH SIDE) ON SIDE LINES.
  - (03) ALL DRAINAGE DITCHES AND STREAMS SHALL HAVE A 15' EASEMENT (7.5' EACH SIDE).

**CERTIFICATE OF ACCEPTANCE OF DEDICATION AND RECORDING**

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR LENOIR, NORTH CAROLINA, AND HAS BEEN APPROVED BY THE CITY COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEED OF CALDWELL COUNTY THE CITY ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, AND PUBLIC PARKS, BUT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN ANY STREETS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER LANDS SHOWN THEREON AND ACCEPTS HEREBY FOR PUBLIC PURPOSES UNTIL IN THE OPINION OF THE LENOIR CITY COUNCIL IT IS IN THE PUBLIC INTEREST TO DO SO. THE APPROVAL OF THIS PLAT SHALL BE NULL AND VOID IF THE SAID PLAT IS NOT RECORDED WITHIN SIXTY (60) DAYS OF THE DATE OF APPROVAL.

DATE \_\_\_\_\_ CITY CLERK \_\_\_\_\_

SHEET 1 OF 2

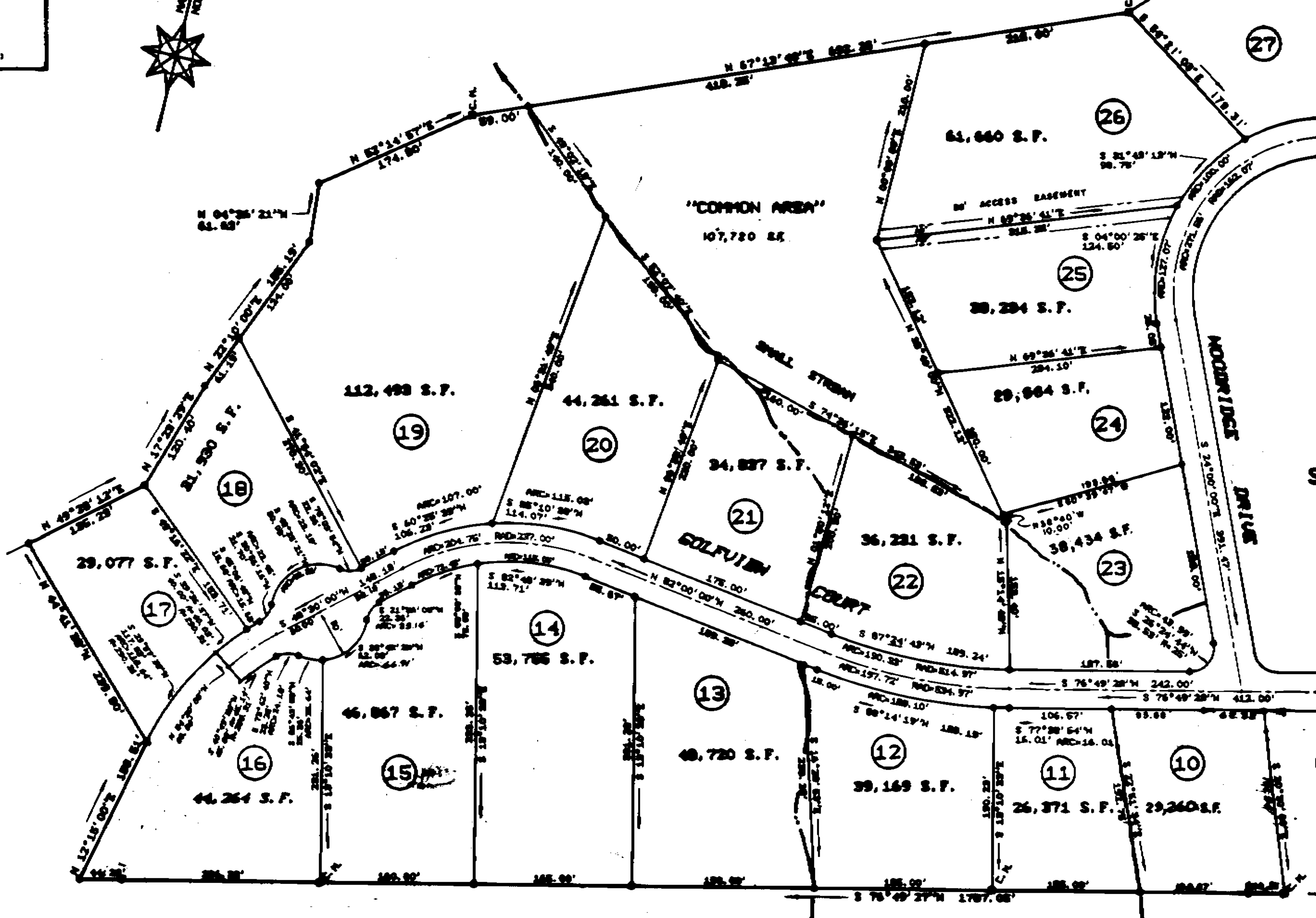
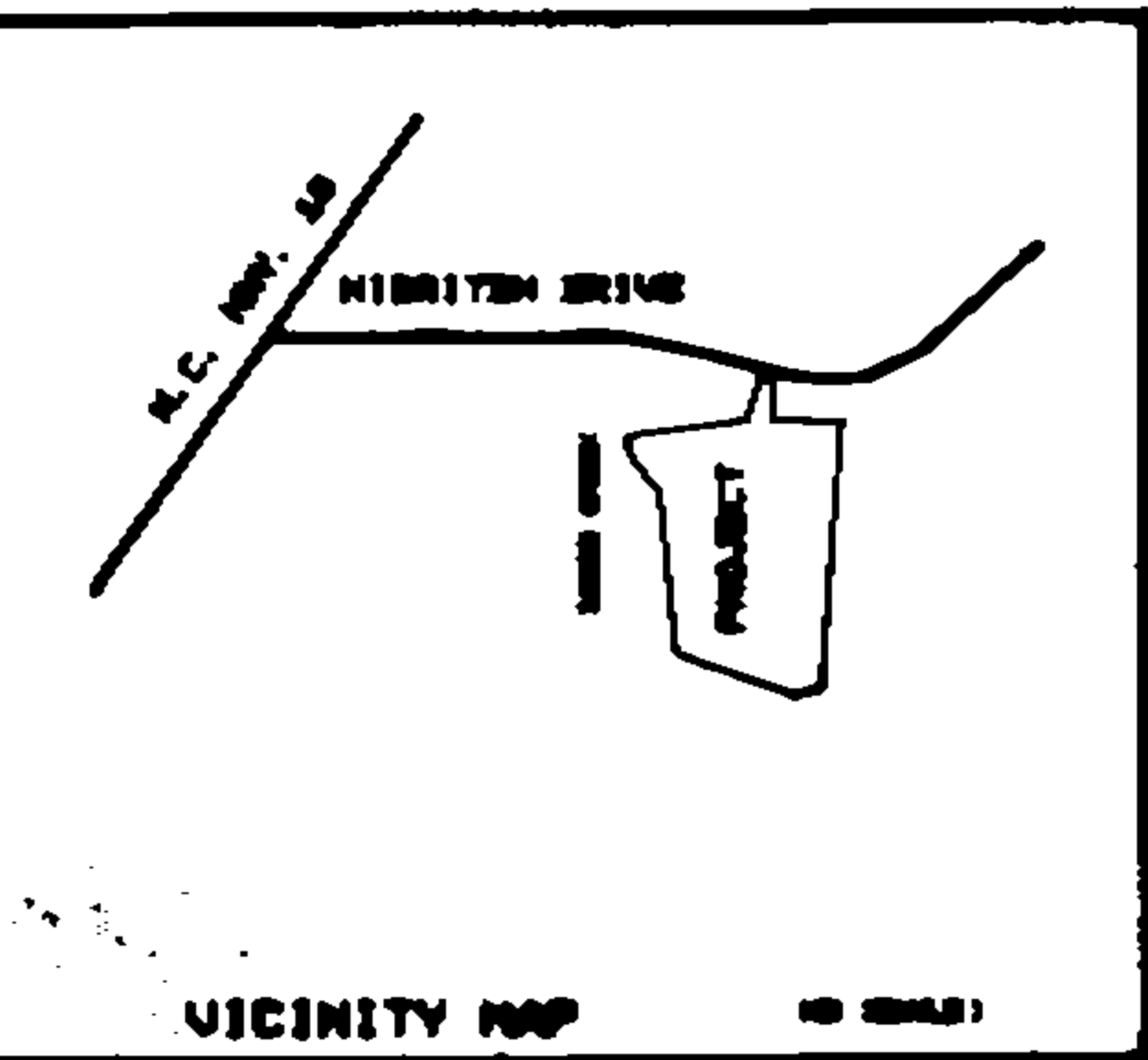


STATE OF NORTH CAROLINA  
*Shirley S. Chandler* Notary Public  
 DO HEREBY CERTIFY THAT *T. R. BISHOP*  
 PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENTS IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL, THIS 23<sup>RD</sup> DAY OF October, 1989  
*Shirley S. Chandler* Notary Public  
 My Commission Expires 2<sup>ND</sup> DAY OF March, 1990

NORTH CAROLINA  
 CALDWELL COUNTY  
 The foregoing certificate of:  
*Shirley S. Chandler*  
 N.P. of Caldwell County  
 is attested to by:  
 LOIS GREENE BY *Shirley S. Chandler*  
 Register of Deeds

**LENOIR GOLF CLUB INC.**  
 DEED BOOK 686 PAGE 697

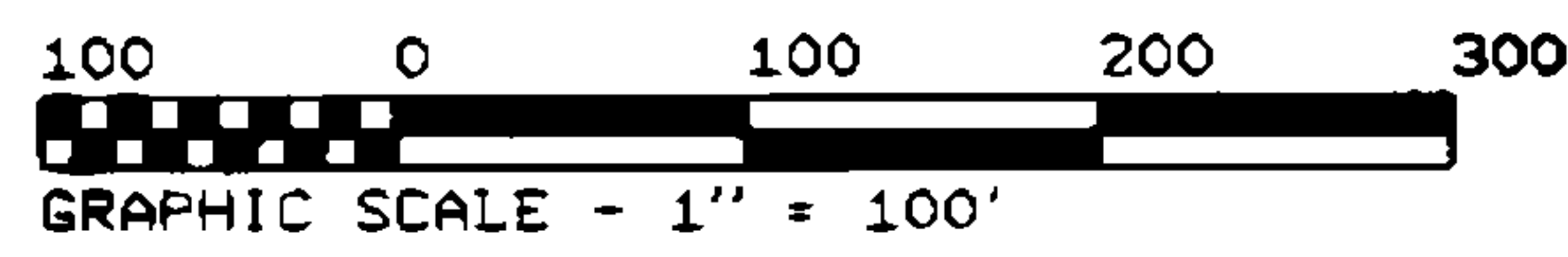
**T. H. BROYHILL ESTATE**  
 DEED BOOK 124 PAGE 677  
 DEED BOOK 126 PAGE 471



**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 IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF LENOIR AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC USE AS NOTED.  
 Lower Creek Development Corp.  
 Robert C. Floyd, Jr. President  
 DATE 10-23-89

**CERTIFICATE OF APPROVAL BY THE PLANNING BOARD:**  
 THE CITY OF LENOIR PLANNING BOARD APPROVES THE FINAL PLAT FOR THE SUBDIVISION.  
 DATE 10-23-89  
*Thomas E. Smith*  
 Chairman, Lenoir Planning Board

- LEGEND**
- EXISTING IRON PIPE.....
  - NEW IRON PIPE.....
  - P. K. NAIL.....
  - POINT.....
  - CONCRETE MONUMENT.....



I, T. R. BISHOP, P.S., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 19,000; (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.  
 WITNESSED BY HAND AND SEAL THIS 23<sup>RD</sup> DAY OF OCTOBER, A.D. 1989.  
 SIGNATURE *T.R. Bishop*  
 (N.C.) REG. NO. E-2427

<b>WESTERN CAROLINA SURVEYORS, P.A.</b>			
P.O. BOX 1872 LENOIR, N.C. 28645		TELE. (704)754-0218	
TITLE SHEET 2 OF 3		SECTION 1	
<b>WOODRIDGE</b>		<b>ESTATES</b>	
CLIENT LOWER CREEK DEVELOPMENT CORPORATION	TOWNSHIP LOWER CREEK 134-1-3	COUNTY CALDWELL	STATE N.C.
DEED REF. BOOK 972 PAGE 102 BOOK 340 PAGE 666	REVISED 8-18-89 10-23-89 11-23-89	FILE NO. 4017	SHEET 2 OF 2
APP. BY TRB	DRAWN BY JEC	DATE 10-04-89	SCALE 1"=100' JOB NO. 4017