

C-39-B

1-21-92

10:57 a.m.

# 20.00 pd.

THE PROPERTY AND CONTAINS THE ALTERNATIVE CONTOUR OF AERIAL PHOTOGRAPHIC CONTOUR LINE AT ELEVATION 241 FEET FROM THE DATUM, AS REPRESENTED IN MONTGOMERY COUNTY DEED BOOK 113, PAGE 292, AND THE ALTERNATIVE CONTOUR LINE AT ELEVATION 241 FEET FROM THE DATUM, AS REPRESENTED IN MONTGOMERY COUNTY DEED BOOK 113, PAGE 292, TRAVELER LINE ALONG THE CONTOUR LINE AT ELEVATION 241 FEET FROM THE DATUM FROM A SURVEY BY STREETEN D. BROWN, INC. THE HARBOR RESERVOIR (BOTH LINES BOUNDARY, YADON INC. AND THE HARBOR RESERVOIR (BOTH LINES BOUNDARY, YADON INC. CONTOUR LINE AT ELEVATION 241 FEET FROM THE DATUM AND IS NOT SHOWN HEREON.

LET AREAS WERE CALCULATED TO THE TRAVELER LINE.

ALL WATERFRONT ACCESS EASEMENTS ADJOINING THIS ALTERNATIVE CONTOUR LINE AT ELEVATION 241 FEET FROM THE DATUM AT A WIDTH OF 10 FEET.

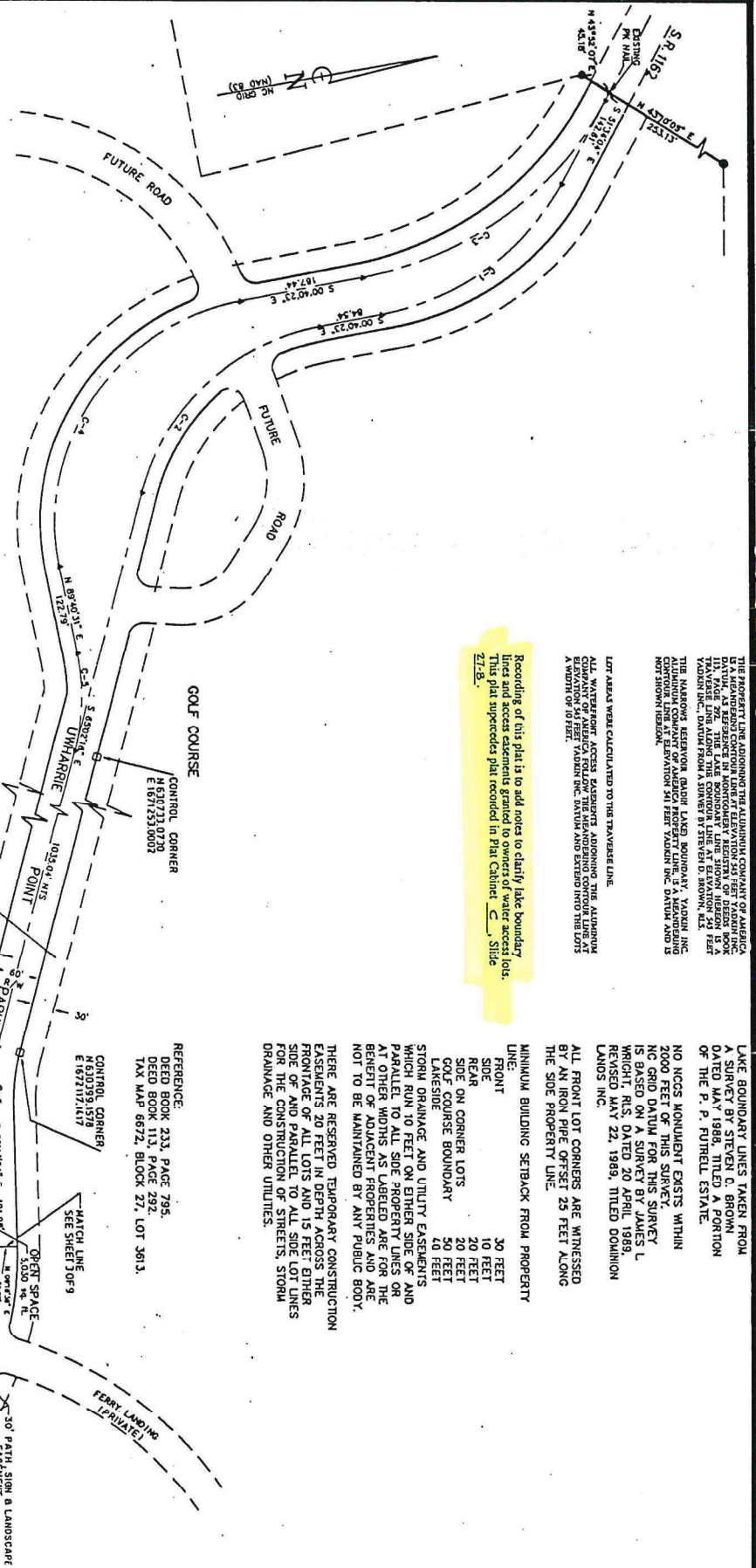
Recording of this plat is to add notes to clarify lake boundary. This plat adds access easements to a portion of water access. The plat supercedes that recorded in Plat C-39-B, 1-21-92.

ALL FRONT LOT CORNERS ARE WITNESSED BY AN IRON PIPE OFFSET 25 FEET ALONG THE SIDE PROPERTY LINE.

MINIMUM BUILDING SETBACK FROM PROPERTY LINE:

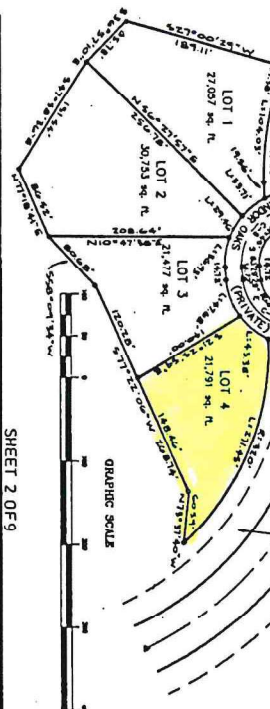
FRONT 30 FEET  
 SIDE 10 FEET  
 REAR 20 FEET  
 SIDE ON CORNER LOTS 20 FEET  
 GOLF COURSE BOUNDARY 20 FEET  
 LANE-SIDE 20 FEET  
 STORM DRAINAGE AND UTILITY EASEMENTS WITHIN 20 FEET OF THE PROPERTY LINE AND PARALLEL TO ALL SIDE PROPERTY LINES OR AT OTHER WIDTHS AS LABELED ARE FOR THE BENEFIT OF ADJACENT PROPERTIES AND ARE NOT TO BE MAINTAINED BY ANY PUBLIC BODY.

THERE ARE RESERVED TEMPORARY CONSTRUCTION EASEMENTS 20 FEET IN DEPTH ACROSS THE FRONTAGE OF ALL LOTS AND 15 FEET EITHER SIDE OF AND PARALLEL TO ALL SIDE LOT LINES FOR THE CONSTRUCTION OF STREETS, STORM DRAINAGE AND OTHER UTILITIES.



**CORNER TABLE**

Corner	North	East	South	West
C-1	507.937	517.733	505.114	602.037
C-2	507.937	517.733	505.114	602.037
C-3	106.90	348.23	421.93	485.06
C-4	106.90	348.23	421.93	485.06
C-5	53.713	61.32	61.32	53.713
C-6	53.713	61.32	61.32	53.713
C-7	53.713	61.32	61.32	53.713
C-8	53.713	61.32	61.32	53.713
C-9	53.713	61.32	61.32	53.713
C-10	53.713	61.32	61.32	53.713
C-11	53.713	61.32	61.32	53.713
C-12	53.713	61.32	61.32	53.713
C-13	53.713	61.32	61.32	53.713
C-14	53.713	61.32	61.32	53.713
C-15	53.713	61.32	61.32	53.713
C-16	53.713	61.32	61.32	53.713
C-17	53.713	61.32	61.32	53.713
C-18	53.713	61.32	61.32	53.713
C-19	53.713	61.32	61.32	53.713
C-20	53.713	61.32	61.32	53.713
C-21	53.713	61.32	61.32	53.713
C-22	53.713	61.32	61.32	53.713
C-23	53.713	61.32	61.32	53.713
C-24	53.713	61.32	61.32	53.713
C-25	53.713	61.32	61.32	53.713
C-26	53.713	61.32	61.32	53.713
C-27	53.713	61.32	61.32	53.713
C-28	53.713	61.32	61.32	53.713
C-29	53.713	61.32	61.32	53.713
C-30	53.713	61.32	61.32	53.713
C-31	53.713	61.32	61.32	53.713
C-32	53.713	61.32	61.32	53.713
C-33	53.713	61.32	61.32	53.713
C-34	53.713	61.32	61.32	53.713
C-35	53.713	61.32	61.32	53.713
C-36	53.713	61.32	61.32	53.713
C-37	53.713	61.32	61.32	53.713
C-38	53.713	61.32	61.32	53.713
C-39	53.713	61.32	61.32	53.713
C-40	53.713	61.32	61.32	53.713
C-41	53.713	61.32	61.32	53.713
C-42	53.713	61.32	61.32	53.713
C-43	53.713	61.32	61.32	53.713
C-44	53.713	61.32	61.32	53.713
C-45	53.713	61.32	61.32	53.713
C-46	53.713	61.32	61.32	53.713
C-47	53.713	61.32	61.32	53.713
C-48	53.713	61.32	61.32	53.713
C-49	53.713	61.32	61.32	53.713
C-50	53.713	61.32	61.32	53.713



- LEGEND:**
- EXISTING CONC. MON.
  - CONCRETE MON. TO BE SET
  - IRON PIPE TO BE SET
  - CALC. POINT



**REVISION PLAT**

**CANDOR OAKS**

SHEET 2 OF 9

ELDONADO TOWNSHIP, MONTGOMERY COUNTY, NORTH CAROLINA

OWNER: JAMES W. MULUDJAN, L-2586

DATE: 28 OCT. 1991

DESIGNED BY: JWH - RSH

DRAWN BY: LBA89@B.D.W.G.

LARGE BOARD ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP

901 EAST BIRD STREET

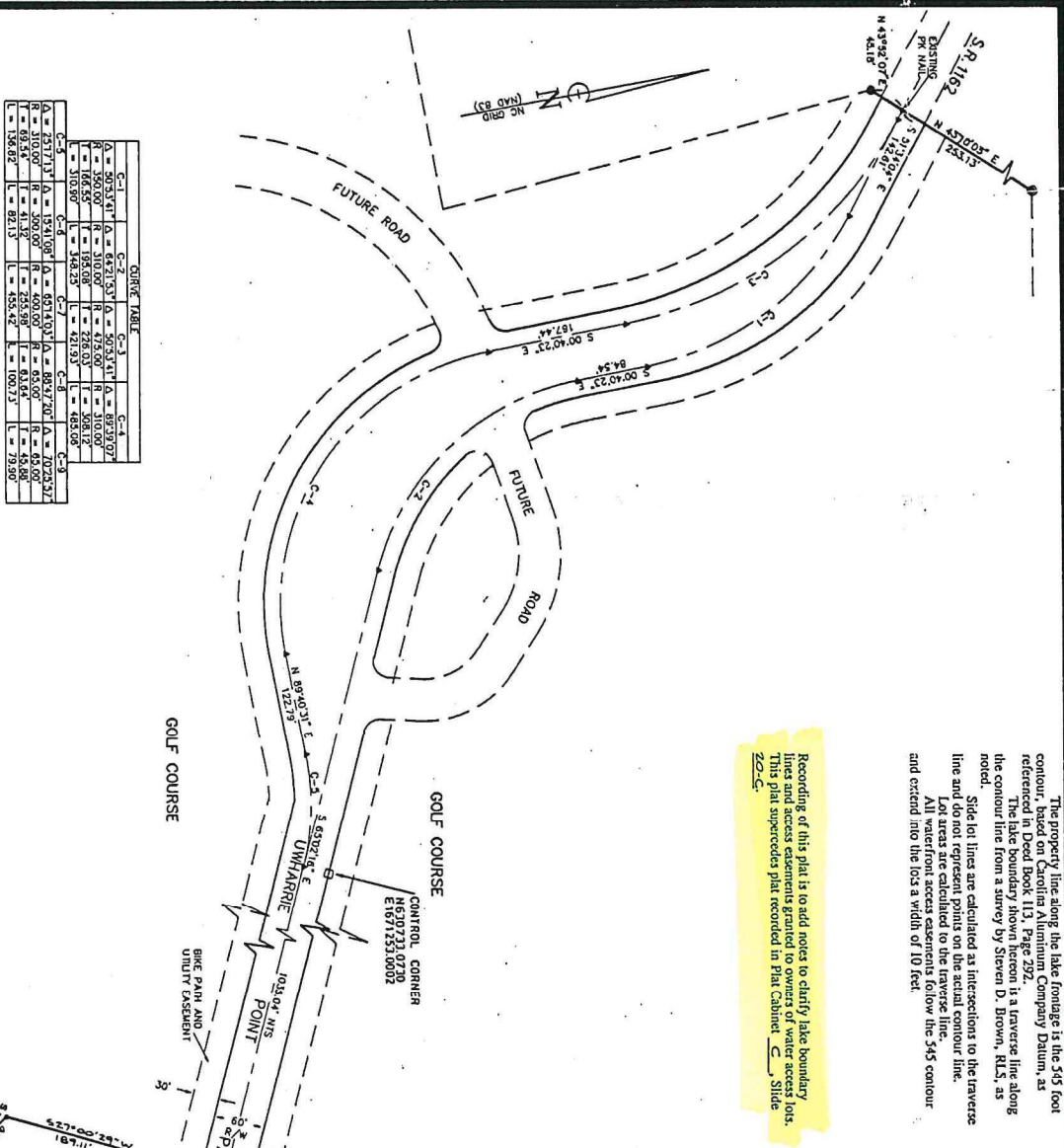
RICHMOND, VIRGINIA 23219

THE JOHN R. MCADAMS COMPANY, INC.

P.O. BOX 1035

1101 S. 25th St.

RALEIGH, NC 27605



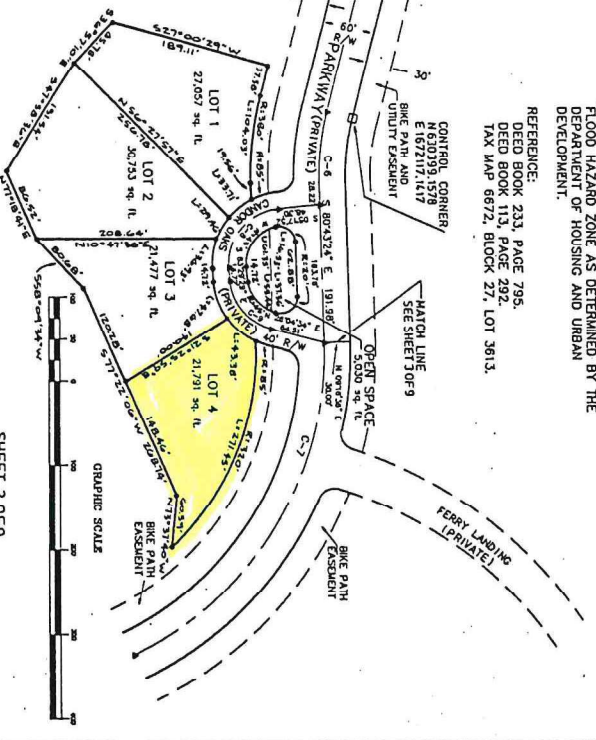
CURVE TABLE					
CURVE NO.	ANGLE	CHORD	AREA	PERCENTAGE	STATIONING
C-1	119.40	110.61	425.00	100.00	0+00.00
C-2	119.40	110.61	425.00	100.00	100.00
C-3	119.40	110.61	425.00	100.00	200.00
C-4	119.40	110.61	425.00	100.00	300.00
C-5	119.40	110.61	425.00	100.00	400.00
C-6	119.40	110.61	425.00	100.00	500.00
C-7	119.40	110.61	425.00	100.00	600.00
C-8	119.40	110.61	425.00	100.00	700.00
C-9	119.40	110.61	425.00	100.00	800.00
C-10	119.40	110.61	425.00	100.00	900.00
C-11	119.40	110.61	425.00	100.00	1000.00

Recording of this plat is to add notes to clarify lake boundary line and access easements granted to adjacent owners. This plat supersedes that recorded in Plat Cabinet C-27-B-205.

The property line along the lake frontage is the 345 foot contour, based on existing ground. The lake boundary shown herein is a traverse line along the contour line from a survey by Steven D. Brown, R.L.S., as noted.  
Side lot lines are calculated as intersections to the traverse line and do not represent points on the actual contour line. Lot areas are calculated to the traverse line.  
All waterfront access easements follow the 345 foot contour and extend into the 105 a width of 10 feet.

- LEGEND:  
■ EXISTING CONG. MON.  
■ CONCRETE MON. TO BE SET  
● EXISTING IRON.  
● IRON PIPE TO BE SET  
▲ CALC. POINT

LAKE BOUNDARY LINES TAKEN FROM A SURVEY BY STEVEN D. BROWN, R.L.S., DATED 10/10/92. THIS PLAT SUPersedes THAT RECORDED IN PLAT CABINET C-27-B-205.  
NO NCSS MONUMENT EXISTS WITHIN 2000 FEET OF THIS SURVEY.  
NC GRID DATUM FOR THIS SURVEY IS BASED ON A SURVEY BY JAMES L. WRIGHT, R.L.S., DATED 20 APRIL 1989, REVISION MAY 22, 1989, TITLED DOMINION LANDS INC.  
ALL FRONT LOT CORNERS ARE WITNESSED BY AN IRON PIPE OFFSET 25 FEET ALONG THE SIDE PROPERTY LINE.  
MINIMUM BUILDING SETBACK FROM PROPERTY LINE:  
FRONT 30 FEET  
SIDE 10 FEET  
REAR 20 FEET  
SIDE ON CORNER LOTS 20 FEET  
GOLF COURSE BOUNDARY 50 FEET  
STORM DRAINAGE AND UTILITY EASEMENTS WHICH RUN 10 FEET ON EITHER SIDE OF AND PARALLEL TO ALL SIDE PROPERTY LINES OR AT OTHER WIDTHS AS LABELED ARE FOR THE BENEFIT OF ADJACENT PROPERTIES AND ARE NOT TO BE MAINTAINED BY ANY PUBLIC BODY.  
THERE ARE RESERVED TEMPORARY CONSTRUCTION EASEMENTS 20 FEET IN DEPTH ACROSS THE FRONTAGE OF ALL LOTS AND 15 FEET EITHER SIDE OF AND PARALLEL TO ALL SIDE LOT LINES FOR THE CONSTRUCTION OF STREETS, STORM DRAINAGE AND OTHER UTILITIES.  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.  
REFERENCE:  
DEED BOOK 233, PAGE 795.  
DEED BOOK 113, PAGE 292.  
TAX MAP 687Z, BLOCK 27, LOT 3613.



REVISION PLAT

SHEET 2 OF 9

CANDOR OAKS

ELDORADO TOWNSHIP MONTGOMERY COUNTY NORTH CAROLINA  
BY JAMES W. MULLIGAN, L-2566  
DATE 5 JUNE 1991  
SCALE 1/8"=100'  
PROJECT NO. 13A-6900  
JOB NO. LBAB90P/BDWC  
DOMINION LANDS, INC.  
A VIRGINIA CORPORATION AND GENERAL PARTNERSHIP  
P.O. BOX 26532, RICHMOND, VIRGINIA 23261  
THE JOHN R. MCDAMAS COMPANY, INC.  
RESEARCH TRIANGLE PARK  
P.O. BOX 14005 ZP 27709-0005  
(919) 381-5000  
MUNICIPAL ANTI-CORRUPTION  
P.O. BOX 3145 ZP 28008  
(919) 343-6111

C-27-B

6-10-91 2:49pm  
Bdo dd

11:30-90 8:30 AM \$20.00

RECORDING OF THIS PLAT IS TO REFERENCE ACCESS EASEMENTS GRANTED TO LOTS ON OTHER SHEETS IN THIS SET OF NINE PLATS. THIS PLAT SUPERSEDES PLAT RECORDED IN PLAT CABINET C, SLIDE 16-C.

LAKE BOUNDARY LINES TAKEN FROM A SURVEY BY STEVEN D. BROWN DATED MAY 1989, TITLED A PORTION OF THE P. P. FOTHELL ESTATE. NO MONUMENT EXISTS WITHIN 2000 FEET OF THIS SURVEY. NC GRID DATUM FOR THIS SURVEY IS BASED ON A SURVEY BY JAMES L. WRIGHT, R.S. DATED 20 APRIL 1989, REVISED MAY 22, 1989, TITLED DOMINION LANDS INC.

ALL FRONT LOT CORNERS ARE WITNESSED BY AN IRON PIPE OFFSET 25 FEET ALONG THE SIDE PROPERTY LINE. MINIMUM BUILDING SETBACK FROM PROPERTY LINE:  
 FRONT 30 FEET  
 SIDE 10 FEET  
 REAR 20 FEET  
 SIDE ON CORNER LOTS 20 FEET  
 GOLF COURSE BOUNDARY 50 FEET

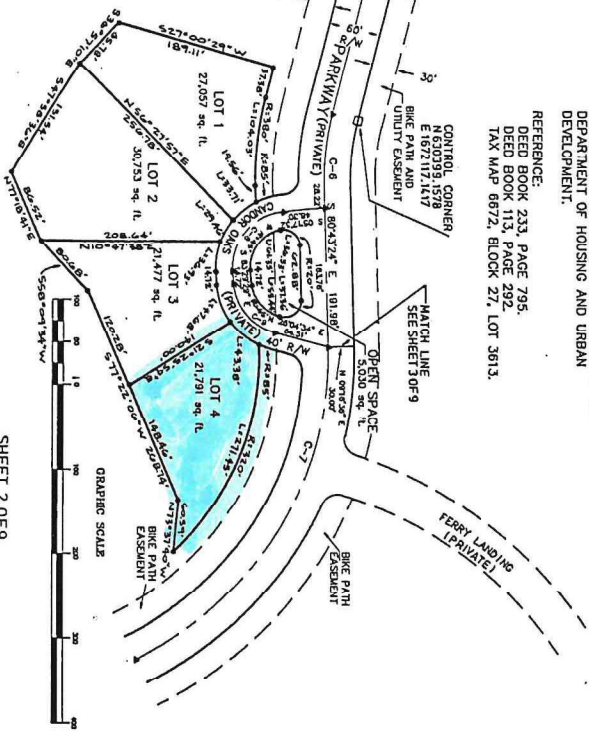
STORM DRAINAGE AND UTILITY EASEMENTS WHICH RUN TO FEET ON EITHER SIDE OF AND PARALLEL TO THE BOUNDARY LINES AT OTHER WORDS AS LABELED ARE FOR THE BENEFIT OF ADJACENT PROPERTIES AND ARE NOT TO BE MAINTAINED BY ANY PUBLIC BODY.

THERE ARE RESERVED TEMPORARY CONSTRUCTION EASEMENTS 20 FEET IN DEPTH ACROSS THE FRONTAGE OF ALL LOTS AND 15 FEET EITHER SIDE OF AND PARALLEL TO ALL SIDE LOT LINES FOR THE CONSTRUCTION OF STREETS, STORM DRAINAGE AND OTHER UTILITIES.

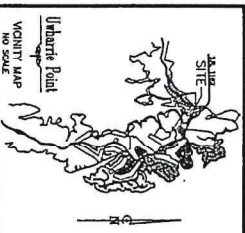
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

REFERENCE:  
 DEED BOOK 233, PAGE 795,  
 DEED BOOK 113, PAGE 292,  
 TAX MAP 6672, BLOCK 27, LOT 3613.

C-1		C-2		C-3		C-4		C-5	
Q = 5083.541	A = 64.153	Q = 5083.541	A = 64.153	Q = 5083.541	A = 64.153	Q = 5083.541	A = 64.153	Q = 5083.541	A = 64.153
R = 360.00	R = 310.00	R = 360.00	R = 310.00	R = 360.00	R = 310.00	R = 360.00	R = 310.00	R = 360.00	R = 310.00
L = 168.55	L = 185.08	L = 168.55	L = 185.08	L = 168.55	L = 185.08	L = 168.55	L = 185.08	L = 168.55	L = 185.08
C = 316.90	C = 348.25	C = 316.90	C = 348.25	C = 316.90	C = 348.25	C = 316.90	C = 348.25	C = 316.90	C = 348.25
A = 531.71	A = 1531.09	A = 531.71	A = 1531.09	A = 531.71	A = 1531.09	A = 531.71	A = 1531.09	A = 531.71	A = 1531.09
R = 310.00	R = 300.00	R = 310.00	R = 300.00	R = 310.00	R = 300.00	R = 310.00	R = 300.00	R = 310.00	R = 300.00
L = 180.92	L = 221.13	L = 180.92	L = 221.13	L = 180.92	L = 221.13	L = 180.92	L = 221.13	L = 180.92	L = 221.13



- LEGEND:
- EXISTING CONC. MON.
  - CONCRETE IRON TO BE SET
  - EXISTING IRON
  - IRON PIPE TO BE SET
  - CALC. POINT



REVISION PLAT  
**CANDOR OAKS**

SHEET 2 OF 9

ELDORADO TOWNSHIP MONTGOMERY COUNTY NORTH CAROLINA  
 SURVEYOR JAMES W. MULLIGAN, L-2586  
 DATE 5 NOVEMBER 1990  
 PROJECT NO. LBA-8900  
 DRAWING NO. LBA8900P4.DWG

THE JOHN R. McADAMS COMPANY, INC.  
 A VIRGINIA CORPORATION AND GENERAL PARTNERSHIP  
 P.O. BOX 26532, RICHMOND, VIRGINIA 23261  
 WASHINGTON, NORTH CAROLINA  
 P.O. BOX 3705, DP 28408  
 (919) 575-5711

C-20-2

LAKE BOUNDARY LINES TAKEN FROM A SURVEY BY STEVEN D. BROWN DATED MAY 1988, TITLED A PORTION OF THE P. P. FURRELL ESTATE.

NO NCCS MONUMENT EXISTS WITHIN 2000 FEET OF THIS SURVEY.

NO GRID DATUM FOR THIS SURVEY IS BASED ON A SURVEY BY JAMES L. WRIGHT, R.L.S. DATED 20 APRIL 1989, REVISED MAY 22, 1989, TITLED DOMINION LANDS, INC.

ALL FRONT LOT CORNERS ARE WITNESSED BY AN IRON PIPE OFFSET 25 FEET ALONG THE SIDE PROPERTY LINE.

MINIMUM BUILDING SETBACK FROM PROPERTY LINE:

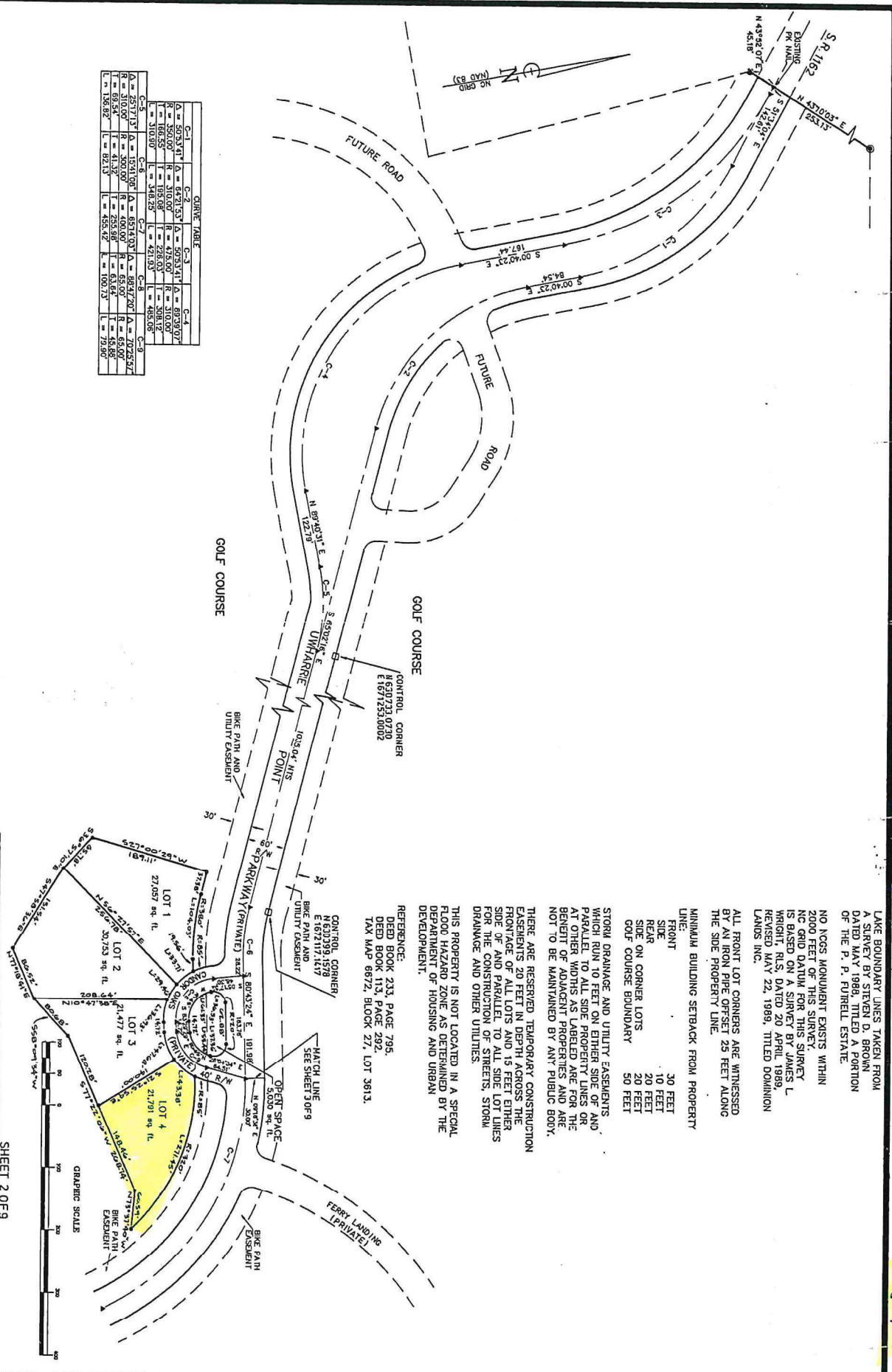
- FRONT 30 FEET
- REAR 10 FEET
- SIDE 20 FEET
- REAR 20 FEET
- SIDE ON CORNER LOTS 20 FEET
- GOLF COURSE BOUNDARY 50 FEET

STORM DRAINAGE AND UTILITY EASEMENTS WHICH RUN 10 FEET ON EITHER SIDE OF AND PARALLEL TO ALL SIDE PROPERTY LINES OR GREATER WIDTHS AS LABELED ARE FOR THE BENEFIT OF ADJACENT PROPERTIES AND ARE NOT TO BE MAINTAINED BY ANY PUBLIC BODY.

THERE ARE RESERVED TEMPORARY CONSTRUCTION EASEMENTS 20 FEET IN DEPTH ACROSS THE FRONTAGE OF ALL LOTS AND 15 FEET EITHER SIDE OF AND PARALLEL TO ALL SIDE LOT LINES FOR THE CONSTRUCTION OF STREETS, STORM DRAINAGE AND OTHER UTILITIES.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL PLANNED HAZARD ZONE AS DETERMINED BY THE DEVELOPMENT.

REFERENCE:  
DEED BOOK 233, PAGE 795.  
DEED BOOK 113, PAGE 292.  
TAX MAP 6872, BLOCK 27, LOT 3613.



CURVE TABLE			
C-1	C-2	C-3	C-4
Δ = 5053.41'	Δ = 6471.53'	Δ = 5073.31'	Δ = 6073.07'
R = 350.00'	R = 310.00'	R = 475.00'	R = 310.00'
L = 310.30'	L = 194.59'	L = 226.00'	L = 208.12'
C-5 <td>C-6 <td>C-7 <td>C-8</td> </td></td>	C-6 <td>C-7 <td>C-8</td> </td>	C-7 <td>C-8</td>	C-8
Δ = 2577.13'	Δ = 1524.10'	Δ = 6514.03'	Δ = 8847.20'
R = 410.00'	R = 300.00'	R = 408.00'	R = 657.00'
L = 156.82'	L = 82.13'	L = 455.42'	L = 63.49'
		L = 180.13'	L = 45.88'
			L = 72.50'

STATE OF NORTH CAROLINA  
MONTGOMERY COUNTY

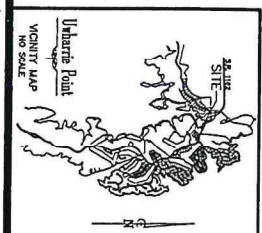
The foregoing certificate(s) of Shelley D. Hittler is (are) certified to be correct.

This instrument was presented for registration this day and hour and duly recorded in the Office of the Registrar of Deeds, Montgomery County, N.C., in Flat Cabinet \_\_\_\_\_ at 1:35 o'clock, P.M. on the \_\_\_\_\_ day of August, 1990.

Shelley D. Hittler  
Registrar of Deeds

LEGEND:

- EXISTING CONC. MON.
- CONCRETE MON. TO BE SET
- EXISTING IRON
- ◆ IRON PIPE TO BE SET
- ▲ CALC. POINT



FINAL PLAT

CANDOR OAKS

SHEET 2 OF 9

EL DORADO TOWNSHIP MONTGOMERY COUNTY NORTH CAROLINA

SUBJECT: JAMES W. MULLISANI, L-2566 PROJECT NO. 1"-100'

DATE: 12 JULY 1990 PROJECTED NO. LBA-8900

DRAWN BY: HEF/ PROPOSED NO. LBA890P-B/DWG

DATE: DOMINION LANDS, INC. 23261

A VIRGINIA CORPORATION AND GENERAL PARTNERSHIP

P.O. BOX 28532, RICHMOND, VIRGINIA

THE JOHN R. MCDAMMS COMPANY, INC. WILMINGTON, NORTH CAROLINA

P.O. BOX 14065 ZIP 27709-4065

(919) 343-5500 (919) 343-5911