



LOCATION MAP



I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN AND P.B. 23, P. 23) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY MARKED AS BROKEN LINES DRAWN FROM RECORD DESCRIPTIONS AS SHOWN FOR ADJOINERS; THAT THE RATIO OF PRECISION IS NOT LESS THAN 1:10000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NO. AND SEAL THIS 25th DAY OF MAY, 2021.

I, JOHN M. STOLLERY, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

DocuSigned by:
John M. Stollery
39ASB113EA844FF

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2996

STATE OF NORTH CAROLINA
COUNTY OF McDOWELL

I, ART UPHOLD, A REVIEW OFFICER OF McDOWELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DocuSigned by:
Arthur Uphold
90707E8F84E42472

05/25/2021
DATE

REVIEW OFFICER

REGISTERED THIS THE 25th DAY OF MAY, 2021
AT . M. RECORDED IN BOOK . PAGE

LYDIA TILLEY EFFLER REGISTER OF DEEDS
BY: DEPUTY/ASSISTANT

Submitted electronically by "High Country Surveyors Inc." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the McDowell County Register of Deeds.

NOTES

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, ENCUMBRANCES, OR OTHER FACTS THAT MAY BE DISCLOSED BY A FULL TITLE EXAMINATION PERFORMED BY AN ATTORNEY AT LAW.
- THE DISTANCES AND ACREAGE SHOWN ON THIS PLAT ARE GRID MEASUREMENTS TO CONVERT TO GROUND DISTANCES AND ACREAGE, DIVIDE BY THE COMBINED FACTOR OF 0.99975850. ORIENTATION IS NC GRID NORTH (NAD 83 NSRS 2007) PER P.B. 23, P. 23.
- UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS, BURIED UTILITIES, PIPELINES, OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY HIGH COUNTRY SURVEYORS, INC. FOR ANY LOSS THAT MAY BE ASSOC. WITH THE EXISTENCE OF ANY EASEMENT, BURIED UTILITY, OR PIPELINE ON THE PREMISES.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. SEE FIRM 3710063800J DATED 10.02.2008.
- THIS PROPERTY LIES IN AN UNZONED AREA OF THE COUNTY PER McDOWELL GIS. HOWEVER, THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS AND COVENANTS AS REQUIRED BY CRESTON DEVELOPMENT. SETBACKS AS SHOWN ON THIS PLAT ARE AS OUTLINED IN SECTION II(2) OF THE CRESTON DESIGN GUIDELINES DATED APRIL 8, 2018. A MINIMUM 30 FT. SETBACK IS REQUIRED ON ALL PROPERTY LINES, BUT MAY DIFFER FROM SITE TO SITE AS REGULATED BY THE CRESTON ARC. RESTRICTIONS AND COVENANTS ARE DESCRIBED IN, BUT NOT LIMITED TO, D.B. 1269, P. 339. INTERESTED PARTIES SHOULD INVESTIGATE ALL EXISTING RESTRICTIONS PRIOR TO DESIGN OR CONSTRUCTION. HIGH COUNTRY SURVEYORS, INC. MAKES NO CLAIM TO THE EXISTENCE OF ANY RESTRICTIONS OR COVENANTS.
- ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
- THE PURPOSE OF THIS SURVEY IS TO REVISE A PORTION OF THE WATER LINE EASEMENT SHOWN IN P.B. 23, P. 23. THIS PROPOSED REVISION IS BASED ON LOCATIONS OF ABOVE GROUND MARKINGS PERFORMED BY A THIRD PARTY UTILITY LOCATING SERVICE. HIGH COUNTRY SURVEYORS, INC. MAKE NO CLAIM TO THE ACCURACY OF THE WATER LINE MARKINGS. FULL SURVEYS OF THE ADJOINING PARCELS SHOWN WERE NOT PERFORMED, AND IMPROVEMENTS WERE NOT LOCATED.

P.B. 23, P. 23

T29
P.B. 15, P. 37
0638-73-4187
Jonathan & Paige H. Bivens
D.B. 950, P. 463

T30
P.B. 15, P. 37
0638-73-3033
Thomas W. & Katrina Hayne
D.B. 1321, P. 106

T25
P.B. 15, P. 37
0638-73-5658
Bonnie Rubin
D.B. 1338, P. 396

T28
P.B. 15, P. 37
0638-73-6444
Janet Blanchard & Charles H. Brown
D.B. 821, P. 393

T27
P.B. 15, P. 37
0638-73-9181
Timothy T. & Wendy C. Skelding
D.B. 1084, P. 497

T70
P.B. 18, P. 64
0638-82-0996
Douglas M. & Donna Bull
D.B. 1011, P. 149

T76
P.B. 20, P. 84
0638-72-8787
Tracey M. & Regina Presley
D.B. 1262, P. 107

Waterline Location & Proposed Easement for:
Mountain Top Well Association
Crooked Creek Township, McDowell County, NC
1 inch = 50 ft
May 25, 2021

LEGEND

- △ NGS GEODETIC MONUMENT
- CMF CONCRETE MONUMENT FOUND
- ⊠ PSF PLANTED STONE FOUND
- ⊙ IPF IRON PIN FOUND-SIZE AS NOTED
- ⊙ RBF REBAR FOUND-SIZE AS NOTED
- ⊙ RBS #5 REBAR W/ 1D CAP SET
- CALCULATED POINT-NOT SET
- ⊙ FIRE HYDRANT
- ⊙ SEWER CLEANOUT
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ PHONE PEDESTAL
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ HEAT PUMP
- ⊙ AREA LIGHT
- ⊙ EXISTING MANHOLE & SEWERLINE
- ⊙ UTILITY POLE & OVERHEAD LINES (P=POWER, T=TELEPHONE, C=CABLE)

CALLS WITH CENTERLINE OF PROP. REVISED 15' WATERLINE EASEMENT

LINE	BEARING	DISTANCE
W1	S 58°45'47" E	49.24'
W2	S 34°28'35" E	16.51'
W3	S 34°41'25" E	61.51'
W4	S 16°31'49" E	39.88'
W5	S 08°45'23" E	36.26'
W6	S 06°38'57" W	35.19'
W7	S 29°16'34" W	11.52'
W8	S 57°08'24" W	12.22'
W9	S 57°15'08" W	47.37'
W10	S 80°27'41" W	37.32'
W11	S 79°41'43" W	42.96'
W12	S 67°15'31" W	26.33'
W13	S 42°15'20" W	27.93'
W14	S 20°22'43" W	29.70'
W15	S 17°17'00" W	77.59'
W16	S 14°34'23" W	50.90'
W17	S 03°18'09" E	32.68'
W18	S 25°13'42" E	28.92'
W19	S 26°06'10" E	31.68'
W20	S 14°05'18" E	21.56'
W21	S 06°59'22" W	14.49'
W22	S 20°52'40" W	64.21'
W23	S 04°32'42" W	33.43'
W24	S 50°16'20" W	53.06'

LINE	BEARING	DISTANCE
L1	N 53°06'42" W	28.00'
L2	S 08°11'31" E	25.36'
L3	S 81°48'29" W	112.28'
L4	N 81°48'29" E	52.66'
L5	S 41°47'28" E	9.54'
L6	N 18°24'53" W	8.76'
L7	N 63°49'35" E	43.49'
L8	N 76°33'43" W	68.90'
L9	S 51°12'35" W	28.51'
L10	S 61°40'49" W	84.93'
L11	N 61°40'49" E	9.30'

T29
P.B. 15, P. 37
0638-73-4187
Jonathan & Paige H. Bivens
D.B. 950, P. 463

T30
P.B. 15, P. 37
0638-73-3033
Thomas W. & Katrina Hayne
D.B. 1321, P. 106

T25
P.B. 15, P. 37
0638-73-5658
Bonnie Rubin
D.B. 1338, P. 396

T28
P.B. 15, P. 37
0638-73-6444
Janet Blanchard & Charles H. Brown
D.B. 821, P. 393

T27
P.B. 15, P. 37
0638-73-9181
Timothy T. & Wendy C. Skelding
D.B. 1084, P. 497

T70
P.B. 18, P. 64
0638-82-0996
Douglas M. & Donna Bull
D.B. 1011, P. 149

T76
P.B. 20, P. 84
0638-72-8787
Tracey M. & Regina Presley
D.B. 1262, P. 107

T29
P.B. 15, P. 37
0638-73-4187
Jonathan & Paige H. Bivens
D.B. 950, P. 463

T30
P.B. 15, P. 37
0638-73-3033
Thomas W. & Katrina Hayne
D.B. 1321, P. 106

T25
P.B. 15, P. 37
0638-73-5658
Bonnie Rubin
D.B. 1338, P. 396

T28
P.B. 15, P. 37
0638-73-6444
Janet Blanchard & Charles H. Brown
D.B. 821, P. 393

T27
P.B. 15, P. 37
0638-73-9181
Timothy T. & Wendy C. Skelding
D.B. 1084, P. 497

T70
P.B. 18, P. 64
0638-82-0996
Douglas M. & Donna Bull
D.B. 1011, P. 149

T76
P.B. 20, P. 84
0638-72-8787
Tracey M. & Regina Presley
D.B. 1262, P. 107

2021003411
MCDOWELL COUNTY NC FEE \$21.00
PRESENTED & RECORDED
05/26/2021 10:17:51 AM
LYDIA TILLEY EFFLER
REGISTER OF DEEDS
BY: LYNNE BYRD
DEPUTY REGISTER OF DEEDS
BK: PL 36
PG: 23 - 23

HIGH COUNTRY SURVEYORS, INC.
403-B WEST STATE ST., BLACK MOUNTAIN, NC 28711 (828) 664-0091
HIGHCOUNtrysurveyors.net CORPORATE LICENSE NUMBER C-1854