



2012005220
MCDOWELL CO. FILE 571.00
11-06-2012 10:26:47 AM
JANE BUNCHE
SURVEYOR
BK: PL. 21
PG: 86-86

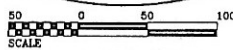
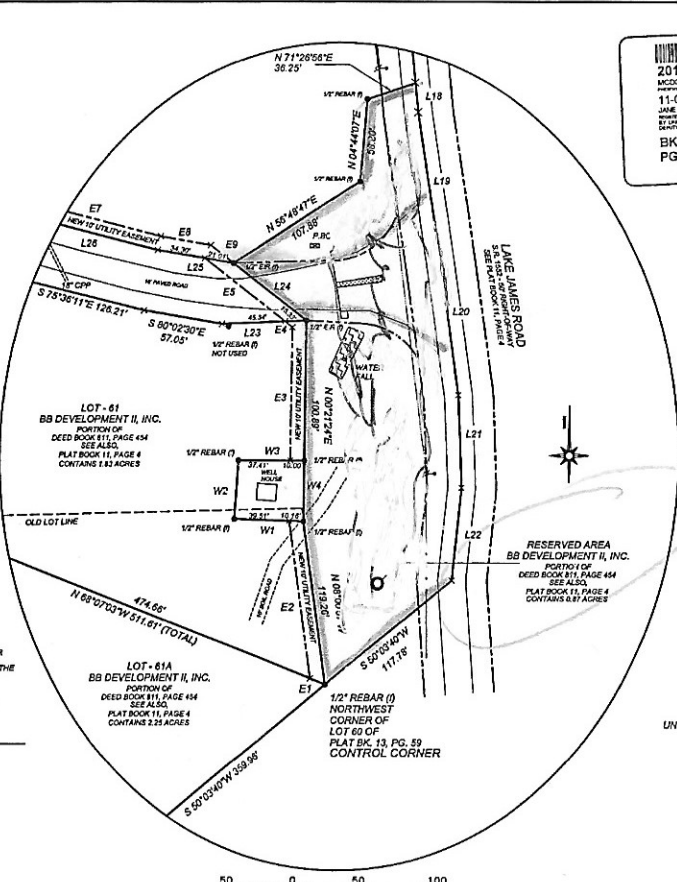
- LEGEND
I.P.F. IRON PIPE FOUND
O.I.P. IRON PIPE SET
R.B.F. RE-BAR FOUND
R.B.S. RE-BAR SET
N.S. NAIL SET (TYPE NOTED)
M.F. MAIL FOUND (TYPE NOTED)
C.P. COMPUTED POINT
C.M. CONCRETE MONUMENT
N.C.G.S. N.C.G.S. MONUMENT
RIGHT OF WAY
PROPERTY LINE
LINE PLOTTED BY DEED
BUILDING LINE
POWER LINE
FENCE LINE
POWDER HOLE
RADIUS
CHORD
TANGENT
FIRE HYDRANT
MANHOLE
CATCH BASIN
FIRE HYDRANT
TELEPHONE PEDESTAL
TRANSFORMER
CABLE PEDASTAL

CERTIFICATE OF FINAL PLAT APPROVAL
SUBDIVISION ADMINISTRATOR
MCDOWELL COUNTY HEREBY CERTIFY THAT THE FINAL PLAT OF THE SUBDIVISION ENTITLED... MEETS THE CONDITIONS AND REQUIREMENTS FOR APPROVAL ON THIS...

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM (WE AND THE OWNERS) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN THAT WE HEREBY ADOP THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, SEWERS, WATER LINES, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I HEREBY CERTIFY THAT THE LAND AS SHOWN HEREIN IS WITHIN THE PLATTING JURISDICTION OF MCDOWELL COUNTY, NORTH CAROLINA.

CERTIFICATE OF SURVEY AND ACCURACY
T. STANLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 811, PAGE 454, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 11, PAGE 4, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED BY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28TH DAY OF OCTOBER, 2012.

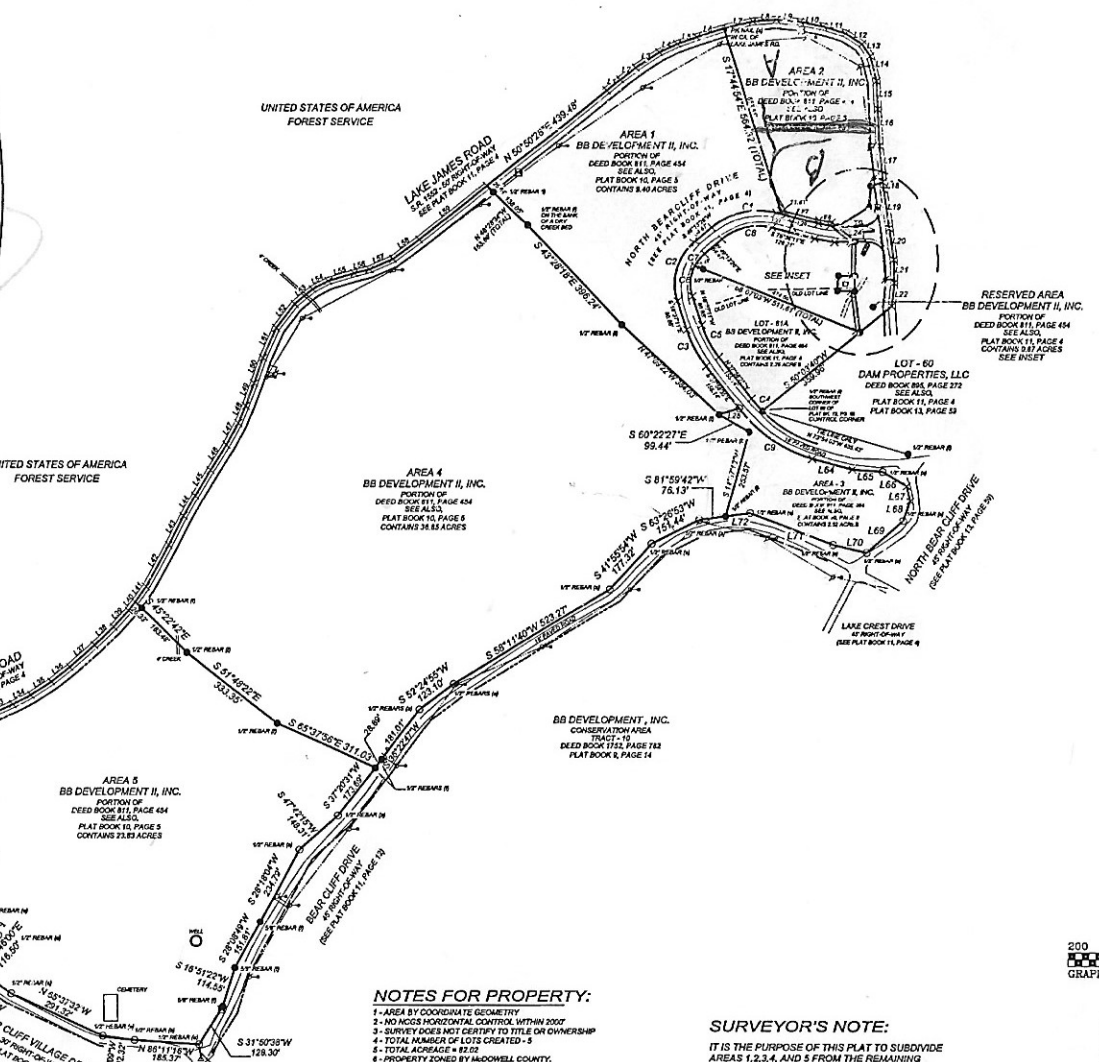
That the survey creates a subdivision of land. The area of a county or municipality that has jurisdiction that requires permits of land.



INSET OF NEW WELL LOT, NEW 10' UTILITY EASEMENT, REVISED RESERVED AREA SHOWN ON PLAT BOOK 11, PAGE 4 AND PORTION OF LOTS 61 AND 61A OF PLAT BOOK 11, PAGE 4.

Table with columns: COURSE, BEARING, DISTANCE. Lists survey data for various points and lines.

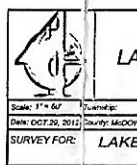
NOTE: THE PROFESSIONAL SURVEYOR HAS MADE NO RESEARCH OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OTHER MATTERS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.



- NOTES FOR PROPERTY:
1- AREA BY COORDINATE GEOMETRY
2- NO HORIZONTAL CONTROL WITHIN 2000'
3- SURVEY DOES NOT CERTIFY TO TITLE OR OWNERSHIP
4- TOTAL NUMBER OF LOTS CREATED - 5
5- TOTAL ACRES - 82.22
6- PROPERTY ZONED BY MCDOWELL COUNTY.
7- BUILDING SETBACKS: FRONT-20' FROM RW, SIDE-15' REAR-15' (SEE PLAT BOOK 11, PAGE 4)
8- IRON PIPE OR REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
9- NO PRELIMINARY EVALUATION FOR THE SUITABILITY OF ON-SITE SEPTIC SYSTEMS FOR THE INDIVIDUAL LOTS HAS BEEN DONE AND MCDOWELL COUNTY ENVIRONMENTAL HEALTH OFFICE HAS NO LIABILITY, OR PART IN, LOTS THAT MAY BE DENIED OR FORCED TO HAVE ALTERNATE ON-SITE SEWER SYSTEMS.
10- PROPERTY IS NOT IN A FLOOD PLAIN AS PER BUREAU COUNTY FLOOD CONTROL PANEL NO. 37101724001, DATED OCTOBER 3, 2008.
11- PROPERTY IS NOT LOCATED IN A PROHIBITED WATER SHED.
12- A CENTERLINE DESCRIPTION IS GIVEN IN DEED BOOK 388, PAGE 84 FOR A RIGHT-OF-WAY UPON AN EXISTING GRAVEL ROAD. NO WIDTH IS GIVEN IN THE ABOVE MENTIONED DEED. FOR FURTHER REFERENCE SEE AN UNRECORDED PLAT PREPARED BY R.D. BUTTLER ON JULY 15, 1986.

SURVEYOR'S NOTE:
IT IS THE PURPOSE OF THIS PLAT TO SUBDIVIDE AREAS 1, 2, 3, 4, AND 5 FROM THE REMAINING PORTION OF DEED BOOK 811, PAGE 454 AND ADJUST THE COMMON LOT LINE OF LOTS 61 AND 61A OF BEAR CLIFF - II SUBDIVISION PHASE I RECORDED IN PLAT BOOK 11, PAGE 4. THIS PLAT ALSO ADJUSTS NORTH BEAR CLIFF DRIVE AS SHOWN ON THE AFORESAID PLAT. REFERENCE IS MADE TO AN UNRECORDED PLAT BY STEVE BERNGRASS ENTITLED 'SURVEY FOR VAN DORN AND DALE LINSFORD' PREPARED ON MARCH 10, 2012.

CURVE TABLE FOR NORTH BEAR CLIFF DRIVE. Table with columns: CURVE, RADIUS, TANGENT, LENGTH, DELTA, DEGREE, CHORD, CH BEARING. Lists data for curves C1 through C9.



Scale: 1" = 60'
Date: OCT 20, 2012
County: MCDOWELL
SURVEY FOR: LAKE