



Phase V
Bear Cliff Subdivision on Lake James

2010001127
MCDOWELL CO, NC FEE \$21.00
PRESENTED & RECORDED
03-17-2010 09:07:10 AM
JANE B MCGEE
REGISTERED SURVEYOR
BY LINDA G HARWOOD
COUNTY REGISTER OF DEEDS
BK: PL 18
PG: 84-84

Tract - 10
Conservation Area
Plat Book 9 Page 14

Tract - 10 Conservation Area
Plat Book 9 Page 14

Legend
Eip: Existing Iron Pipe
Eir: Existing Iron Rod
Ips: Iron Pin Set

Notes
The waterfront lots shown hereon are subject to the Lake James Protection Ordinance of 2003 for McDowell Co., N.C.
Setback Lines are
75' Lake front
15' side lines
25' from road R/W
Additional 20' building setback along 75' lakefront
16' N.C.S. monuments within 2,000'
45' right of way on Lake Crest Drive
Three Ponds Drive
22.50' each side of centerline.
5' utility easement and drainage easement along each lot line.

privately maintained road serves this parcel of ... As a private road and not a public road, the responsibility for maintenance of this road is upon the property owners.

Tract - 10
Conservation Area
Plat Book 9 Page 14

Lot - 8
Plat Book 9 Page 15

LINE	CHORD BEARING	RADIUS	CHORD
C1	N85°56'00"E	153.30'	95.07'
C2	N43°07'32"E	249.11'	439.38'
C3	S28°04'49"E	45.00'	45.55'
C4	N88°29'30"E	45.00'	49.04'
C5	N34°15'55"E	45.00'	32.56'
C6	N13°23'13"W	45.00'	40.08'

State of North Carolina
County of McDowell
Stephan M. Pendergrass Review Officer of
McDowell County, certify that the map or plat to which
this certification is affixed meets all statutory
requirements for recording.
Stephan M. Pendergrass 3/17/2010
Date Review Officer



Deed 3/17/10
APPROVED TO RECORD
TAX DEPARTMENT

McDowell County, North Carolina
The foregoing certificate of
a Notary Public of McDowell County, is certified to be
correct. Presented for registration and recordation in
this office in books of maps _____ at page _____
this _____ day of _____ at _____ o'clock
Register of Deeds _____

Lake James
Duke Energy Corporation

Certificate of Survey and Accuracy
Stephan M. Pendergrass
I, *Stephan M. Pendergrass*, certify that this map was
(drawn by me) (drawn under my supervision) from (an
actual survey made by me) (deed description record in
Book 752, Page 82, etc) (other); that the error of
closure as calculated by latitudes and departures is
1:8,000; that the boundaries not surveyed are shown
as broken lines plotted from information found in
Book 752, Page 82. I, *Stephan M. Pendergrass*, Witness my
hand and seal this _____ day of _____, A.D., 2010.
Registered Surveyor
License or Registration Number _____

Certificate of Type of Survey
I hereby certify that this survey complies with the provisions
of law within the area of a county of _____ and that
has an ordinance that regulates parcels of land.
Stephan M. Pendergrass
Date (Surveyor's Name)

A Survey and Subdivision of a portion of the
Black Bear Development inc. Property
Described in Deed Book 752 Page 782
Located in Nebo Township McDowell County, N.C.
Reference Tract - 8
Plat Book 9 Page 14

PENDERDRASS SURVEYING P.O. BOX 1092 MORGANTON, N.C. 28680 (828) - 433 - 0340

Survey for: Black Bear Development

SCALE: 1" = 100' APPROVED BY: SP DRAWN BY: SP
DATE: 3/17/2010 REVISED

Areas shown hereon computed by coordinates

A Portion of Tax Plat 172400127631 DRAWING NUMBER
Rental 13

B 18 PG 84