

SURVEYING LOTS 12-17
REFERENCE PLAT BOOK 26, PAGE 349

I, K. Scott Walker, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book AS NOTED); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS NOTED; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, licensure number and seal this 8th day of February, A.D. 2024.

Signature: *K. Scott Walker*
Land Surveyor
Licensure Number L-3445
[Firm License No. P-1138]



STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD

I, Janet Lovelace, Review Officer of Rutherford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Janet Lovelace
Review Officer
3-21-24
Date:

Doc ID: 007177640001 Type: CRP
Recorded: 03/21/2024 at 03:56:55 PM
Fee Amt: \$21.00 Page 1 of 1
Rutherford County, NC
Rachel Thomas Register of Deeds
BK 45 PG 104

RUTHERFORD COUNTY REGISTER OF DEEDS - RECORDING CERTIFICATE

CALLS FOR PROPERTY LINE RUNS WITH
CENTER LINE OF 45' R/W

LINE TABLE # 1		
LINE	BEARING	DISTANCE
L1	N62°28'53"E	38.72
L2	N35°54'47"E	39.27
L3	N12°09'26"E	35.16
L4	N05°58'13"E	38.39
L5	N01°52'45"E	60.35
L6	N01°57'26"E	77.38
L7	N03°36'53"W	47.35
L8	N03°39'10"W	207.91
L9	N04°31'57"E	81.36
L10	N18°48'15"E	64.76
L11	N26°25'56"E	32.40
L12	N25°30'35"E	22.46
L13	N23°01'59"E	15.47
L14	N25°30'35"E	28.95
L15	N15°02'02"E	71.80
L16	N02°46'31"E	88.12
L17	N00°07'05"W	23.29
L18	N00°07'05"W	11.88

CALLS FOR PROPERTY LINE AS SHOWN
ON PLAT BOOK 26, PAGE 349

LINE TABLE # 5		
LINE	BEARING	DISTANCE
L50	N82°49'32"E	14.72
L51	S57°59'16"E	17.35
L52	S48°48'18"E	22.42
L53	S25°36'18"E	14.09
L54	S15°59'01"E	16.88
L55	S07°35'59"E	13.86
L56	S23°29'41"W	27.40

CALLS FOR PROPERTY LINE RUNS WITH
CENTERLINE OF BRANCH

LINE TABLE # 2		
LINE	BEARING	DISTANCE
L19	S08°37'17"E	60.89
L20	S16°09'31"E	10.08
L21	S21°25'58"E	21.97
L22	S06°24'09"W	15.41
L23	S25°50'18"W	15.44
L24	S04°13'31"W	21.30
L25	S12°42'27"E	27.11
L26	S00°52'29"E	19.72
L27	S12°49'00"E	16.15
L28	S22°14'42"W	14.39
L29	S03°44'20"E	4.30

CALLS FOR PROPERTY LINE RUNS WITH
CENTERLINE OF BRANCH

LINE TABLE # 3		
LINE	BEARING	DISTANCE
L30	S03°44'20"E	17.58
L31	S24°54'36"E	18.40
L32	S05°44'35"W	21.36
L33	S07°27'04"E	15.58
L34	S10°19'20"E	23.74
L35	S25°11'42"E	15.90
L36	S11°34'38"E	28.71
L37	S03°25'02"W	29.49
L38	S15°09'32"E	35.81
L39	S51°43'33"E	22.05
L40	S26°18'58"W	66.43

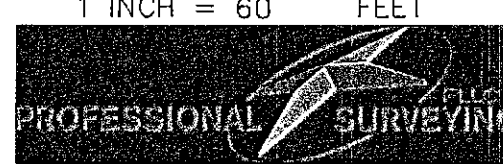
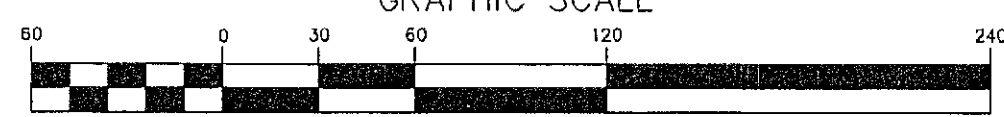
CALLS FOR PROPERTY LINE RUNS WITH
CENTERLINE OF BRANCH

LINE TABLE # 4		
LINE	BEARING	DISTANCE
L41	S17°31'44"E	38.72
L42	S00°31'50"W	44.70
L43	S00°47'01"E	67.28
L44	S16°59'31"W	61.30
L45	S38°16'00"W	74.30
L46	S36°21'47"W	39.90
L47	S56°08'15"W	29.73
L48	S31°54'04"W	19.48
L49	S03°37'23"W	5.29

LEGEND	
●	FOUND IRON PIN (EIP)
○	SET IRON PIN (NIP)
•	POINT
▲	NAIL OR RAILROAD SPIKE
⊕	HYDRANT
□	TELEPHONE PEDESTAL (PED)
☆	LIGHT POLE OR LAMP
⊙	UTILITY POLE
⊗	WATER VALVE
⊗	WATER METER (wm)
⊗	GAS VALVE
⊗	IRRIGATION VALVE (IV)
⊗	CONTROL VALVE (CV)
⊗	PROPANE TANK
⊗	SEWER CLEANOUT (CO)
—	Property Line
—	Adjoiners (Surveyed)
—	Adjoiners (not surveyed)
—	Right of Way
—	Utility Lines
—	Asphalt
—	Gravel

NOTE: Tax Map or Tax Pin information shown hereon is for tax purposes only. This tax information shown on this plat is subject to change and should not be construed or used as a survey or in legal descriptions or contracts.

- ** NOTES ****
- Road R/W lines are approximate unless otherwise noted.
 - Property is subject to easements of record; utility easements, road rights of way and underground utilities.
 - Underground phone, water, gas, sewage lines and underground electric lines were not located as a part of this boundary survey.
 - No features located other than those shown.
 - This survey was performed without the benefit of a title research.
 - Property is subject to setbacks and restrictive covenants of record, if applicable.



[FIRM LICENSE NO. P-1138]
202 N. MAIN STREET
P.O. BOX 1161
RUTHERFORDTON, NC 28139
PHONE: (828) 287-7059

MAP#: 24815