

NOTES:

- THIS IS A BOUNDARY SURVEY OF THE LANDS CONVEYED TO ANDREA KEY FINNEY (F/A/K ANDREA KAY BROWN) AND SPOUSE, CHRISTOPHER M. FINNEY BY DEED RECORDED IN BOOK OF RECORDS 2354 PAGE 374 REFERENCE IS MADE TO BACK DEEDS RECORDED IN BOOK OF RECORDS 2354 PAGE 365 AND BOOK OF RECORDS 2354 PAGE 338, ALSO SEE PLAT BOOK 1 PAGE 77, ALL OF THE WATAUGA COUNTY PUBLIC REGISTRY.
- BEARINGS ARE RELATIVE TO NCGS NAD '83 (2011) PER GPS TIES (SEE SURVEYORS CERTIFICATE). THE AREAS WERE CALCULATED BY COORDINATE GEOMETRY. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
- THIS PROPERTY IS LOCATED IN ZONE "X" (AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING) PER THE NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM.
- THE RATIO OF PRECISION OF THE UNADJUSTED FIELD TRAVERSE IS NOT MORE THAN 1:10,000 AND HAS BEEN ADJUSTED BY LEAST SQUARES.
- THIS PARCEL IS NOT LOCATED IN A PUBLIC WATER SUPPLY WATERSHED PER NCDENR SOURCES.
- FOR RIGHT OF WAYS AND EASEMENTS PLATTED PER NCDOT PROJECTS ALONG HIGHWAY 421 SEE HIGHWAY PROJECTS 6.75900IT AND 8.175040I.
- THE SOUTHERN RIGHT OF WAY LINE AND RESPECTIVE HIGHWAY EASEMENTS FOR HIGHWAY 421 WERE LOCATED BASED UPON LIMITED FIELD MONUMENTATION BUT HAS IN PART BEEN ESTABLISHED BY NCDOT MONUMENTATION LOCATED ON THE NORTHERN SIDE OF THE HIGHWAY AS SHOWN HEREON. THE LOCATION OF THE SOUTHERN EDGE OF RIGHT OF WAY WAS ALSO VERIFIED WITH THE CENTERLINE LOCATION OF THE AS BUILT HIGHWAY.
- ALL SUBSURFACE UTILITIES, IF ANY, HAVE NOT BEEN LOCATED.
- THIS PLAT REFLECTS INFORMATION DISCOVERED DURING THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON. THE PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY OF RECORD NOT SHOWN. OTHER EASEMENTS, RIGHTS OF WAY, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBRANCES MAY ALSO EXIST.
- ZONING DEVELOPMENT STANDARDS AND RESTRICTIONS ARE PER THE TOWN OF BOONE, UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 14 ZONING DISTRICTS REGULATIONS
- FOR RIGHTS OF WAY FOR HIGHWAY 421 SEE BOOK OF RECORDS 39 PAGE 693 AND BOOK OF RECORDS 292 PAGE 764.
- THIS AREA APPEARS TO BE THE AREA DESCRIBED IN BOOK OF RECORDS 292 PAGE 764
- THIS AREA DESCRIBED IN BOOK OF RECORDS 2354 PAGE 374 AND INCLUDED IN THE AREA DESCRIBED IN BOOK OF RECORDS 2354 PAGE 338.

Surveyors GPS Certificate

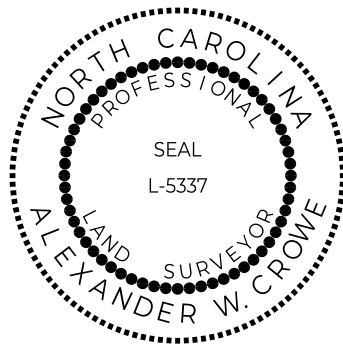
I, Alexander W. Crowe, PLS, L-5337, certify that this map was drawn under my supervision and that the horizontal and vertical grid control was established from an actual GPS Survey made under my supervision and the following information was used to perform the survey:

- Class of survey: Class A
- Positional accuracy: Horizontal: 0.02' Vertical: 0.07'
- Type of GPS field procedure: NC VBS NETWORK
- Dates of survey: 12/8/22 & 12/9/22
- Datum/Epoch: NAD 83 (2011) EPOCH: 2010.00000
- Published/Fixed-control used: NC VBS NETWORK

- Geoid model: GEOID18
- Combined grid factor: 0.99986202
- Units: US Survey Foot

Surveyor's Certificate

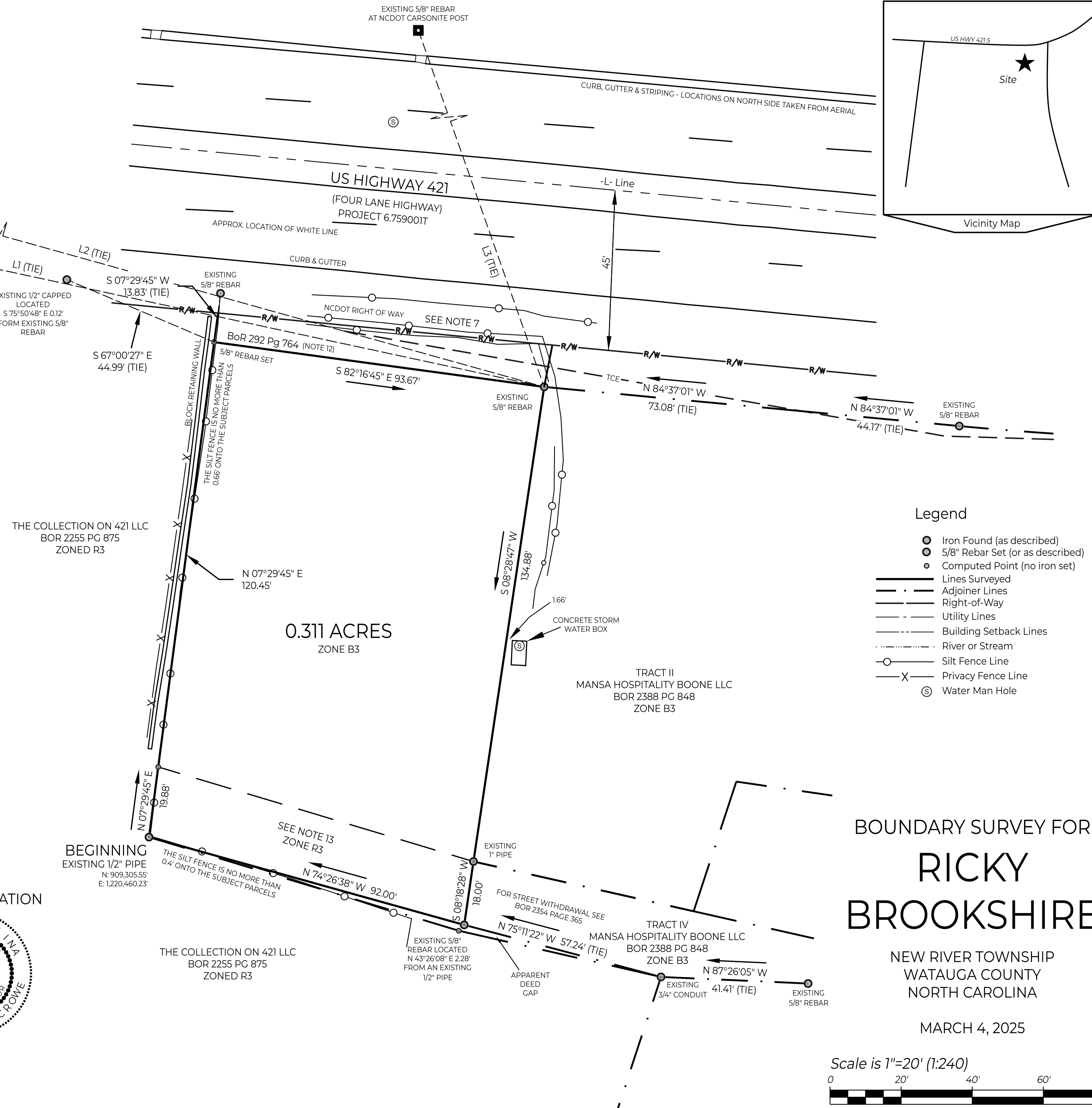
I, Alexander W. Crowe, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book/Page as noted or other reference source); that the boundaries not surveyed are indicated as drawn from information in Book page or other reference source; that the ratio of precision or positional accuracy is 1:10,000 and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) witness my original signature and seal this 25 day of MARCH 2025.



Alexander W. Crowe, PLS L-5337



1608 Highway 194 N, Boone, North Carolina 28607 ----- (828) 268-9779 License # P-2146



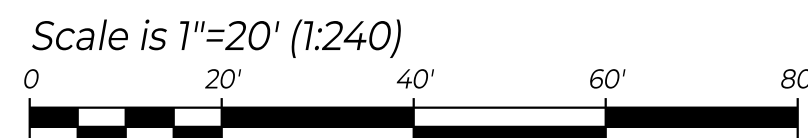
Legend

- Iron Found (as described)
- 5/8" Rebar Set (or as described)
- Computed Point (no iron set)
- Lines Surveyed
- - - Adjoinder Lines
- - - Right-of-Way
- - - Utility Lines
- - - Building Setback Lines
- - - River or Stream
- Silt Fence Line
- X - Privacy Fence Line
- ⊙ Water Man Hole

**BOUNDARY SURVEY FOR
RICKY
BROOKSHIRE**

NEW RIVER TOWNSHIP
WATAUGA COUNTY
NORTH CAROLINA

MARCH 4, 2025



Job Number: 25042