

DEED NORTH
BOOK 1018, PAGE 11

BOUNDARY LINE TABLE					
Course	Bearing	Distance	Course	Bearing	Distance
L1	S 48°01'58" E	38.72'	L37	S 64°45'16" W	49.44'
L2	S 21°59'49" E	46.27'	L38	S 87°55'43" W	69.65'
L3	S 40°54'47" E	72.53'	L39	N 85°01'15" W	197.56'
L4	N 60°35'39" E	67.05'	L40	N 87°40'46" W	262.53'
L5	N 35°36'20" E	44.14'	L41	N 85°06'12" W	154.02'
L6	N 39°14'26" E	65.18'	L42	N 80°08'25" W	144.95'
L7	N 18°43'45" E	139.21'	L43	N 84°47'50" W	140.58'
L8	N 56°14'05" E	143.60'	L44	N 06°49'22" E	52.50'
L9	N 02°57'38" E	126.02'			
L10	N 29°56'50" W	70.12'			
L11	N 27°51'00" E	17.50'			
L12	N 27°51'00" E	192.14'			
L13	S 59°51'02" E	169.32'			
L14	S 60°14'15" E	186.96'			
L15	S 50°43'59" E	66.36'			
L16	S 44°59'22" E	181.36'			
L17	S 45°14'20" E	205.83'			
L18	S 45°38'58" E	140.78'			
L19	S 49°32'26" E	100.90'			
L20	S 55°36'16" E	39.37'			
L21	S 66°34'57" E	141.35'			
L22	S 80°03'12" E	72.43'			
L23	N 89°17'28" E	62.97'			
L24	N 79°06'20" E	82.91'			
L25	N 70°16'48" E	77.62'			
L26	N 58°35'30" E	11.49'			
L27	S 08°36'52" E	103.64'			
L28	S 01°17'10" W	58.10'			
L29	S 08°55'10" W	70.01'			
L30	S 16°26'38" W	25.84'			
L31	S 22°44'46" W	38.19'			
L32	S 26°49'51" W	155.29'			
L33	S 15°15'44" W	49.39'			
L34	N 81°05'18" W	36.75'			
L35	N 81°05'18" W	231.75'			
L36	S 04°20'07" W	210.04'			

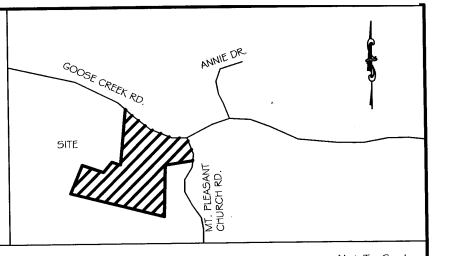
ACCESS EASEMENT LINE TABLE		
Course	Bearing	Distance
E1	N 68°54'50" E	45.34'
E2	S 11°27'56" E	21.72'
E3	N 83°54'46" W	46.89'

NOTE: THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBERANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NOTE: SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED, EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

NOTE: NO LOCATION OF UTILITIES OR IMPROVEMENTS WERE MADE OTHER THAN THOSE SHOWN HEREON. PROPERTY MAY BE SUBJECT TO UTILITIES, EASEMENTS OR RIGHTS-OF-WAY UNOBSERVED AT THE TIME OF SURVEY.

NOTE: NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON.



Vicinity Map Not To Scale

2023001023
MCDOWELL CO, NC FEE $21.00
PRESENTED & RECORDED:
03-08-2023 04:10:34 PM
LYDIA TILLEY EFFLER
REGISTER OF DEEDS
BY: LYNNE BYRD
DEPUTY REGISTER OF DEEDS
BK: PL 40
PG: 15-15

NOTES FOR PROPERTY:

1 - AREA BY COORDINATE GEOMETRY
2 - NO NCGS HORIZONTAL CONTROL WITHIN 2000'
3 - SURVEY DOES NOT CERTIFY TO TITLE OR OWNERSHIP
4 - TOTAL NUMBER OF LOTS CREATED - 0
5 - TOTAL ACREAGE = 82.25
6 - PROPERTY ZONED: PER MCDOWELL COUNTY PLANNING DEPT.
7 - BUILDING SETBACKS: PER MCDOWELL COUNTY PLANNING DEPT.
8 - IRON PIPE OR REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
9 - PROPERTY IS NOT IN A FLOOD PLAIN AS PER MCDOWELL COUNTY F.I.R.M. COMMUNITY PANEL NO. 3710160800J, DATED OCTOBER 2, 2008.
10 - PROPERTY IS NOT LOCATED IN A PROTECTED WATERSHED AREA.
11 - IT IS THE PURPOSE OF THIS PLAT TO COMBINE LOTS 1 AND 2 SHOWN HEREON INTO A SINGLE PARCEL.

NORTH CAROLINA MCDOWELL COUNTY

I, Maranda Fender, REVIEW OFFICER OF MCDOWELL COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

3-8-23 Maranda Fender
DATE REVIEW OFFICER

CERTIFICATE OF SURVEY AND ACCURACY

I, JUSTIN T. STANDLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 362, PAGE 296, BOOK 320, PAGE 485, BOOK 199, PAGE 444, BOOK 160, PAGE 629 AND BOOK 1294, PAGE 439.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES NOTED HEREON ; THAT THE RATIO OF PRECICION AS CALCULATED IS 1 : 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE , REGISTRATION NUMBER AND SEAL THIS 28TH DAY OF FEBRUARY 2023.

F-11D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

NORTH CAROLINA PROFESSIONAL SEAL L-5031 LAND SURVEYOR JUSTIN T. STANDLEY

JUSTIN T. STANDLEY, PLS
REGISTRATION NUMBER: L-5031

LEGEND

●	= IRON FOUND (TYPE NOTED)
○	= 1/2" RE-BAR SET
△ N.S.	= NAIL SET (TYPE NOTED)
▲ N.F.	= NAIL 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
⊶	= POWER POLE
R.	= RADIUS
CH.	= CHORD
TAN.	= TANGENT
F.H.	= FIRE HYDRANT
M.H.	= MANHOLE
C.B.	= CATCH BASIN
W.M.	= WATER METER
T.PED.	= TELEPHONE PEDESTAL
P.BOX	= TRANSFORMER

JANICE D. BROWN
A PORTION OF DEED BOOK 1294, PAGE 439 CONTAINS 1.07 ACRES TO BE COMBINED WITH LOT 1

REVISED 2/26/2023 TO COMBINE LOT #2 WITH LOT #1. LOT #1 WAS SURVEYED 1/17/2021.

4 CORNERS LAND SURVEYING, LP
325 SANFORD DR. - MORGANTON, NC 28655
828-438-2778 Lic# F-1231
E Mail: 4cornerslandsurveying@gmail.com

Scale: 1" = 200'	Township: GLENWOOD		Drawn By: J. STANDLEY
Date: 1/17/2021	County: MCDOWELL	State: NORTH CAROLINA	Survey By: JB/DR/ES

OWNERS: LAURA S. MIKOS and husband, MICHAEL J. PUCKETT AND JANICE D. BROWN

RECOMBINATION SURVEY FOR: LAURA S. MIKOS and husband, MICHAEL J. PUCKETT

Deed Ref: BK 1342 Pg 288 BK 1294 Pg 439
Plat Ref: BK ___ Pg ___
Tax ID # 1609002337 67
Drawing Number 6271A