

STATE OF NORTH CAROLINA  
COUNTY OF MCDOWELL

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

11. 08. 2021  
DATE

*Maranda Fender*  
REVIEW OFFICER

**\*\* NOTE \*\***

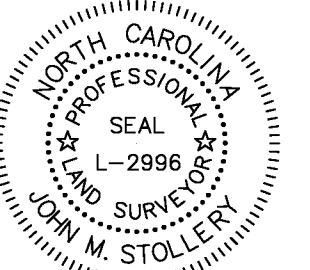
THE PURPOSE OF THIS PLAT IS TO CHANGE THE LOT NUMBER  
DESIGNATION OF LOT H-17 TO LOT T-100.  
NO FIELD SURVEY WAS PERFORMED FOR THIS PLAT, AND ALL BOUNDARY  
INFORMATION AND IMPROVEMENTS SHOWN ARE FROM P.B. 33, P. 52.

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY  
MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN D.B. 1036, P. 135 AND P.B.  
33, P. 52.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY MARKED AS BROKEN LINES  
DRAWN FROM RECORD DESCRIPTIONS AS SHOWN FOR ADJOINERS; THAT THE RATIO OF PRECISION  
IS NOT LESS THAN 1:10000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30  
AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NO. AND SEAL THIS 8th DAY OF  
NOVEMBER, 2021.

I, JOHN M. STOLLERY, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF  
LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR  
CHANGE AN EXISTING STREET.

DocuSigned by:  
*John M. Stollery*  
39A5B113EA844FF

PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER L-2996



Submitted electronically by "High Country Surveyors Inc."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the McDowell County Register of Deeds.

P.B. 33, P. 52

Creston Development, LLC.  
D.B. 1296, P. 910  
P.B. 33, P. 52

Line Table

LINE	BEARING	DISTANCE
L1	S 85°57'18" E	45.79'
L2	S 06°36'40" E	28.95'
L3	N 02°28'37" E	65.44'
L4	S 02°28'37" W	120.04'
L5	N 85°41'24" W	65.24'
L6	N 85°41'24" W	137.00'
L7	N 85°41'24" W	174.19'
L8	S 85°41'24" E	109.18'

Curve Table

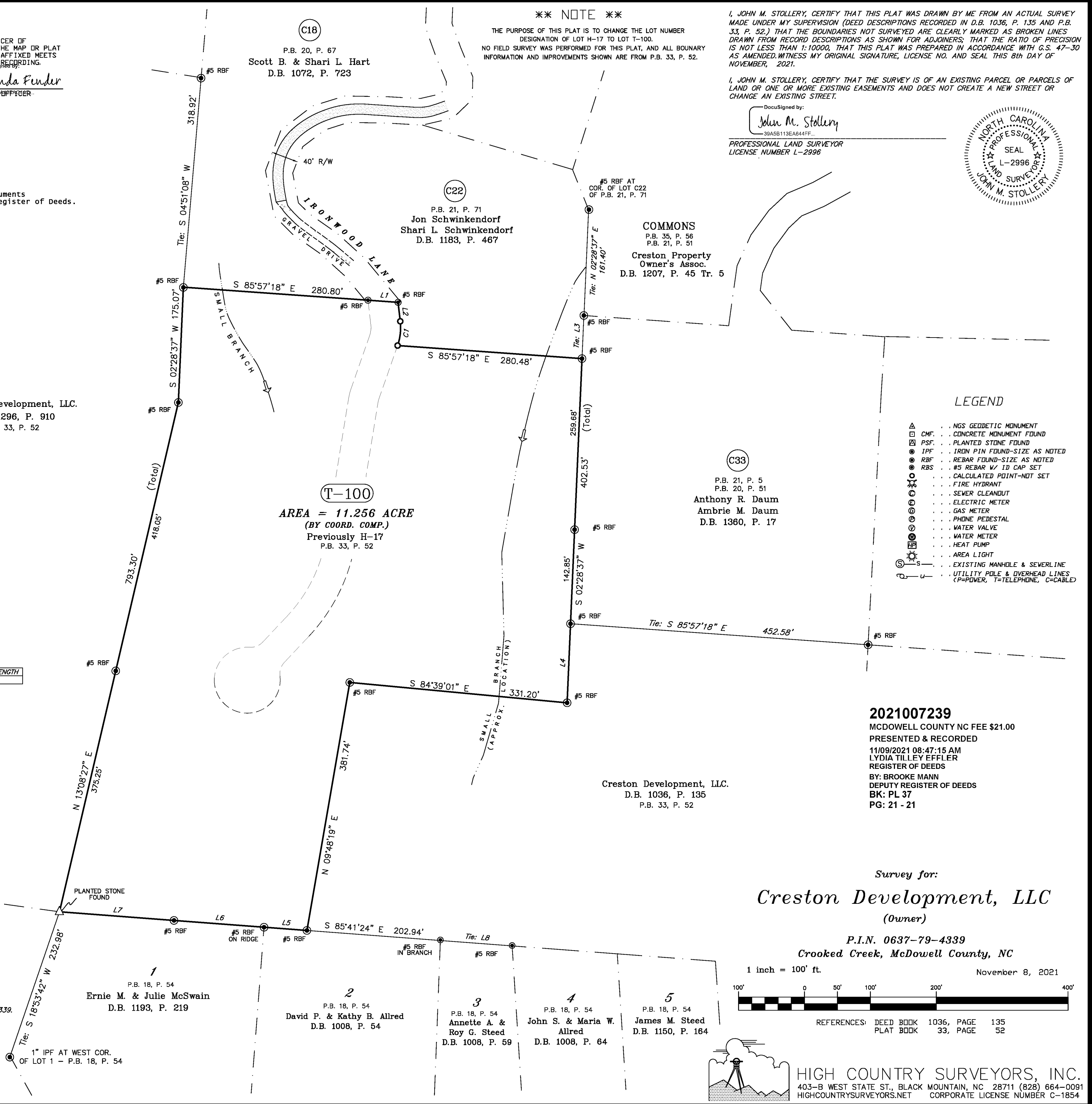
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.31'	82.50'	25°54'44"	S 06°20'42" W	36.99'

**NOTES**

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, ENCUMBRANCES, OR OTHER FACTS THAT MAY BE DISCLOSED BY A FULL TITLE EXAMINATION PERFORMED BY AN ATTORNEY AT LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE PROPERTY IS FREE FROM ENCUMBRANCES.
- THE DISTANCES AND ACREAGE SHOWN ON THIS PLAT ARE GRID MEASUREMENTS TO CONVERT TO GROUND DISTANCES AND ACREAGE, DIVIDE BY THE COMBINED FACTOR OF 0.99975850 BASIS OF BEARING IS NC GRID NAD 83 (2007) FROM P.B. 25, P. 78.
- UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS, BURIED UTILITIES, PIPELINES, OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY HIGH COUNTRY SURVEYORS, INC. FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENT, BURIED UTILITY, OR PIPELINE ON THE PREMISES.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. SEE FIRM 3710062600K DATED 01.06.2010.
- THIS PROPERTY LIES IN AN UNZONED AREA OF THE COUNTY PER MCDOWELL GIS. HOWEVER, THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS AND COVENANTS AS REQUIRED BY CRESTON DEVELOPMENT. SETBACKS AS SHOWN ON THIS PLAT ARE AS OUTLINED IN SECTION III(2) OF THE CRESTON DESIGN GUIDELINES DATED APRIL 8, 2018. A MINIMUM 30 FT. SETBACK IS REQUIRED ON ALL PROPERTY LINES, BUT MAY DIFFER FROM SITE TO SITE AS REGULATED BY THE CRESTON ARC. RESTRICTIONS AND COVENANTS ARE DESCRIBED IN, BUT NOT LIMITED TO, D.B. 1269, P. 339.

INTERESTED PARTIES SHOULD INVESTIGATE ALL EXISTING RESTRICTIONS PRIOR TO DESIGN OR CONSTRUCTION. HIGH COUNTRY SURVEYORS, INC MAKES NO CLAIM TO THE EXISTANCE OF ANY RESTRICTIONS OR COVENANTS.

- ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.



**LEGEND**

- △ . . . NGS GEODETIC MONUMENT
- . . . CONCRETE MONUMENT FOUND
- ▣ . . . PLANTED STONE FOUND
- . . . IRON PIN FOUND-SIZE AS NOTED
- . . . REBAR FOUND-SIZE AS NOTED
- ⊙ . . . #5 REBAR W/ ID CAP SET
- ⊙ . . . CALCULATED POINT-NOT SET
- ⊙ . . . FIRE HYDRANT
- ⊙ . . . SEWER CLEANOUT
- ⊙ . . . ELECTRIC METER
- ⊙ . . . GAS METER
- ⊙ . . . PHONE PEDESTAL
- ⊙ . . . WATER VALVE
- ⊙ . . . WATER METER
- ⊙ . . . HEAT PUMP
- ⊙ . . . AREA LIGHT
- ⊙ . . . EXISTING MANHOLE & SEWERLINE
- ⊙ . . . UTILITY POLE & OVERHEAD LINES (P=POWER, T=TELEPHONE, C=CABLE)

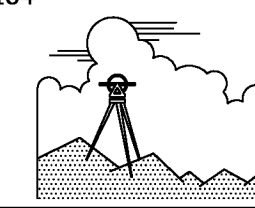
**2021007239**  
MCDOWELL COUNTY NC FEE \$21.00  
PRESENTED & RECORDED  
11/09/2021 08:47:15 AM  
LYDIA TILLEY EFFLER  
REGISTER OF DEEDS  
BY: BROOKE MANN  
DEPUTY REGISTER OF DEEDS  
BK: PL 37  
PG: 21 - 21

Survey for:  
**Creston Development, LLC**  
(Owner)

P.I.N. 0637-79-4339  
Crooked Creek, McDowell County, NC



REFERENCES: DEED BOOK 1036, PAGE 135  
PLAT BOOK 33, PAGE 52



**HIGH COUNTRY SURVEYORS, INC.**  
403-B WEST STATE ST., BLACK MOUNTAIN, NC 28711 (828) 664-0091  
HIGHCOUNTRYSURVEYORS.NET CORPORATE LICENSE NUMBER C-1854