Notes

1. North is relative to Plat Book 12, Page 142.
2. Deed Reference: Book of Records 1442, Page 791 (PIN 2901-52-0833-000), Book of Records 1861, Page 121 (PIN 29014-50-0933-000) and Book of Records 646, Page 435 (Tract II) (portion of PIN 2901-40-9730-000).
3. Field notes recorded in Field Book 46, Pages 17-19.
4. By graphic determination, the subject property lies in flood zone "X" (area determined to be outside the 0.2% annual chance floodplain) as by the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Map Number 3710290100J. Effective Date: December 3, 2009.
5. This survey is limited to the surveyor's examination of current records to this parcel and to the adjoiners' parcels (as by tax map data), and to information revealed by survey, inspection and research. This plat should be supplemented by reservations or rights created by the parties to this transaction and by information ascertained during historical research by the examining attorney.
6. This plat revised April 27, 2016 to show addition of 0.086 acre tract (owner not determined).
7. Plat revised August 11, 2017 to show trade and combination of parcels and January 18, 2018 to add "old property line" at west and south.
8. Intending use for the subject tracts to remain as is...no change planned.
9. Individual tracts have not been approved by the Appalachain District Health Department for well or septic tank use.
10. There are no restrictive convenants for the subject tracts.
11. No change in existing utility layouts planned.
12. Plat revised February 22, 2018 to show additional information for Town of Boone.

Certificate of Ownership for Exempt Divisions of Land

We certify that we are the owners of the property described hereon, which property is located within the jurisdiciton to the Town of Boone.

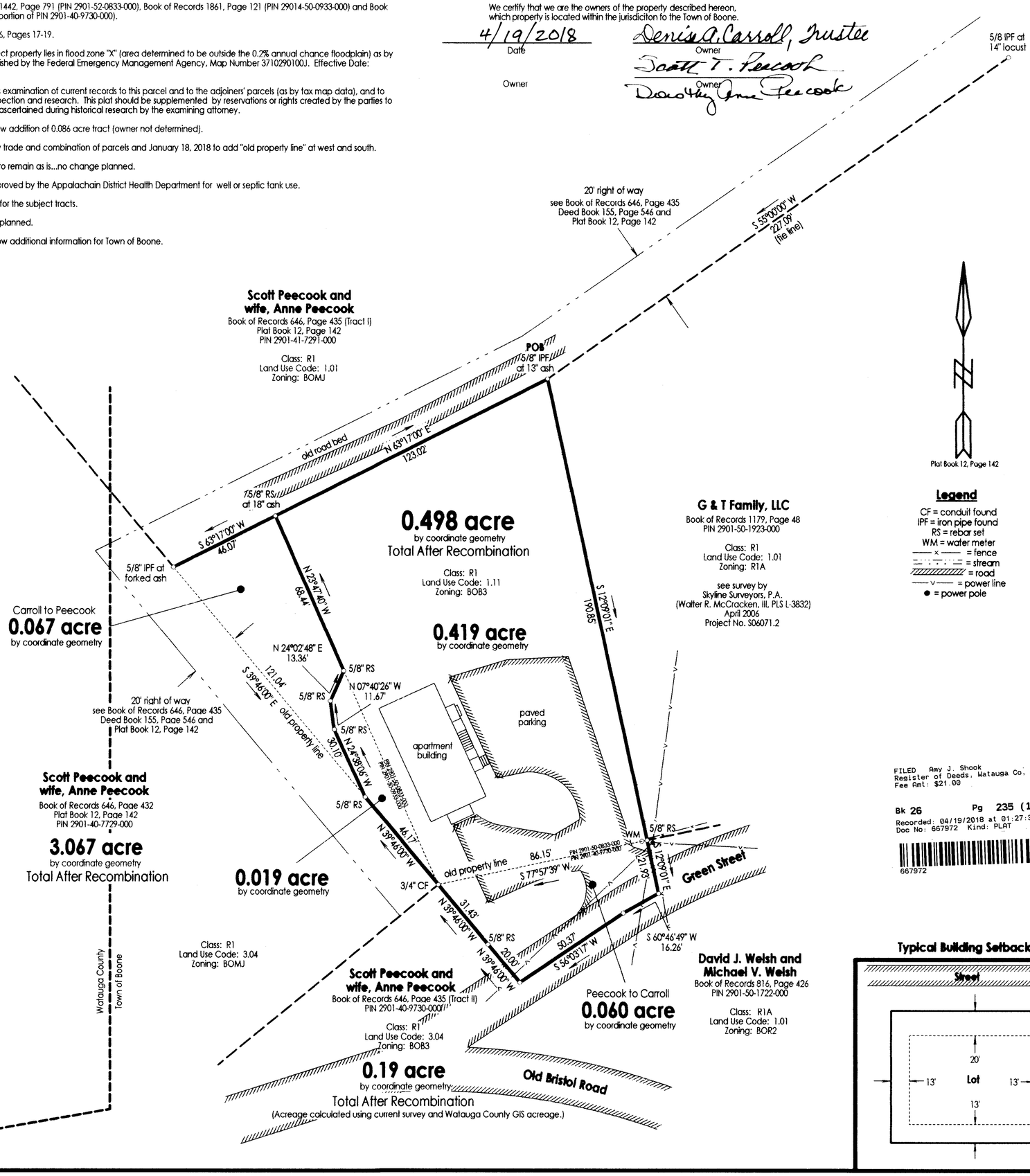
4/19/2018
Date

Denise A. Carroll, Trustee
Owner

Owner

Scott T. Peecook
Owner

Dorothy Anne Peecook
Owner



Legend

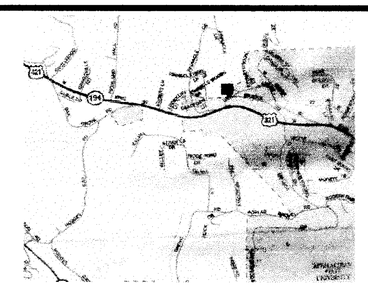
CF = conduit found
IPF = iron pipe found
RS = rebar set
WM = water meter
—— x —— = fence
= stream
= road
—— v —— = power line
● = power pole

FILED Amy J. Shook
Register of Deeds, Watauga Co, NC
Fee Amt: $21.00

Bk 26 Pg 235 (1)
Recorded: 04/19/2018 at 01:27:35 PM
Doc No: 667972 Kind: PLAT

667972

Typical Building Setbacks



Vicinity Map
■ = Subject Property

Surveyor's Certificate

I, Mitchell D. Willard, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book of Records 1442, Page 791); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____; that the ratio of precision as calculated is not less than 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended; and that this survey is represents a recombination of previously platted parcels. Witness my original signature, license number and seal this 22 day of February, A.D. 2018.

Seal or Stamp

NORTH CAROLINA PROFESSIONAL SEAL L-3684 LAND SURVEYOR MITCHELL D. WILLARD

Mitchell D. Willard
Surveyor

L-3684
License Number

Certificate of Approval of Exempt Division of Land

I certify that to the best of my ability I have determined that the plat shown hereon exempt from the Town of Boone Subdivision Regulations because the plat represents the combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the minimum standards set forth in this ordinance.

02-23-18
Date

Christy M. Turner
Town of Boone
Authorized Representative

Review Officer Certificate

State of North Carolina
County of Watauga

I, Betty L. Stevens, Review Officer of Watauga County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

4/19/18
Date

Betty L. Stevens
Review Officer

Survey Prepared For

Denise A. Carroll (The Denise A. Carroll Revocable Living Trust)

3024 Ridge Drive
Toano, VA 23168
(757) 180-0815

and

Scott Peecook and wife, Anne Peecook

404 Old Bristol Road
Boone, NC 28607
(828) 264-4268

Town of Boone
Brushy Fork Township
Watauga County
North Carolina

April 14, 2016
revised April 27, 2016
revised August 11, 2017
revised January 18, 2018
revised February 22, 2018

30 0 30 60 90

Scale: 1" = 30'

Willard Surveying, PA
C-2204

Mitchell D. Willard, PLS L-3684
527-2 Church Road
Boone, N.C. 28607
(828) 963-8696

Plat No. 1603015