Plat Book 12 Page 142

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF BOONE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS PARKS, AND OTHER SITES, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF BOONE.

12/1/92 — Barbara M Jordan by Stephen R Lovill Atty in Fact
DATE — OWNER

SURVEYOR CERTIFICATE

I, D. EUGENE PENNELL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK OF RECORDS 162, PAGE 547; THAT THE RATION OF PRECISION AS CALCULATED IS NOT LESS THAN 1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM OTHER SOURCES AS NOTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1st DAY OF Dec., 1992.

D. E. Pennell
REGISTERED LAND SURVEYOR NO. L-2612

NORTH CAROLINA, WATAUGA COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT D. EUGENE PENNELL, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 1st DAY OF December, 1992.

NOTARY PUBLIC Jean W Derbyshire
MY COMMISSION EXPIRES 9-7-93

NORTH CAROLINA-WATAUGA COUNTY

The foregoing certificate of Jean Wiedenhouse, Watauga County, NC
Notary(ies) Public is (are) certified to be correct. This instrument was presented for registration and recorded in this office in Book 12 Page 142
This 1st day of December, 1992 at 3:50 o'clock P.M.
Phyllis E. Foster, Register of Deeds — By Rita Drew, Deputy Register of Deeds

CERTIFICATE OF APPROVAL OF THE DESIGN AND IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF BOONE SPECIFICATIONS IN THE "LOVILL FALLS" SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF BOONE HAS BEEN RECEIVED, THAT THE FILING FEE FOR THIS PLAT HAS BEEN PAID.

12/1/92 — [signature]
DATE — SUBDIVISION ENFORCEMENT OFFICER

CERTIFICATE OF G.S. 47-30 PROVISION F-II

I, D. EUGENE PENNELL, CERTIFY THAT THE SURVEY SHOWN HEREON CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

12/1/92 — D. E. Pennell
DATE — REGISTERED LAND SURVEYOR NO. L-2612

FLOOD CERTIFICATE

THE LOTS SHOWN HEREON ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 370253 0002 C EFFECTIVE DATE 12-25-81

NOTES

- FOR RESTRICTIVE COVENANTS SEE BOOK OF RECORDS ____ PAGE ____ WATAUGA COUNTY REGISTER OF DEEDS.

NORTH CAROLINA REGISTERED SEAL L-2612 LAND SURVEYOR DONALD EUGENE PENNELL

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH SUBDIVISION REGULATIONS FOR BOONE, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WATAUGA COUNTY.

12/1/92 — Freida Yonally, Deputy
DATE — CLERK, TOWN OF BOONE, NORTH CAROLINA

NOTES

- ALL USE AND IMPROVEMENTS TO LOTS SHOWN SHALL CONFORM TO ZONE DESIGNATION FOR THE TOWN OF BOONE.
- THE RIGHT OF WAY FOR OLD BRISTOL ROAD IS AS SHOWN ON RECORDED PLAT OF THE W.L. BRYAN ADDITION TO BOONE, N.C.
- TOTAL BOUNDARY AREA IS 10.913 ACRES.
- DEED REFERENCE: BOOK OF RECORDS 162, PAGE 547 OLD DEED BOOK 24, PAGE 355 (WILLIAM H. LOVILL, JR.)

NC GRID NAD 27

(ZONE R1) JOHN M. ORTIZ D.B. 253, P. 918

DAN F. PAYNE B.O.R. 37, P. 543

IRON PIPE FOUND — 56°23'00"W 28.77' — BOONE CITY LIMIT MONUMENT ON TOP OF PINNACLE

(ZONE R2) — N36°27'40"E 119.66' — IRON PIPE FOUND — S64°27'30"E 90.39' — JOHN M. ORTIZ D.B. 226, P. 581

N34°27'30"E 113.04' — IRON PIN SET AT TRIPLE MARKED ASH TREE

N41°27'40"E 232.18' — IRON PIPE FOUND AT 36" MAPLE — IRON PIN SET ON SOUTH SIDE OF LARGE CLIFF

PAUL PAYNE D.B. 247 P. 906

(ZONE R2) — N15°42'20"E 377.70' — CHARLES B. MICHAEL D.B. 242, P. 803 — WATER FALLS

(1) 7.913 ACRES BY COORDINATE GEOMETRY

(ZONE R2) — 15' — 15 FOOT DRAINAGE EASEMENT

IRON PIPE FOUND AT 36" OAK TREE — N52°41'20"E 328.96' — IRON PIN SET — IRON PIN SET

IRON PIN FOUND IN OLD FENCE

H. G. THOMAS D.B. 85, P. 373 — (ZONE R2) — N16°38'20"W 299.20' — SHED

BRUSHY FORK TOWNSHIP TOWN OF BOONE — 218.02' — S36°35'10"E

RANDAL S. MARSH B.O.R. 157, P. 722

(ZONE R1)

V. L. PAYNE SUBDIVISION PLAT BOOK 3, PAGE 25 — N31°54'30"W 370.00' — BEAVER DAM CREEK — BARN — (2) 3.000 ACRES BY COORDINATE GEOMETRY — S39°46'00"E 194.24' — 334.81' — S36°27'20"E

(ZONE R1)

N50°14'00"E 45.00' — IRON PIPE FOUND — S63°17'00"W 46.07' — 45' — R/W

IRON PIPE FOUND — (ZONE R2) — CELLAR AND STORAGE — LOVILL HOUSE — GRAVEL DRIVEWAY — N39°46'00"W 166.82' — PRIVATE DRIVEWAY RIGHT OF WAY — EXISTING RIGHT OF WAY D.B. 155, P. 546

0.086 ACRE — 60-D NAIL SET IN 18" ASH — 123.02' S63°17'00"W — CONTROL CORNER IRON PIPE FOUND AT CHERRY TREE — 20 FOOT ROAD RIGHT OF WAY — D.B. 155, P. 546 — 227.09' S55°00'00"W — CONTROL CORNER IRON PIPE FOUND AT LOCUST STUMP AND SPROUT

NAD 27 N= 911,108.46 E= 1,205,259.69 — N43°58'30"W, 4,679.71' FROM NCGS "COLLEGE" (HORIZONTAL) NAD 27 N= 907,740.75 E= 1,208,509.03

ARCHIE J. CARROLL D.B. 178, P. 515 — (ZONE B3) — UNKNOWN OWNER — 163.10' — S23°47'40"E — 167.20' — S39°46'00"E

PAUL A. McKINLEY D.B. 203, P. 659 — (ZONE R3) — N45°00'W 37.66' — IRON PIN FOUND IN BRANCH

(ZONE B3) — N50°43'00"E 138.00' — R/W — N39°17'00"W 45.00' — 20'

IRON PIPE FOUND — OLD BRISTOL ROAD BED — S50°43'00"W 183.39' — R/W — 45' — 30' — BARBARA M. JORDAN

PINNACLE DRIVE — N67°30'W 29.33' — 0.034 ACRE OVERLAPED PARCEL NOT INCLUDED D.B. 82, P. 280 — N55°42'30"W 143.38' — IRON PIN SET — 92.23' S62°24'00"W — IRON PIN SET — 80.20' S62°24'00"W — 60.00' S62°24'00"W — R/W — RET. WALL — PWF — R/W — S48°04'00"W 137.30' — WATER METER — RAILROAD SPIKE FOUND — R/W — 45' — 30' — OLD BRISTOL ROAD — R/W

TOWN MAINTAINED — FIRE HYDRANT — 30" CMP — RAILROAD SPIKE FOUND IN CENTER OF STREET — BOONE CHURCH OF CHRIST D.B. 71, P. 513 D.B. 228, P. 229 — (ZONE R3) — (ZONE B3) — GREEN ST. — LOT NO. 27 OF THE W. L. BRYAN ADDITION TO BOONE D.B. 23, PAGE 600

U. S. HIGHWAY 421

ZONE R-1 AND R-2 — BACK 30' — 13' — 22' — 13' — SIDE 10' — R/W — FRONT (STREET)

ZONE B-3 — BACK 30' — 17' — 37' — 17' — SIDE 10' — R/W — FRONT (STREET)

TYPICAL SETBACK

VICINITY MAP — LOVILL FALLS — GREEN ST. — OLD BRISTOL RD. — HWY 421 — TO VILAS — BOONE CITY LIMITS

PLAT OF SUBDIVISION

LOVILL FALLS

OWNED AND DEVELOPED BY:
BARBARA M. JORDAN

BRUSHY FORK AND BOONE TOWNSHIPS, WATAUGA COUNTY, NORTH CAROLINA

SCALE: 1" = 60' OCTOBER 14, 1992

0' 30' 60' 120' 180' 240'

D. E. PENNELL, REGISTERED LAND SURVEYOR NO. L-2612
ROUTE 7, BOX II ——— BOONE, NORTH CAROLINA
TELEPHONE: 264-1283

92076

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