

VICINITY MAP
(not to scale)

STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD

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

Review Officer
Date: _____

I, _____, Community Development Officer, have reviewed this plat and certify that it meets the exemption standards of the subdivision ordinance of the Town of Lake Lure.

Development Officer

I, Donald R. McEntire, Professional Land Surveyor No. L-4183, certify to one or more of the following as indicated thus, or :

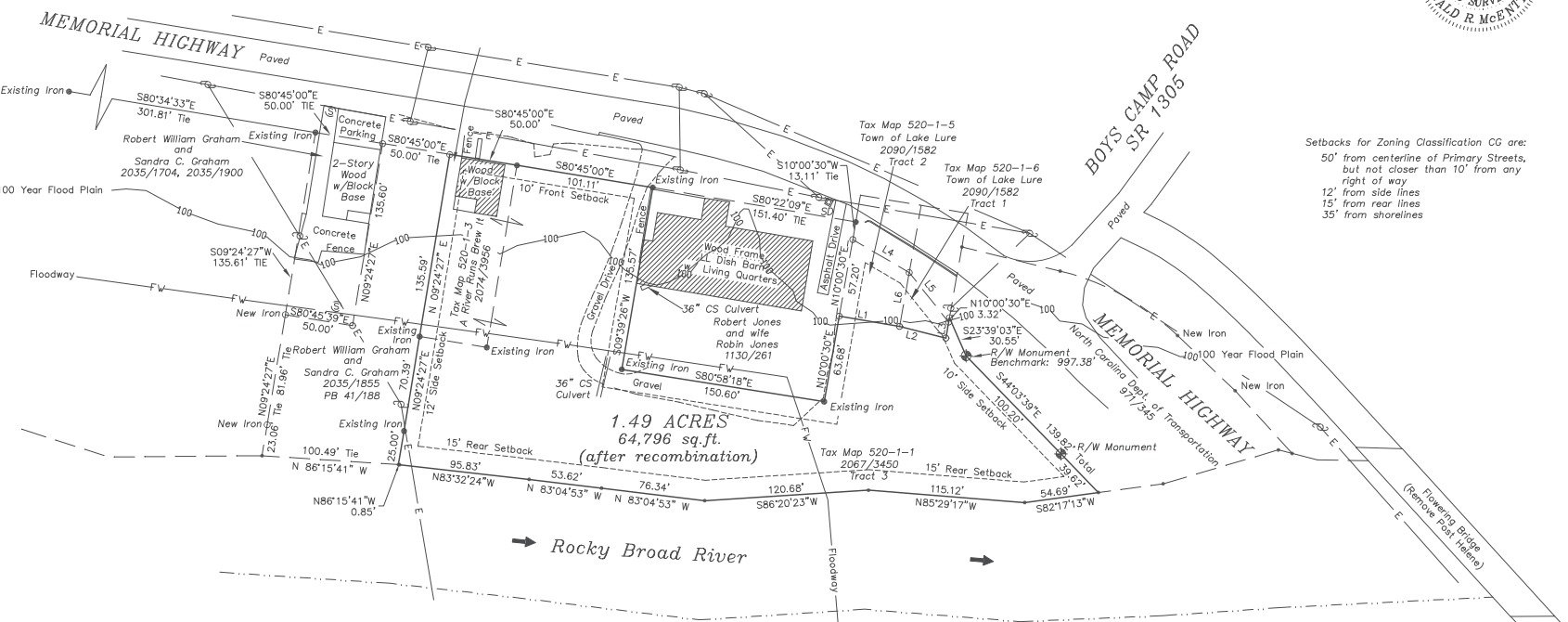
- A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to subdivision that regulates parcels of land.
- C. That this plat is of a survey of an existing parcel or parcels of land.
- D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.
- E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (A) through (D) above.

DONALD R. McENTIRE, PROFESSIONAL LAND SURVEYOR NO. L-4183

I, Donald R. McEntire, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book 2067, Page 3450); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 12th day of January, A.D. 2023.

Signature

Land Surveyor
Registered Number L-4183



Setbacks for Zoning Classification CG are:
50' from centerline of Primary Streets,
but not closer than 10' from any
right of way
12' from side lines
15' from rear lines
35' from shorelines

LEGEND

- FOUND IRON PIN (EIP)
- SET IRON PIN (NIP)
- ▲ POINT
- ✦ NAIL OR RAILROAD SPIKE
- ⊕ HYDRANT
- TELEPHONE PEDESTAL (PED)
- ⊙ LIGHT POLE OR LAMP
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ WATER METER (wm)
- ⊕ GAS VALVE
- ⊕ SEWER MANHOLE
- ⊕ CONCRETE MONUMENT
- ⊕ RIGHT OF WAY MONUMENT
- STONE
- Property Line
- - - Adjoiners (Surveyed)
- - - Adjoiners (not surveyed)
- Right of Way
- ⋯ Utility Lines
- Asphalt
- - - Gravel

LINE	LENGTH	BEARING
L1	45.00	S80°23'11"E
L2	35.09	S75°55'43"E
L3	11.90	N10°00'30"E

LINE	BEARING	DISTANCE
L4	S 59°40'34" E	48.07'
L5	S 38°35'20" E	46.65'
L6	N 10°07'30" E	40.20'

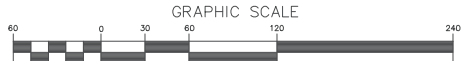
Subject to a trout stream buffer of 25' from the top of the stream bank.
A portion of the subject tract lies within a flood plain/floodway as shown on FEMA Flood Map Number 3710063200J effective date 7/2/2008.
Subject to the right of way for Memorial Highway (US HWY 64/74A-NC HWY 9) and all others of record.
Survey is being performed without the benefit of a title search.

Revised August 28, 2024 to combine 2 parcels.

**RECOMBINATION SURVEY FOR
A RIVER RUNS BREW IT, LLC.**

DEED BOOK 2067/3450, 2074/3956
TAX MAP 520-1-1, 520-1-3, 520-1-5, 520-1-6
PLAT BOOK 2/120, 31/55
ZONED: CG

CHIMNEY ROCK TOWNSHIP RUTHERFORD COUNTY, NC
FIELD: BW CM AT MAP: D. McENTIRE
DATE: JANUARY 12, 2023 MAP#: 23-1541Recom



1 INCH = 60 FEET
DONALD McENTIRE SURVEYING
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