LEGEND

SYMBOL	DESCRIPTION
	CORNER MONUMENT FOUND AS NOTED
	CORNER MONUMENT SET (#4 REBAR)
	CONTROL CORNER SET AS NOTED
	NAIL OR SPIKE AS NOTED
	OTHER MONUMENTS FOUND
	CALCULATED CORNER NOT SET
	UTILITY POLE
	CORNER TREE AS NOTED
	AREA LIGHT
	TELEPHONE PEDESTAL

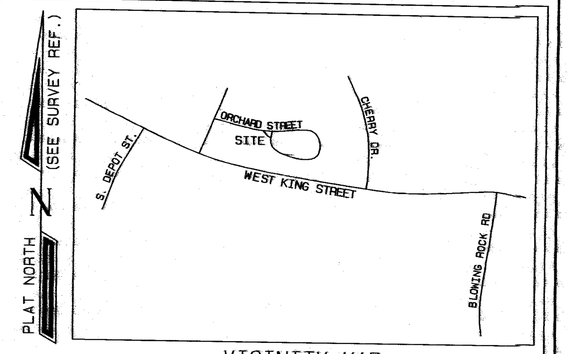
SYMBOL	DESCRIPTION
C.M.P.	CORRUGATED METAL PIPE
R.C.P.	REINFORCED CONCRETE PIPE
C.P.P.	CORRUGATED PLASTIC PIPE
R.O.W.	RIGHT OF WAY
W.M.	WATER METER
C.O.	CLEAN OUT
H.P.	HEAT PUMP
I.P.S.	IRON PIN SET
M.F.P.	METAL FENCE POST
1.S.F.D.	ONE STORY FRAME DWELLING
—UE—	OVERHEAD UTILITY LINE
	LINES SURVEYED
	LINES NOT SURVEYED
	RIGHT OF WAY LINE
—X—	FENCE LINE
	TIE LINE
	DEED OR TRACT LINE
BRANCH	

State of North Carolina
County of Watauga

I, NATHAN BLAND, Review Officer of Watauga County, certify that the map or plat to which this certification is affixed meets all statuatory requirements for recording.

Review Officer

5-27-21
Date



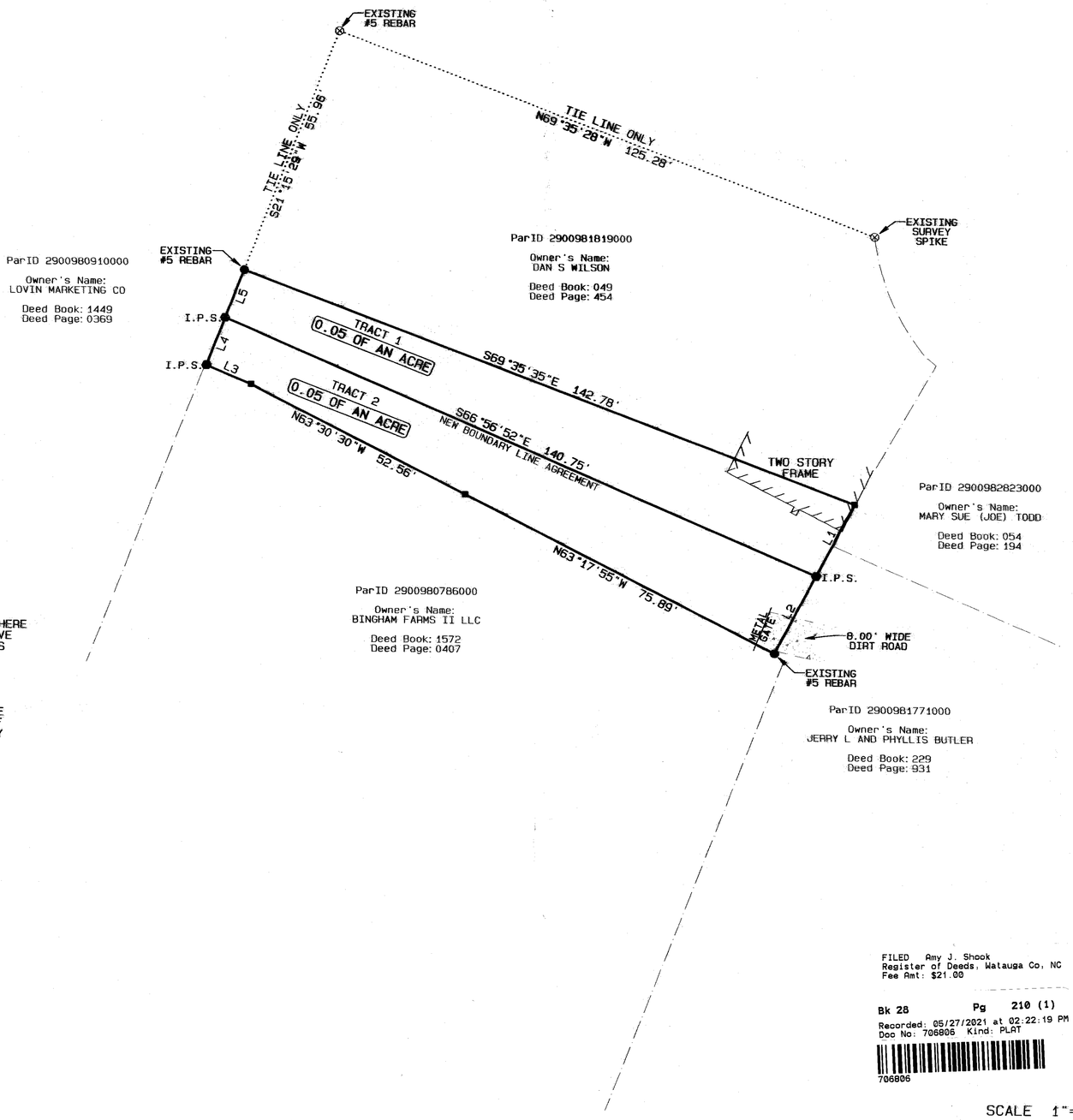
VICINITY MAP
(NOT TO SCALE)

NORTH CAROLINA:
COUNTY OF WATAUGA

REGISTERED THIS THE_____ DAY OF _____ 2016
AT _____ O'CLOCK. RECORDED IN PLAT BOOK _____
PAGE _____ . BY

_____ REGISTER OF DEEDS

_____ DEPUTY.



SURVEY OF REFERENCE

A SURVEY BY APPALACHIAN PROFESSIONAL LAND SURVEYORS & CONSULTANTS, P.A.
DATED 02/14/2011, JOB # 12031

LINE	BEARING	DISTANCE
L1	S27°59'10"W	17.79'
L2	S27°51'21"W	19.14'
L3	N67°12'40"W	10.59'
L4	N21°13'59"E	11.14'
L5	N21°15'30"E	11.14'

NOTES

1. ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. ALL BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO PLAT NORTH (SEE SURVEY OF REFERENCE)
3. AREAS WERE CALCULATED BY THE COORDINATE METHOD.
4. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY OF RECORD AS OF THE DATE OF THIS PLAT.
5. THIS PLAT IS PREPARED FOR THE PERSON, PERSONS, OR CORPORATION, NOTED UPON THE TITLE BLOCK OF THIS PAGE AND IS NOT INTENDED FOR USE BY ANY OTHER PARTY UNLESS PERMISSION IS GIVEN BY SAID PERSON, PERSONS, OR CORPORATION.
6. SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.
7. NAMES OF ADJOINING PROPERTY OWNERS, DEED BOOK (D.B.), PLAT BOOK (P.B.) AND PAGE (PG.) NUMBERS REFER TO DEEDS OF RECORD IN THE REGISTER'S OFFICE AND OF RECORD IN THE MAPPING OFFICE FOR THE REFERENCED COUNTY AT THE TIME OF THIS SURVEY. THESE ARE SHOWN FOR INDEXING PURPOSES ONLY AND NOT TO BE CONSTRUED AS TITLE CERTIFICATION.
8. NO RECOVERABLE NCGS MONUMENTS FOUND WITHIN 2000'

CERTIFICATE

I, STEWART LEADBITTER, P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME, TAKEN FROM DESCRIPTIONS FOUND IN THE DEEDS AND PLATS NOTED UPON THIS PLAT, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN ON THE FACE OF THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I, ALSO CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 30th DAY OF JUNE, A.D.2016.

NORTH CAROLINA PROFESSIONAL SEAL L-4427 LAND SURVEYOR STEWART LEADBITTER

S. LEADBITTER
N.C. NO. L-4427

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

Bk 28 Pg 210 (1)
Recorded: 05/27/2021 at 02:22:19 PM
Doc No: 706806 Kind: PLAT
706806

SCALE 1"=20'
0 20 40

A NEW BOUNDARY LINE SURVEY
OF THE "MAINTAINED AREA"
(REF: SPECIAL PROCEEDINGS 15-Sp-65)

TRACT 1 TO BE CONVEYED TO
J. BRADFORD BISHOP, MICHAEL L. BISHOP & DANNY S. WILSON

TRACT 2 TO BE CONVEYED TO
BINGHAM FARMS II, LLC.

TOWN OF BOONE
BOONE TOWNSHIP
WATAUGA COUNTY, N.C.
SURVEY DATE: 06/30/16
MAP FILE NUMBER: WB-16042-00C

SURVEYED BY:
LEADBITTER
LAND SURVEYING, P.A.
N.C. NO. C-3173
728 WEST MAIN STREET
BURNSVILLE, NC 28714
(828) 682-5007

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