

Doc ID: 006774250001 Type: PLA  
 Recorded: 07/09/2007 at 08:26:41 AM  
 Fee Amt: \$21.00 Page 1 of 1  
 WorkFlow# 714067  
 Caldwell County, NC  
 WAYNE L RASH Register of Deeds

Book 24 Page 156

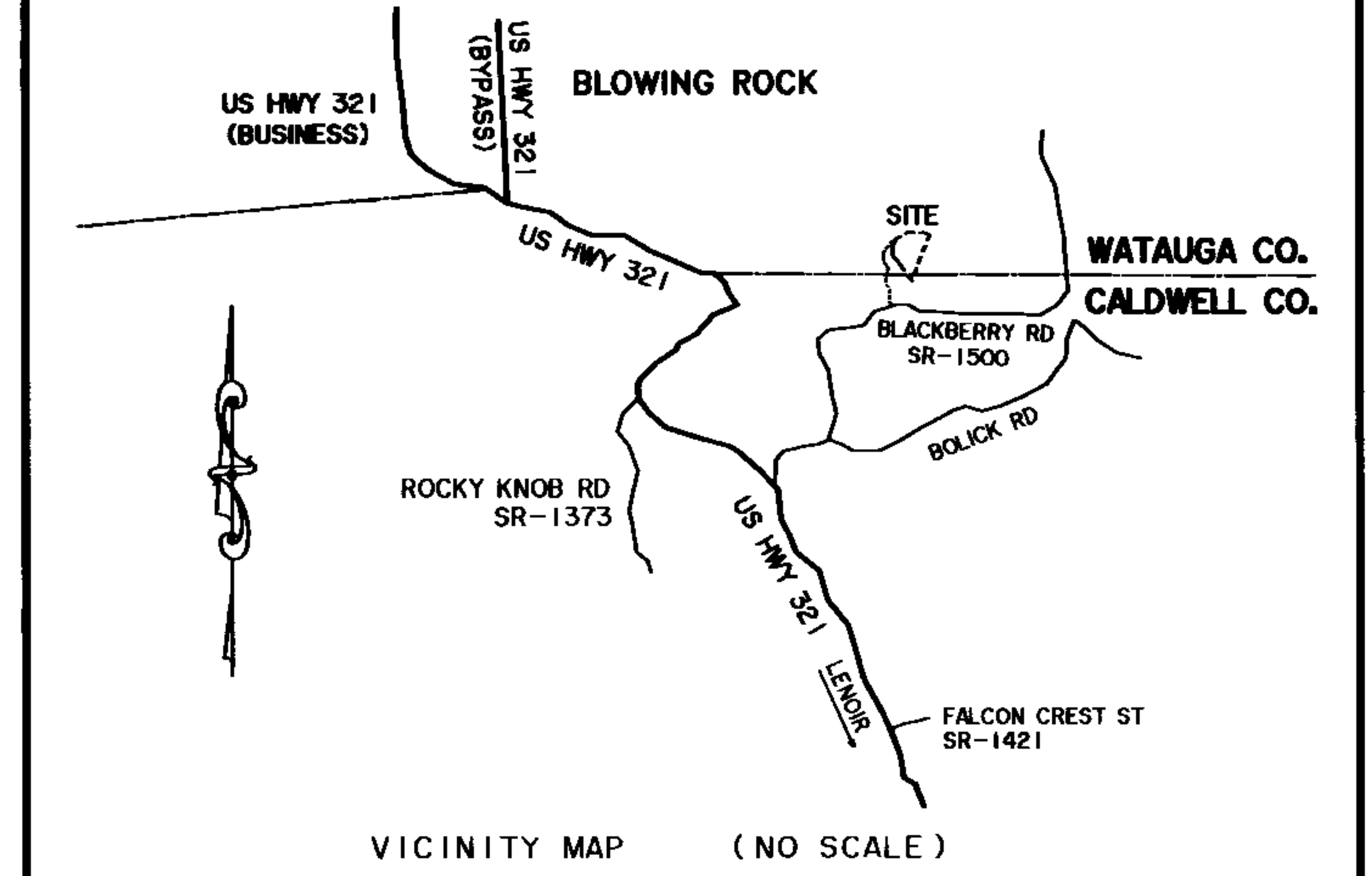
**WINTERSET, LTD.**  
 DEED BOOK 230, PAGE 185 (WATAUGA)  
 DEED BOOK 659, PAGE 1853 (CALDWELL)

State of North Carolina  
 County of Caldwell

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

Randy E. Fleming  
 Review Officer  
 Date: 7-9-07

THE MAP SHOWN HEREON IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRM MAP PANEL No.: 37189C0300 E DATED: 9/21/1998 37027C0075 D 8/16/1998



**WINTERSET, LTD.**  
 DEED BOOK 230, PAGE 185 (WATAUGA)  
 DEED BOOK 659, PAGE 1853 (CALDWELL)

CENTERLINE OF NEW 30' WIDE EASEMENT (CALLS L-1 THROUGH L-28)

CENTERLINE OF NEW 30' WIDE EASEMENT (C)

**THOMAS J. McNAMARA**  
 REMAINDER OF DEED BOOK 1487, PAGE 1695 (CALDWELL)  
 B.O.R. 930, PG. 476 (WATAUGA)  
**LOT 3**  
 P.B. 21, PG. 310 (CALDWELL)

P.O.B. 1  
 1/2" EIP CONTROL CORNER

**TRACT 1**  
**4.810 ACRES**  
 BY COORDINATES  
 PART OF D.B. 230, PG. 185 (WATAUGA)  
 PART OF D.B. 659, PG. 1853 (CALDWELL)

**WILLIAM CUTTER DAVIS**  
 B.O.R. 547, PG. 374 (WATAUGA)  
 DEED BOOK 1284, PAGE 1189 (CALDWELL)

LINE DATA TABLE					
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L-1	N 82°38'32"E	6.90'	L-16	N 80°48'39"E	57.82'
L-2	S 81°18'54"E	50.15'	L-17	S 64°57'14"E	39.24'
L-3	S 77°20'17"E	45.68'	L-18	S 01°52'20"E	32.29'
L-4	S 63°21'39"E	58.63'	L-19	S 38°59'13"W	29.71'
L-5	S 59°41'15"E	75.40'	L-20	S 50°37'29"W	27.04'
L-6	S 71°39'42"E	44.16'	L-21	S 38°11'06"W	27.04'
L-7	N 86°05'40"E	28.47'	L-22	S 16°49'14"W	27.76'
L-8	N 50°13'02"E	15.49'	L-23	S 04°28'32"W	21.83'
L-9	N 31°46'17"E	46.84'	L-24	S 26°42'24"E	18.04'
L-10	N 29°45'34"E	46.79'	L-25	S 33°52'57"E	40.11'
L-11	N 38°49'33"E	75.13'	L-26	S 41°48'45"E	34.92'
L-12	N 35°34'58"E	81.49'	L-27	S 58°38'56"E	22.48'
L-13	N 45°57'31"E	28.59'	L-28	S 81°27'01"E	15.41'
L-14	N 65°31'56"E	58.14'	L-29	N 30°39'13"W	59.78'
L-15	N 69°47'01"E	39.08'	L-30	N 30°39'13"W	16.93'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, that the property is within the regulatory jurisdiction of Watauga County, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish all lots, and dedicate all streets, alleys, walks, parks, easements, rights-of-way, and other open spaces to public or private use as noted.

Date: 7/9/07  
 Owner: [Signature]  
 Developer: [Signature]

**NOTES:**

- TOTAL NUMBER OF LOTS = 1.
- MINIMUM LOT SIZE = 4.810 ACRES.
- LOT AREAS DETERMINED BY COORDINATES.
- DRINKING WATER SOURCE TO BE INDIVIDUAL OR SHARED WELLS (NOT A COMMUNITY OR PUBLIC WATER SUPPLY). WASTEWATER DISPOSAL METHOD TO BE SEPTIC TANKS. INDIVIDUAL LOTS HAVE NOT BEEN APPROVED BY APPALACHIAN DISTRICT HEALTH DEPARTMENT FOR SEPTIC SYSTEM.
- UNLESS OTHERWISE NOTED, LOT CORNERS ARE 1/2" NIP.
- THAT PORTION OF THE LOT THAT IS WITHIN CALDWELL COUNTY CANNOT BE ISSUED A BUILDING PERMIT BY CALDWELL COUNTY.
- PLAT RECORDED AT PLAT BOOK 20, PAGE 141 IN WATAUGA CO.

MINIMUM BUILDING SETBACKS:  
 FRONT: 15' FROM EDGE OF 30' R/W  
 SIDE & REAR: 15'

**STEPHEN A. UNDERWOOD**  
 DEED BOOK 1517, PAGE 1492 (CALDWELL)  
**LOT 2**  
 P.B. 21, PG. 310 (CALDWELL)

**THOMAS J. McNAMARA**  
 REMAINDER OF DEED BOOK 1487, PAGE 1695 (CALDWELL)  
 B.O.R. 930, PG. 476 (WATAUGA)  
**LOT 3**  
 P.B. 21, PG. 310 (CALDWELL)

CENTERLINE "A"

COURSE	BEARING	DISTANCE
A-1	N 40°03'34"W	102.00'
A-2	N 08°54'01"W	12.50'
A-3	N 08°54'01"W	74.51'
A-4	N 32°54'58"W	17.34'
A-5	N 32°54'58"W	16.39'
A-6	N 55°54'22"W	31.83'
A-7	S 79°00'31"W	99.56'
A-8	N 78°45'07"W	47.11'
A-9	N 52°15'17"W	36.52'

CENTERLINE "B"

COURSE	BEARING	DISTANCE
B-1	N 56°38'05"W	95.12'
B-2	N 34°24'15"W	93.77'
B-3	N 43°57'55"W	47.33'
B-4	N 70°08'01"W	76.84'
B-5	N 29°06'21"W	51.23'

CENTERLINE OF EXISTING 30' WIDE EASEMENT LABELED AS "NEW 30' WIDE CREEK CROSSING EASEMENT" P.B. 21, PG. 310 (CALDWELL CO.)

CENTERLINE OF EXISTING 30' WIDE EASEMENT P.B. 21, PG. 310 (CALDWELL CO.)

**SUSAN GLENN LIVING TRUST**  
 DEED BOOK 1575, PAGE 64 - TRACT 2 (CALDWELL)  
 P.B. 13, PG. 100 (CALDWELL)

**STEPHEN A. UNDERWOOD**  
 DEED BOOK 1517, PAGE 1492 (CALDWELL)  
**LOT 2**  
 P.B. 21, PG. 310 (CALDWELL)

**TRACT 1**  
 P.B. 21, PG. 257 (CALDWELL)

CENTERLINE OF EXISTING 30' WIDE EASEMENT P.B. 21, PG. 310 (CALDWELL CO.)

**BLACKBERRY ROAD SR-1500**



I, Peter E. Fleming, PLS, certify to the following:

A: That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Peter E. Fleming  
 Surveyor, (PLS) License No. L-4240

I, Peter E. Fleming, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 230, page 185, etc.) (other): that the boundaries not surveyed are clearly indicated as drawn from information found in book As., page Show.; that the ratio of precision as calculated is 1: 54,867; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature; license number and seal this 29th day of June, A.D., 2007.

Peter E. Fleming  
 Surveyor (PLS) License No. L-4240

**LEGEND**

- Existing Iron Pipe
- New Iron Pipe
- Existing Iron Rod
- New Iron Rod
- Rebar Found
- Rebar Set
- Concrete Monument
- P.K. Nail
- Point

- EIP
- NIP
- EIR
- NIR
- RF
- RS
- CM
- △ PK
- PT

**WESTERN CAROLINA SURVEYORS, P.A.**  
 2121 HARPER AVE., S.W. LENOIR, N.C. TELE. (828) 758-5353

TITLE: MINOR SUBDIVISION OF: **WINTERSET, LTD. PROPERTY**

CLIENT: <b>WINTERSET, LTD. &amp; McNAMARA DEVELOPMENT, LLC</b>	TOWNSHIP: <b>BLUE RIDGE PATTERSON</b>	COUNTY: <b>WATAUGA CALDWELL</b>	STATE: <b>NC</b>
DEED REF. bk. <u>D.B. 230</u> pg. <u>185</u> WATAUGA	TAX MAP NUMBER: <u>2817-93-1091-000 (WATAUGA)</u>		
bk. <u>659</u> pg. <u>1853</u> CALDWELL	bk. <u>57-2-9</u> CALDWELL		
PLAT REF. bk. <u>21</u> pg. <u>310</u> CALDWELL	APP. BY: <b>PEF</b>	DRAWN BY: <b>PEF</b>	DATE: <b>6/29/2007</b>
SCALE: <b>1" = 100'</b>	CF: <b>8533</b>	SF: <b>8533-CC</b>	FIELD DC: <b>DAE</b>
Job No.: <b>8533-CC</b>	FB: <b>FIELD PC</b>	SHEET <b>1</b> OF <b>1</b>	