FILED Amy J Shook
Register of Deeds, Watauga Co, NC
Fee Amt. $26.00

Bk 2168 Pg 82 (2)
Recorded: 02/22/2021 at 01:51.14 PM
Doc No 702552 Kind. COMBO

702552

Prepared By and Return To: ✓ Allen C. Moseley
Deal, Moseley & Smith, LLP
P. O. Box 311, Boone, NC 28607

STATE OF NORTH CAROLINA

INSTRUMENT OF COMBINATION

COUNTY OF WATAUGA

This Instrument of Combination made this the 22 day of February, 2021, by and between DRAGOS COLES and wife, THERESA COLES, of the aforementioned county and state;

WITNESSETH:

THAT WHEREAS the maker(s) of this Instrument of Combination owns certain properties which are described as follows:

> BEING all of that certain tract or parcel of land containing 41.027 acres, as shown on that certain NC Special Warranty Deed recorded in Book of Records 2168, Page 60, Watauga County, North Carolina, Public Registry; and
>
> BEING all of that certain tract or parcel of land containing 2.882 acres, as shown on that certain NC Special Warranty Deed recorded in Book of Records 2168, Page 60, Watauga County, North Carolina, Public Registry; and

WHEREAS, said owner(s) wish to combine the above-mentioned properties into a single tract of land for the purpose of complying with all applicable provisions of the Watauga County Watershed, Zoning and Subdivision Ordinances; and

WHEREAS, this is a limited special purpose instrument for the purposes specified above and is not a conveyance or modification of the ownership interests in the property hereinafter described;

WHEREAS, upon execution and recordation of this instrument, the properties described above are hereby combined and shall hereafter be described as that certain tract or parcel of land containing 43.909 as more fully shown on the plat entitled "Survey of a Portion of the Lavola Carender Living Trust and the Mary Launa Carender Living Trust" recorded in Plat Book 28, Page 128, Watauga County, North Carolina, Public Registry.

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IN WITNESS WHEREOF, the maker(s) have hereunto set his/her/their hand(s) and seal(s), the day and year first written above.

_____(SEAL)
Dragos Coles

_____(SEAL)
Theresa Coles

STATE OF NC

COUNTY OF Watauga

I, Stacy L. Eldreth, a Notary Public of the County and state aforesaid, certify that Dragos Coles and wife, Theresa Coles, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 22 day of February, 2021.

Stacy L. Eldreth
NOTARY PUBLIC

My commission expires: 11/16/23

NOTARIAL SEAL:

STACY L ELDRETH
Notary Public, North Carolina
Watauga County
My Commission Expires
November 16, 2023

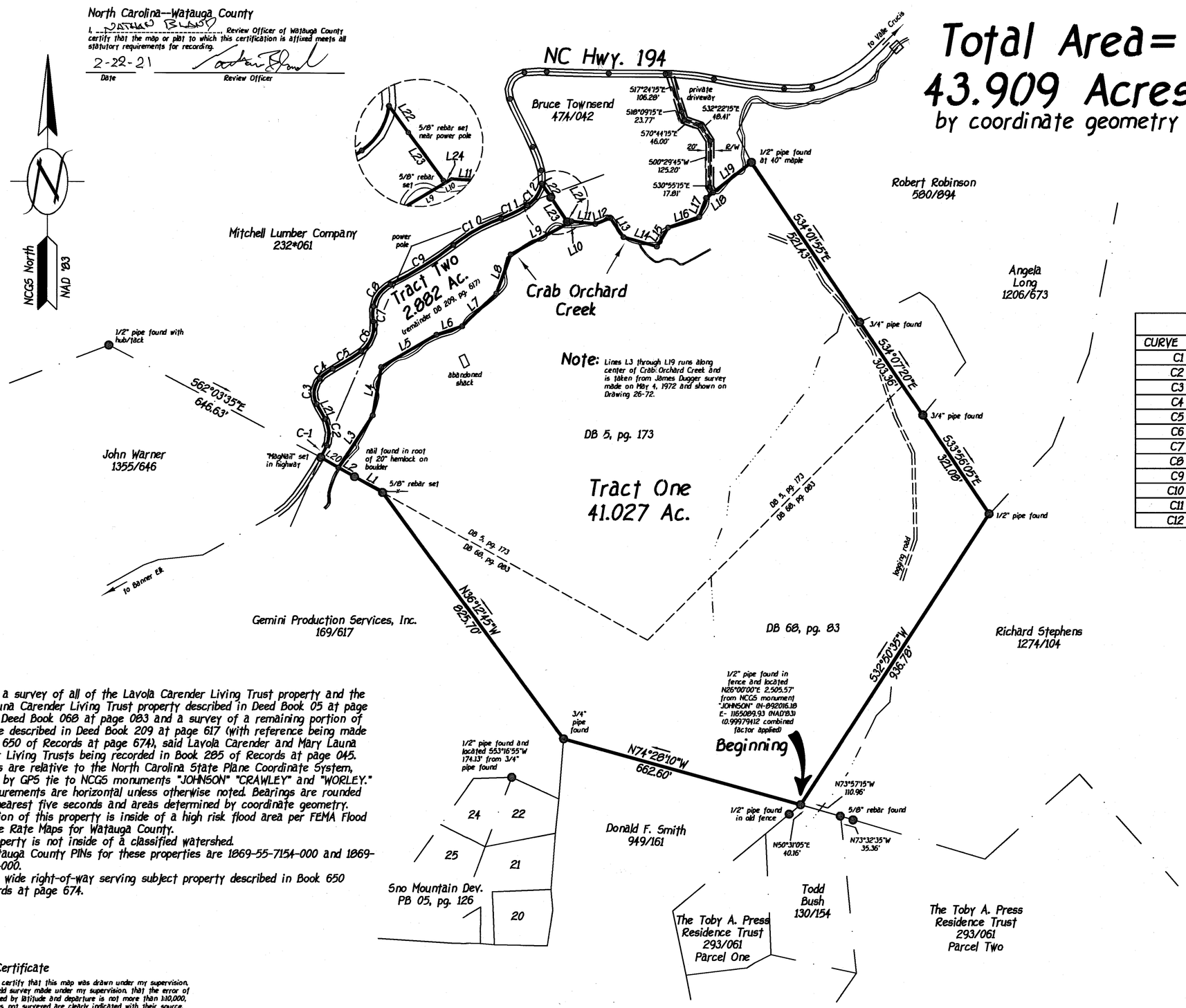
North Carolina—Watauga County

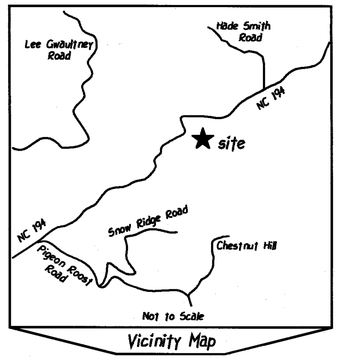
I, JONATHAN BLANTON Review Officer of Watauga County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

2-22-21
Date

Review Officer

Total Area= 43.909 Acres
by coordinate geometry





Vicinity Map

CURVE TABLE

CURVE	LENGTH	RADIUS	CH. BRG.	CHORD	DELTA
C1	36.31	350.00	N25°00'50"E	36.30	5°56'41"
C2	74.16	83.00	N03°33'15"W	71.72	51°11'33"
C3	73.98	59.00	N06°46'15"E	69.23	71°50'43"
C4	44.14	125.50	N52°46'10"E	43.91	20°09'06"
C5	90.46	566.50	N58°16'15"E	90.36	9°08'56"
C6	91.07	82.00	N21°52'50"E	86.46	63°37'54"
C7	41.19	114.00	N00°25'00"E	40.97	20°42'12"
C8	78.92	85.00	N37°22'00"E	76.11	53°11'43"
C9	199.95	973.00	N58°04'35"E	199.59	11°46'26"
C10	148.48	484.00	N60°58'40"E	147.90	17°34'38"
C11	77.94	347.00	N63°19'55"E	77.78	12°52'10"
C12	72.61	88.00	N33°15'30"E	70.57	47°16'43"

LINE TABLE

LINE	LENGTH	BEARING
L1	86.85	N60°19'55"W
L2	49.69	N60°19'55"W
L3	168.54	N33°03'45"E
L4	132.36	N09°51'45"E
L5	172.38	N59°26'45"E
L6	73.25	N71°35'45"E
L7	127.28	N46°28'45"E
L8	112.58	N20°02'45"E
L9	176.91	N61°15'45"E
L10	10.18	N61°15'45"E
L11	64.09	S83°47'15"E
L12	43.98	N68°37'45"E
L13	62.88	S34°22'15"E
L14	93.03	S74°19'15"E
L15	59.63	N30°51'45"E
L16	88.44	N70°54'45"E
L17	54.23	N19°48'45"E
L18	23.91	N51°36'45"E
L19	131.58	N51°36'45"E
L20	54.59	N60°19'55"W
L21	45.94	N29°09'05"W
L22	44.30	S33°59'40"E
L23	80.36	S34°00'50"E
L24	3.79	S33°55'25"E

Notes:

1) This is a survey of all of the Lavola Carender Living Trust property and the Mary Launa Carender Living Trust property described in Deed Book 05 at page 173 and Deed Book 068 at page 083 and a survey of a remaining portion of the same described in Deed Book 209 at page 617 (with reference being made to Book 650 of Records at page 674), said Lavola Carender and Mary Launa Carender Living Trusts being recorded in Book 285 of Records at page 045.
2) Bearings are relative to the North Carolina State Plane Coordinate System, NAD '83 by GPS tie to NCGS monuments "JOHNSON" "CRAWLEY" and "WORLEY." All measurements are horizontal unless otherwise noted. Bearings are rounded to the nearest five seconds and areas determined by coordinate geometry.
3) No portion of this property is inside of a high risk flood area per FEMA Flood Insurance Rate Maps for Watauga County.
4) This property is not inside of a classified watershed.
5) The Watauga County PINs for these properties are 1869-55-7154-000 and 1869-55-1575-000.
6) 20 feet wide right-of-way serving subject property described in Book 650 of Records at page 674.

Surveyor's Certificate

I, Russell C. Shaw, certify that this map was drawn under my supervision, from an actual field survey made under my supervision, that the error of closure as calculated by latitude and departure is not more than 1:10,000, that the boundaries not surveyed are clearly indicated with their source, and that this map was prepared in accordance with G.S. 47-30 as amended. I further 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 and seal this 19th day of May, 2008.

Russell C. Shaw, PLS L-2899

NORTH CAROLINA PROFESSIONAL SEAL L-2899 LAND SURVEYOR RUSSELL C. SHAW

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

Bk 28 Pg 128 (1)
Recorded: 02/22/2021 at 01:51:11 PM
Doc No: 702549 Kind: PLAT

702549

Survey of a Portion of the

Lavola Carender Living Trust and the Mary Launa Carender Living Trust

Shawneehaw Township -- Watauga County -- North Carolina

May 19, 2008

Scale is 1"=200' (1:2400)

0 200' 400' 600' 800'

New River Surveyors ~ 1651 Highway 194 N, Boone, North Carolina 28607 ~ (828) 268-9779

Job No. 08039