

Existing
1/2" Rebar

Future
Lot 19

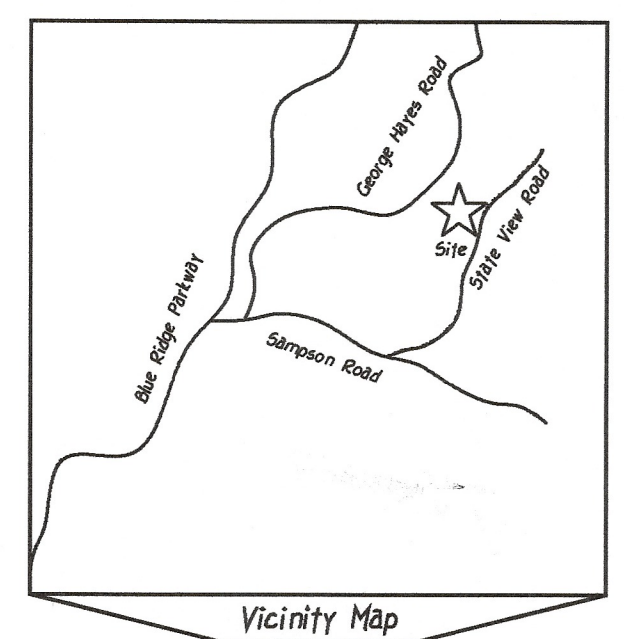
Lot 44
Bruce A. Burch
Book of Records 1855 at page 744
Plat Book 13 at page 223

GOSHEN VALLEY SUBDIVISION

Lot 45
Conrad Bodai
Book of Records 2308 at page 203
Plat Book 13 at page 223

BEGINNING
Existing 5/8" Rebar located
N02°46'15"W 748.02' from Existing
Monument, corner to Lot 11

- Legend**
(Corner Descriptions)
- Existing Iron Pins
 - Monument Set
 - ⊙ Control Monument
 - 5/8" Steel Rod Set
 - Calculated Point
 - ⊙ Fire Hydrant
 - ⊙ Power Pole
 - ⊙ Gate Valve
 - ⊙ Sewer Man Hole
 - ⊙ Telephone Man Hole
 - ⊙ Water Meter
 - Boundary Lines
 - Boundary Lines (adjoining)



- Notes:**
1. This is a division survey of a portion of the lands conveyed to Clear Waters Construction, LLC by deed recorded in Book of Records 2283 at page 177 of the Watauga County Public Registry.
 2. Bearings are relative to the plat recorded in Plat Book 26 at page 89 and have been rounded to the nearest five seconds.
 3. All distances are horizontal measurements and the areas have been calculated by the coordinate geometry method.
 4. The ratio of precision of the unadjusted field traverse is 1:10,000 and has been adjusted by the least squares (StarNet) method.
 5. These lots are located within a Zone X, area outside the 0.2% annual risk for flooding, flood area per the North Carolina Floodplain Mapping Program.
 6. 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 App Health Care for septic systems.
 7. All lots will comply with Watauga County's Planning and Development Ordinance, Chapter 18 Subdivision and Multi-Unit Structures.
 8. All lots are for Single-Family residential use.
 9. These lots are located within a designated watershed area.

Watershed Area:
South Fork New River
(WS-IV protected Area)
Allowable Density - 2.261 Units/Ac.

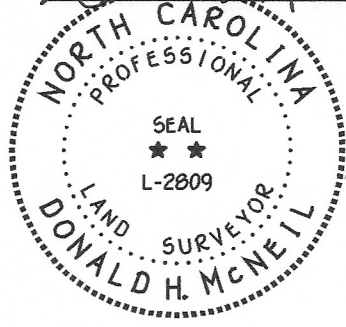
Final Subdivision of
Lots 12, 13, 14, 15 & 16
Of Phase II
Maple View
A Development By
Clear Waters Construction, LLC
Blue Ridge Township
Watauga County -- North Carolina

May 1, 2024
Scale is 1"=50' (1:600)
0 50' 100' 150' 200'
Job No. 23073-Div

SURVEYOR'S CERTIFICATE

I, Donald H. McNeil, certify that this map was drawn under my supervision from an actual survey made under my supervision. I have personally examined the original field notes and the calculations and find that the boundaries are clearly indicated as drawn from information found in Book 2283, at page 177, that the ratio of precision as calculated is 1:10,000, and that this map was prepared in accordance with G.S. 47-30 as amended and that this survey created a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. Witness my original signature, registration number and seal this 1st day of June, A.D., 2024.

PLS., L-2809



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, right of ways, and other spaces to public or private use as noted.

DATE _____ Owner: _____
Owner: _____
Owner: _____

Certificate of Approval of Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of Watauga County, North Carolina, with the exception of such variances, if any, as are noted in the Minutes of the Planning Board and are recorded on the plat and that it has been approved by the Watauga County Planning Board at their regular meeting of _____ for recording in the office of the County Register of Deeds.

Dated _____ Watauga County Authorized Representative

State of North Carolina
County of Watauga

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

Date _____ Review Officer

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Clear Waters Construction, LLC
B/R 2283 at page 177

possible future development

Initial Drain Field & Repair for Lots 10 & 11
Septic Drain Field Easement

Appalachian Professional Land Surveyors & Consultants, PA; C-2398
1480 US Highway 421 South / Boone, North Carolina 28607 / (828) 264-0290