

CARD
11433

Table of Metes & Bounds

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | N 22° 27' 05" E | 47.01' |
| L2 | S 65° 31' 55" E | 47.24' |
| L3 | S 67° 51' 07" E | 38.54' |
| L4 | S 70° 48' 11" E | 34.93' |
| L5 | S 73° 13' 48" E | 62.77' |
| L6 | S 76° 19' 21" E | 45.30' |
| L7 | S 07° 06' 24" W | 31.75' |

N.C.G.S. CONTROL MONUMENTS WITHIN 2000 FEET ☐ AS SHOWN ☒ NONE
NORTH IS FROM: PLAT CARD NO. 3620
NO EXTENDED TITLE SEARCH HAS BEEN MADE FOR EASEMENTS AND RESTRICTIONS WHICH MAY EXIST AND MAY LIMIT THE USE OF THIS PROPERTY. SPECIFICALLY, UNDERGROUND UTILITIES, WELLS, SEPTIC SYSTEMS, DRAINS AND UNUSED EASEMENTS MAY NOT BE SHOWN
ALL AREAS SHOWN ON THIS PLAT WERE CALCULATED BY THE DMD METHOD
PORTIONS OF THE 2.02 ACRE PARCEL ADJACENT TO THE LITTLE TENNESSEE RIVER ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA
ALL BROKEN DIMENSIONED LINES SHOWN ON THIS PLAT WERE TAKEN DIRECTLY FROM PLAT CARD NO. 3620, MACON COUNTY REGISTRY. NO BOUNDARY SURVEY WAS MADE ALONG THESE LINES AS A PART OF THIS PROPERTY DIVISION SURVEY. CORNER MONUMENTS DESCRIBED (2002) ARE AS DESCRIBED ON THE 2002 BOUNDARY SURVEY, PLAT CARD NO. 3620.

Legend of Symbols

| | | | |
|------|--------------------|-----|-----------------|
| EIP | EXISTING IRON PIPE | IPS | IRON PIPE SET |
| EIR | EXISTING IRON ROD | IRS | IRON ROD SET |
| NF | NAIL FOUND | NS | NAIL SET |
| CMF | CONC. MON. FOUND | CMS | CONC. MON. SET |
| - | ELECTRIC LINES | - | TELEPHONE LINES |
| -x- | WIRE FENCE | - | TOP OF RIDGE |
| (cc) | CONTROL CORNER | | |

MELCAR, LLC

COWEE TWP. — MACON CO., N.C.

DATE: 26 FEBRUARY 2021

SCALE: 1" = 100'



REFERENCE(S):
DEED BOOK C-29, PAGE 586
PLAT CARD NO. 3620

DWG # 5321

BK: CARD 5
PG: 11433-11433
RECORDED:
04-07-2021
09:47:38 AM
BY: TODD RABY
REGISTER

2021003260
MACON COUNTY, NC
TODD RABY
REGISTER OF DEEDS

NC FEE \$21.00



I, BENJAMIN A. WEST, CERTIFY TO THE FOLLOWING:
☒ THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

BEN WEST - NC PLS L2963

I, BENJAMIN A. WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION(S) RECORDED IN BOOK C-29, PAGE 586); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:7500; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (X)G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26TH DAY OF FEBRUARY, 2021.

BEN WEST - NC PLS L2963

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF MACON, STATE OF NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MACON COUNTY.

Michael Ramsey
SUBDIVISION ADMINISTRATOR
MACON COUNTY, NORTH CAROLINA

3/3/21
DATE:

STATE OF NORTH CAROLINA — COUNTY OF MACON
I, Michael Ramsey, REVIEW OFFICER OF MACON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER
DATE: 4-7-21

PARCEL IDENTIFICATION NO. 6577293297

PROGRESSIVE R.E. INVESTMENTS

A-38, 505

NOTE:
THIS 1.00 ACRE PARCEL IS NOT INTENDED FOR USE AS A STANDALONE RESIDENTIAL PARCEL. IT IS INTENDED TO BE COMBINED WITH THE DORSETT PROPERTY TO THE SOUTH.

1.00 AC.

MELCAR, LLC.

C-29, 586

DORSETT

X-36, 308

SNYDER

F-34, 468

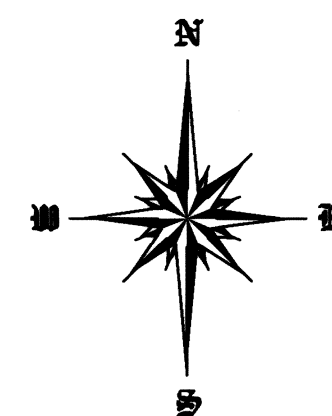
LITTLE
TENNESSEE
RIVER

ROSE CREEK ROAD

2.02 AC.

GUNDER

K-31, 2402



SNYDER

F-34, 468