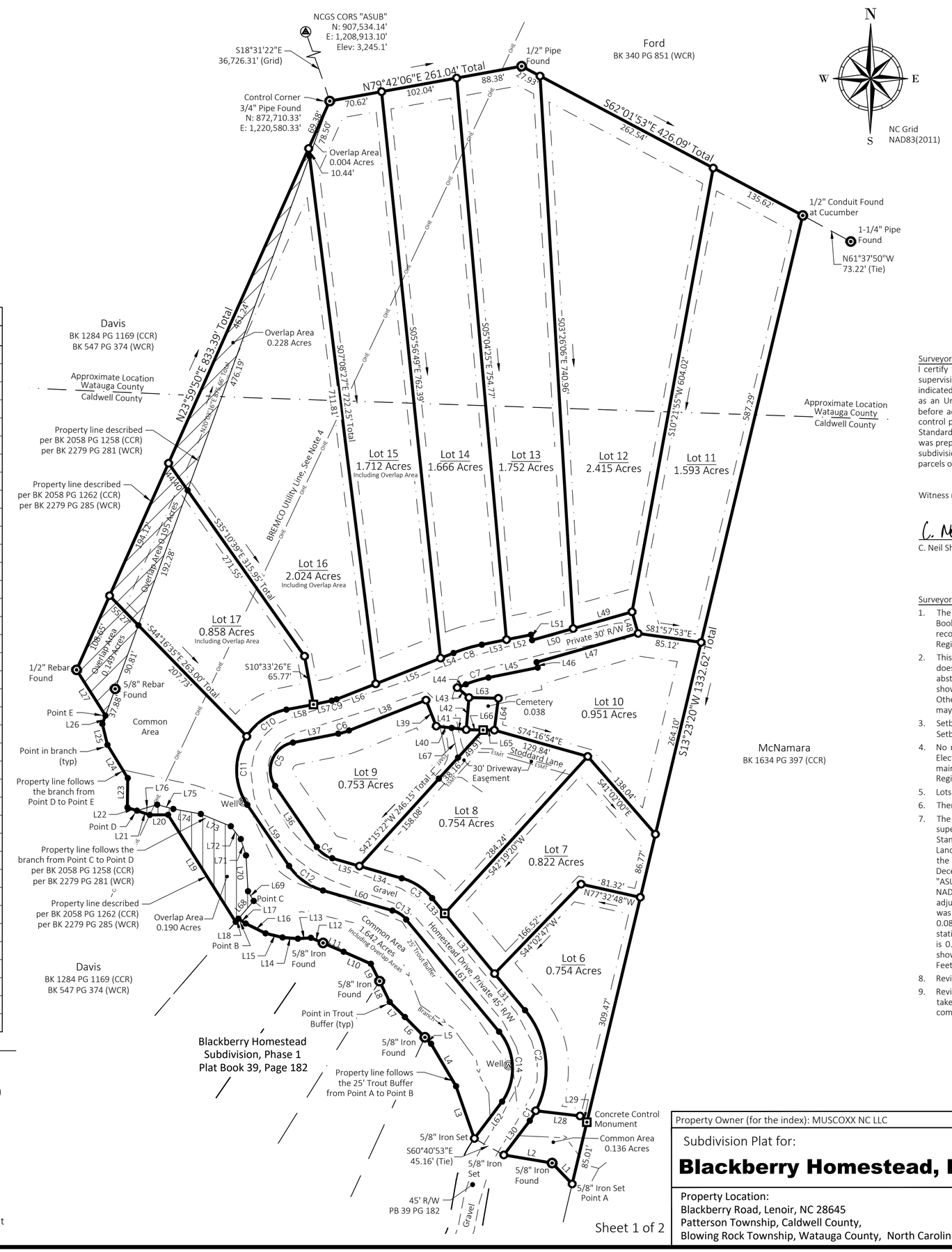
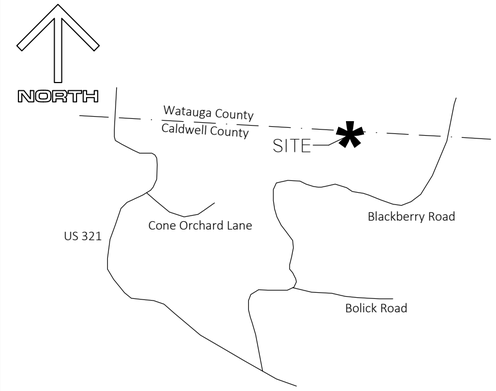
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Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	15.57'	122.50'	N30° 51' 13"E	15.56'
C2	143.29'	122.50'	N06° 06' 38"W	135.26'
C3	49.35'	82.50'	N56° 46' 56"W	48.62'
C4	25.96'	37.50'	S54° 05' 26"E	25.44'
C5	74.04'	37.50'	S22° 18' 11"W	62.59'
C6	15.04'	82.50'	N73° 38' 39"E	15.02'
C7	31.47'	177.50'	S73° 30' 03"W	31.43'
C8	39.45'	222.50'	S73° 30' 03"W	39.40'
C9	6.84'	37.50'	N73° 38' 39"E	6.83'
C10	65.81'	82.50'	S56° 01' 00"W	64.07'
C11	97.09'	82.50'	S00° 32' 51"E	91.58'
C12	57.11'	82.50'	S54° 05' 26"E	55.97'
C13	22.38'	37.50'	N56° 44' 19"W	22.05'
C14	100.53'	77.50'	N02° 29' 05"W	93.63'

Line Table		
Line #	Length	Direction
L1	38.79	N43° 50' 07"W
L2	65.59	N80° 28' 49"W
L3	74.11	N19° 17' 50"W
L4	65.94	N30° 31' 39"W
L5	11.94	N43° 41' 42"W
L6	38.17	N44° 32' 33"W
L7	28.68	N45° 07' 12"W
L8	30.87	N25° 58' 01"W
L9	26.04	N26° 43' 06"W
L10	39.92	N66° 08' 38"W
L11	29.91	N66° 56' 49"W
L12	17.68	N67° 08' 24"W
L13	17.48	S86° 11' 06"W
L14	20.62	N85° 28' 48"W
L15	23.44	N76° 13' 54"W
L16	29.72	N63° 50' 37"W
L17	11.57	N55° 40' 14"W
L18	5.61	S40° 46' 29"W
L19	169.45	N32° 16' 48"W
L20	24.60	S89° 36' 19"W
L21	18.08	N71° 31' 16"W
L22	13.43	N71° 31' 56"W
L23	39.44	N00° 39' 59"E
L24	52.06	N31° 29' 09"W
L25	28.77	N13° 39' 22"W
L26	11.96	N20° 05' 23"E
L27	72.39	N32° 16' 48"W
L28	59.74	N83° 17' 50"W
L29	12.37	N47° 30' 08"W
L30	57.56	N37° 12' 02"E
L31	63.74	N39° 38' 39"W
L32	104.58	N39° 38' 39"W
L33	26.63	N39° 38' 39"W
L34	58.84	N73° 55' 13"W
L35	37.97	N73° 55' 13"W
L36	99.11	N34° 15' 40"W
L37	61.89	N78° 52' 03"E
L38	110.79	N68° 25' 16"E

Line Table		
Line #	Length	Direction
L39	37.50	S21° 34' 44"E
L40	20.75	S83° 18' 30"E
L41	19.56	S83° 18' 30"E
L42	43.18	N04° 52' 04"E
L43	20.40	N50° 04' 05"W
L44	12.47	N68° 25' 16"E
L45	67.29	N78° 34' 49"E
L46	7.45	N11° 25' 11"W
L47	141.33	N74° 10' 35"E
L48	30.00	N15° 49' 25"W
L49	81.91	S74° 10' 35"W
L50	57.11	S74° 10' 35"W
L51	7.46	N11° 25' 11"W
L52	33.51	S78° 34' 49"W
L53	33.78	S78° 34' 49"W
L54	18.57	S68° 25' 16"W
L55	93.46	S68° 25' 16"W
L56	56.23	S68° 25' 16"W
L57	24.96	S78° 23' 44"W
L58	36.94	S79° 11' 10"W
L59	99.11	S34° 15' 40"E
L60	96.87	S73° 55' 13"E
L61	194.95	S39° 38' 39"E
L62	61.77	S36° 59' 40"W
L63	39.40	S88° 28' 28"E
L64	43.03	S07° 05' 48"W
L65	15.08	S88° 53' 52"E
L66	22.66	S88° 53' 52"E
L67	40.56	S12° 07' 17"E
L68	31.25	N40° 44' 51"E
L69	15.13	N30° 25' 21"W
L70	48.02	N03° 09' 03"W
L71	22.96	N17° 39' 44"W
L72	21.76	N37° 58' 32"W
L73	43.33	N67° 42' 22"W
L74	37.50	N79° 38' 18"W
L75	22.31	N74° 57' 58"W
L76	28.30	S73° 23' 21"W





Vicinity Map

LEGEND

- Property Line (surveyed)
- Tie Line (surveyed)
- Adjoiner Line (not surveyed)
- Easement
- Overhead Electric
- Right-of-Way
- Building Setback Line
- Trout Buffer Line
- (CCR) Caldwell County Registry
- (WCR) Watauga County Registry
- Computed Point
- 5/8" Iron Set
- Iron Found (as noted)
- Concrete Control Monument

Surveyor's Certification

I certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description and/or deed references below); that the boundaries not surveyed are indicated as drawn from the information noted on this plat of survey; that this survey is classified as an Urban Land Survey (Class A) having a calculated ratio of precision better than 1:10,000 before adjustments, and/or neither axis of the 95 percent confidence level error ellipse for any control point or property corner exceeds 0.10 feet; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1603); and that this plat was prepared in accordance with G.S. 47-30 as amended. I further certify 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.

Witness my signature, seal and date.

C. Neil Shepherd 7/3/2024

C. Neil Shepherd, PLS #L-4746

NORTH CAROLINA PROFESSIONAL SEAL L-4746 LAND SURVEYOR C. NEIL SHEPHERD

Surveyor's Notes:

1. The property which is the subject of this survey is a portion of the land described in Deed Book 2058, Page 1262, shown in Plat Book 38, Page 99, Caldwell County Registry, and also recorded in Deed Book 2279, Page 285, shown in Plat Book 28, Page 500, Watauga County Registry. The property owner shown in the deed at the time of survey was: MUSCOXX NC LLC.
2. This plat reflects information discovered by the surveyor in the normal course of work and does not necessarily show every possible condition affecting the property. A complete title abstract was not performed by Survey Pros. Underground utilities may exist which are not shown. This property may be subject to easements and/or rights-of-way of record not shown. Other easements, rights-of-way, building ordinances, zoning, and other legal encumbrances may also exist. Adjoining property owner information was obtained from the local GIS.
3. Setbacks shown hereon taken from plans prepared by Warren Consulting & Design PLLC. Setbacks shown on plans are 30' Front, 10' Side, 25' Rear, and 15' Side abutting R/W.
4. No recorded easement found for existing overhead power lines shown hereon. Blue Ridge Electric Membership Corporation (BREMCO) claims an easement by prescription for maintained limits per email dated 4-20-2022. See Plat Book 39, Page 99, Caldwell County Registry; and Plat Book 28, Page 500, Watauga County Registry.
5. Lots shown hereon are zoned RA-20 according to Caldwell County planning department.
6. There is a 10' underground utility easement along all lot lines.
7. The grid tie shown on this map was taken from an actual GPS survey made under my supervision. The GPS portion of this survey meets the classification requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1607) for an Urban Land Survey (Class A) such that neither axis of the 95 percent confidence level error ellipse for the project control point(s) exceeds 0.10 feet. The static GPS survey was performed on December 5, 2021 with Trimble R8s receivers. National Geodetic Survey (NGS) CORS station "ASUB" was used as the fixed control station having published NC Grid coordinates NAD83(2011) and orthometric height (elevation) NAVD 88 as shown hereon. Vectors were adjusted utilizing Trimble Geomatics Office Business Solutions software. The geoid model used was GEOID18. The horizontal positional accuracy relative to the remote control station was 0.08 feet prior to adjustment. The vertical positional accuracy relative to the remote control station was 0.2 feet prior to adjustment. The combined grid factor at the project control point is 0.9998668942. All bearings shown are relative to NC Grid, NAD 83(2011). All elevations shown are relative to NAVD 88. All distances shown are horizontal distances in U.S. Survey Feet unless otherwise noted. All areas shown were computed by coordinate computation.
8. Revised on 3-20-2024 to show well locations.
9. Revised on 7-3-2024 to show road names, additional drive easement, site design information taken from plan designed by Warren Consulting & Design, PLLC, and planning department comments.

Scale: 1 inch
0 100'

Property Owner (for the index): MUSCOXX NC LLC

Subdivision Plat for:

Blackberry Homestead, Phase 2

Property Location:
Blackberry Road, Lenoir, NC 28645
Patterson Township, Caldwell County,
Blowing Rock Township, Watauga County, North Carolina

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(336) 667-5533
Survey Pros, PLLC
924 Main Street, Suite 300
North Wilkesboro, NC 28659

Firm Number: P-2218
File Number: 21-031
Date: 12-12-2023