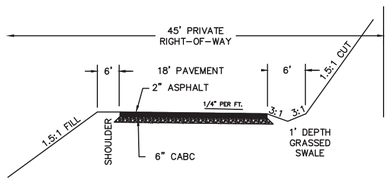
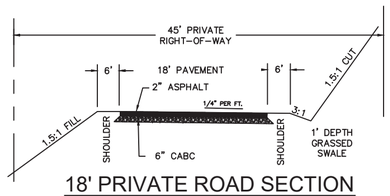
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Information per Caldwell County Planning Department comments

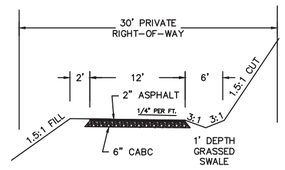
Information per design plan by Warren Consulting & Design, PLLC



18' PRIVATE ROAD SECTION
CROSS SLOPE > 30%
NOT TO SCALE

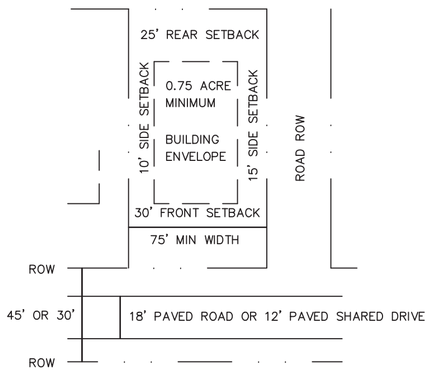


18' PRIVATE ROAD SECTION
CROSS SLOPE < 30%
NOT TO SCALE

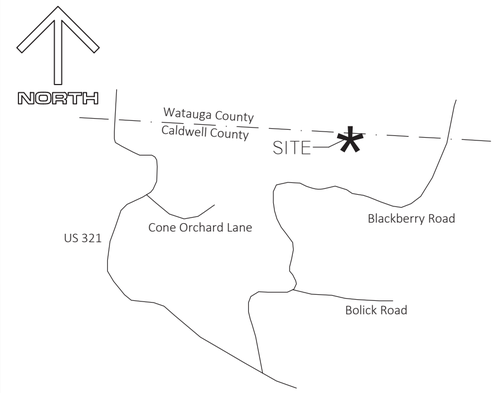


12' PRIVATE SHARED DRIVE SECTION
NOT TO SCALE

Information per design plan by Warren Consulting & Design, PLLC



TYPICAL LOT



Vicinity Map

OWNER / CONSULTANTS :

OWNER :
Muscoxx NC, LLC
P.O. Box 1374
Blowing Rock, NC 28605

DEVELOPER :
Muscoxx NC, LLC
P.O. Box 1374
Blowing Rock, NC 28605

ENGINEER :
WARREN CONSULTING & DESIGN, PLLC
J. PATRICK WARREN, PE NC #19380
850 9TH AVE NW
HICKORY, NC 28601
TELE. 828-493-6988

SURVEYOR :
SURVEY PROS, PLLC
C. NEIL SHEPERD, PLS NC #L-4746
924 MAIN ST, SUITE 300
NORTH WILKESBORO, NC 28659
TELE. 336-667-5533

ENVIRONMENTAL :
INTERFACE ENVIRONMENTAL CONSULTING, PLLC
CARRIE CAVINESS, PhD
476 HIDDEN POND RD
BOONE, NC 28607
TELE. 919.656.4543

SOILS :
LAND RESOURCE MANAGEMENT
WALKER FERGUSON, RSS
PO BOX 9251
ASHEVILLE, NC 28815
TELE. 828-900-8700

SITE INFORMATION :

1. **PROPERTY IS ZONED RA-20.**
2. **PROPERTY ID# 2827017692 & 2827015823.**
3. **TOTAL TRACT AREA = 24.59 ACRES.**
4. **TOTAL 17 LOTS. PHASE 1 - 5, PHASE 2 - 12.**
5. **MINIMUM LOT SIZE = 0.75 AC OR 32,670 SQ FT. MAXIMUM LOT SIZE IS 2.4 ACRES (LOT 12)**
6. **BOUNDARY SURVEY, CREEK & TROUT BUFFER LOCATION SURVEY BY SURVEY PROS, PLLC AND INTERFACE ENVIRONMENTAL CONSULTING, PLLC.**
7. **Total Length of Road & Shared Drive = 1,621 lft**

Certificate of Final Approval of a Minor Subdivision

We, the undersigned hereby certify that the subdivision entitled Blackberry Homestead, Phase 2 fully meets the minimum requirements of the Caldwell County Subdivision Regulations, however before any lot can be built upon, an improvement permit must be obtained from the Caldwell County Health Department to allow a septic tank disposal system to be located thereon and to approve the placement of any well thereon. The approval of the Caldwell County Planning Department not the recordation of this map in any way guarantees that any lot shown hereon can or will be permitted for a septic tank or for placement of a well.

_____
Caldwell County Planning Department Date

Review Officer Certification

State of North Carolina
County of Caldwell

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

_____
Review Officer Date

Certificate of Ownership and Dedication

I (We) hereby certify that (I am)(we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all roads, alleys, walks, parks, and other sites to public or private use as noted.Further, I (we) certify the land as shown hereon is within the platting jurisdiction of Caldwell County.

_____
Owner or Authorized Agency Date

Review Officer Certification

State of North Carolina
County of Watauga

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

_____
Review Officer Date

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

C. Neil Shepherd
7/3/2024

*See Certification on Sheet 1

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

www.NCSurveyPros.com

SurveyPros
(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