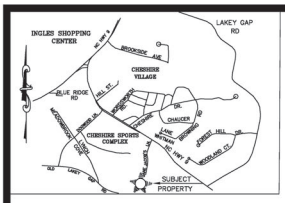
DocuSign Envelope ID: 35844BAF-2465-4E55-A4F1-ECDF06F5485



CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF BLACK MOUNTAIN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL STORM SEWER, WATER LINES, AND STREETS TO THE TOWN OF BLACK MOUNTAIN.

DocuSigned by: 363E9D4A54244C0...

04/15/2021 DATE

OWNER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, COURTNEY SAVANNAH GIBSON A REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DocuSigned by: Courtney Savannah Gibson

04/15/2021 DATE

REVIEW OFFICER

REGISTERED THIS THE DAY OF , 2021
AT M. RECORDED IN BOOK , PAGE

DREW REISINGER REGISTER OF DEEDS

BY: DEPUTY/ASSISTANT

THE PLAT IS APPROVED BY THE ZONING ADMINISTRATOR OF THE TOWN OF BLACK MOUNTAIN.

DocuSigned by: John Hair

04/15/2021 DATE

ZONING ADMINISTRATOR

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN D.B. 4097, P. 1876 AND P.B. 166, P. 139,) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY MARKED AS BROKEN LINES DRAWN FROM RECORD DESCRIPTIONS AS SHOWN FOR ADJOINERS; THAT THE RATIO OF PRECISION IS NOT LESS THAN 1:10000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.WITNESS MY ORIGINAL SIGNATURE, LICENSE NO. AND SEAL THIS 15th DAY OF APRIL, 2021.

I, JOHN M. STOLLERY, 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.

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING WAS USED TO PERFORM THE SURVEY.

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: NOT TO EXCEED 0.10 FT H.
3. TYPE OF FIELD PROCEDURE: RTK- VRS
4. DATE OF SURVEY: 06/03/2015
5. DATUM/EPOCH: H-NAD 83-2011 EPOCH 2010, V-NAVD 88
6. PUBLISHED/FIXED-CONTROL USED: NC VRS NETWORK
7. GEOID MODEL: GEOID 12B
8. COMBINED GRID FACTOR: 0.99978097
9. UNITS USED: US SURVEY FOOT

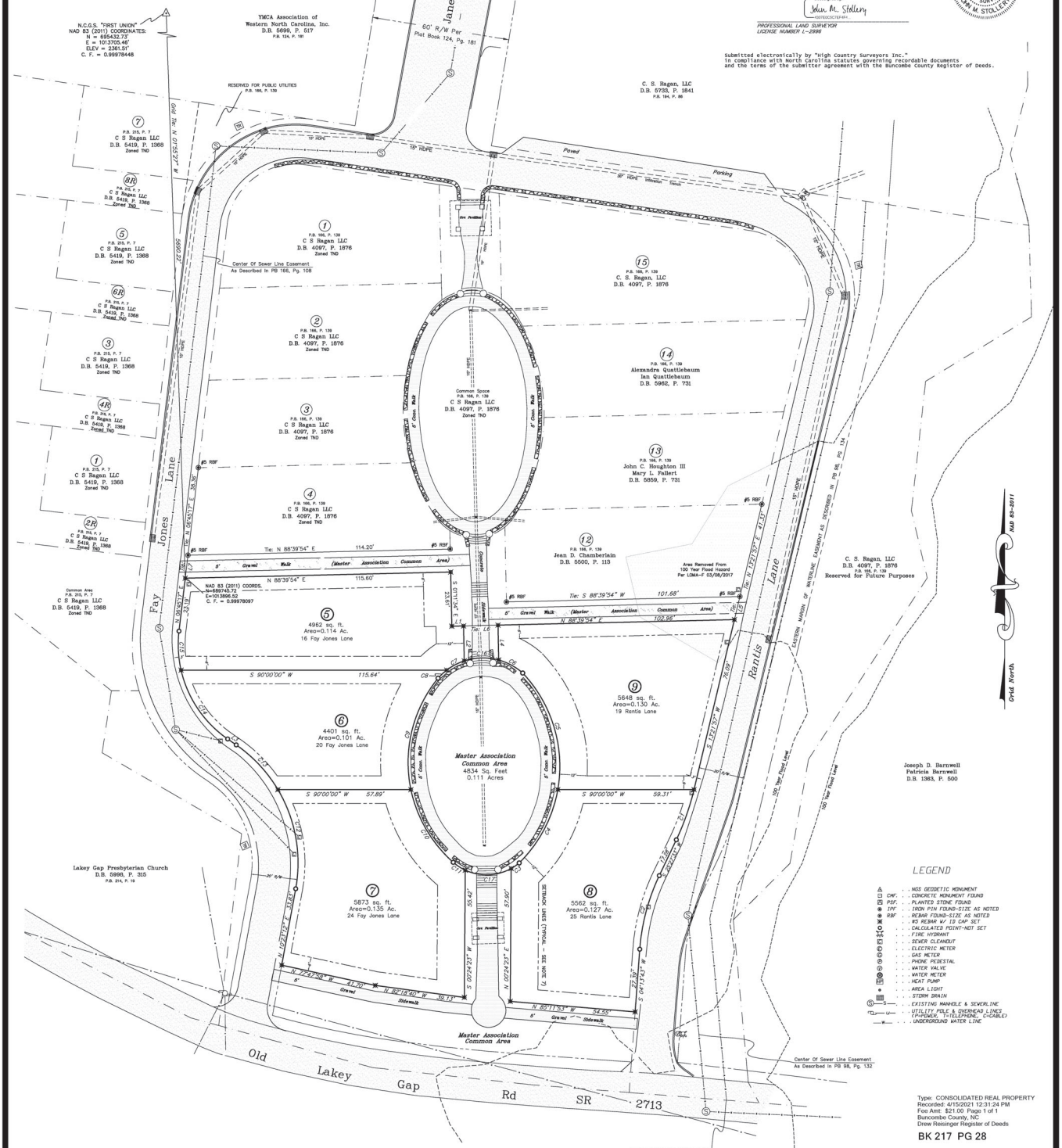
RTK Observations were used only to tie property to NC Grid.

NORTH CAROLINA PROFESSIONAL SEAL L-2996 LAND SURVEYOR JOHN M. STOLLERY

DocuSigned by: John M. Stollery 6D7D5C5C7EF4F1...

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2996

Submitted electronically by "High Country Surveyors Inc."
In compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	109.98'	23.51'	23.17'	S 19°24'45" W	12°05'17"
C2	89.98'	33.34'	33.15'	S 14°50'58" W	21°13'51"
C3	22.00'	4.23'	4.22'	N 58°19'54" E	11°00'49"
C4	59.00'	36.69'	36.10'	N 27°45'27" E	35°37'59"
C5	59.00'	54.99'	53.02'	N 16°45'17" W	53°23'50"
C6	26.00'	12.01'	11.90'	N 61°30'13" W	26°28'01"
C7	26.00'	5.68'	5.67'	S 62°09'48" W	19°08'04"
C8	26.00'	5.14'	5.13'	S 46°55'59" W	11°19'33"
C9	58.00'	51.62'	49.93'	S 13°42'19" W	50°59'41"
C10	58.00'	37.28'	36.64'	S 30°12'20" W	36°49'37"
C11	22.00'	6.28'	6.26'	S 56°52'53" E	16°20'54"
C12	62.50'	44.83'	43.87'	N 10°09'40" W	41°05'43"
C13	62.50'	26.84'	26.64'	N 43°00'47" W	24°36'32"
C14	50.00'	37.04'	36.19'	N 34°05'46" W	42°26'33"
C15	50.00'	17.13'	17.05'	N 03°03'16" W	19°37'47"
C16	26.00'	15.22'	15.01'	S 88°29'48" W	33°31'57"
C17	22.00'	20.78'	20.02'	N 87°53'30" E	54°07'40"

LINE	BEARING	DISTANCE
L1	N 88°39'54" E	5.17'
L2	S 01°05'53" E	15.23'
L3	N 55°19'01" W	4.51'
L4	N 01°05'53" W	15.19'
L5	N 13°21'57" E	10.34'
L6	N 88°39'54" E	15.00'
L7	N 06°45'17" E	10.10'

TOTAL AREA =0.718 AC.
By Coord. Computation

LEGEND

- . . . NGS GEODETIC MONUMENT
- CMF. . . . CONCRETE MONUMENT FOUND
- PSF. . . . PLANTED STONE FOUND
- IPF. . . . IRON PIN FOUND-SIZE AS NOTED
- RBF . . . REBAR FOUND-SIZE AS NOTED
- . . . #5 REBAR W/ ID CAP SET
- . . . CALCULATED POINT-NOT SET
- . . . FIRE HYDRANT
- . . . SEWER CLEANOUT
- . . . ELECTRIC METER
- . . . GAS METER
- . . . PHONE PEDESTAL
- . . . WATER VALVE
- . . . WATER METER
- . . . HEAT PUMP
- . . . AREA LIGHT
- . . . STORM DRAIN
- . . . EXISTING MANHOLE & SEWERLINE
- . . . UTILITY POLE & OVERHEAD LINES (P=POWER, T=TELEPHONE, C=CABLE)
- . . . UNDERGROUND WATER LINE

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, ENCUMBRANCES, OR OTHER FACTS THAT MAY BE DISCLOSED BY A FULL TITLE EXAMINATION PERFORMED BY AN ATTORNEY AT LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE PROPERTY IS FREE FROM ENCUMBRANCES.
2. THE DISTANCES AND ACREAGE SHOWN ON THIS PLAT ARE GRID MEASUREMENTS. TO CONVERT TO GROUND DISTANCES AND ACREAGE, DIVIDE BY THE COMBINED FACTOR OF 0.99978097.
3. UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS, BURIED UTILITIES, PIPELINES, OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES,IF ANY, AND HEREBY NO LIABILITY IS ASSUMED BY HIGH COUNTRY SURVEYORS, INC. FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENT, BURIED UTILITY,OR PIPELINE ON THE PREMISES.
4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. SEE FIRM 3710008180D, DATED 01.06.2010.
5. UNDERGROUND SEWERLINE INFORMATION IS TAKEN FROM BUNCOMBE COUNTY MSD GIS INFORMATION, AND HAS NOT BEEN FIELD VERIFIED.
6. THIS PROPERTY IS ZONED TND BY THE TOWN OF BLACK MOUNTAIN. SEE THE BLACK MOUNTAIN ZONING ORDINANCE FOR MORE INFORMATION.

   RESTRICTIVE COVENANTS HAVE NOT BEEN RECORDED AT THIS TIME.THE DEVELOPER RESERVES THE RIGHT TO CHANGE AND OR MODIFY EASEMENTS AND SETBACK LINES IN THE FUTURE TO REFLECT RECORDED COVENANTS.

   INTERESTED PARTIES SHOULD INVESTIGATE ALL EXISTING RESTRICTIONS PRIOR TO DESIGN OR CONSTRUCTION. HIGH COUNTRY SURVEYORS, INC MAKES NO CLAIM TO THE EXISTANCE OF ANY RESTRICTIONS OR COVENANTS.

   ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
7. NO RECORDED RIGHT OF WAY FOR OLD LAKEY GAP ROAD FOUND AND IS ASSUMED TO BE "MAINTENANCE LIMITS".

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/15/2021 12:31:24 PM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 217 PG 28

Subdivision Survey For:

Phase Three

Jacobs Cottages

A Cottage Court Pocket Village

P.I.N. 0618-39-0751

C. S. Ragan LLC, Owner
7 Cheshire Drive
Black Mountain, NC 28711

Black Mountain Twp, Buncombe County, NC

1 inch = 20' ft. April 15, 2021

20' 0 10' 20' 40' 80'

REFERENCES: DEED BOOK 2028, PAGE 293
PLAT BOOK 166, PAGE 139
PLAT BOOK 87, PAGE 71
PLAT BOOK 166, PAGE 108

HIGH COUNTRY SURVEYORS, INC.
403-B WEST STATE ST., BLACK MOUNTAIN, NC 28711 (828) 664-0091
HIGHCOUNTRYSURVEYORS.NET CORPORATE LICENSE NUMBER C-1854

COORD. FILE 2016-019.crd *DRAWING NO. 2021-068*