Notes:

1. This is a boundary and as-built survey of the lands conveyed to Watauga Youth Network, Inc. by deed recorded in Book of Records 949 at page 780 of the Watauga County Public Registry.
2. Bearings are relative to the deed recorded in Book of Records 299 at page 37 and have been rounded to the nearest five seconds.
3. All distances are horizontal measurements and the area have been calculated by the coordinate geometry method.
4. The ratio of precision of the unadjusted field traverse is not more than 1:10,000 and has been adjusted by least squares (Star*Net) method.
5. This parcel is located in a Zone X, area outside the 0.2% annual chance of flooding, flood area per the North Carolina Floodplain Mapping Program.

BK 30 PG 80 - 80 (1) DOC# 738899
This Document eRecorded: 03/04/2024 03:30:09 PM
Fee: $21.00 Tax: $0.00
Watauga County, North Carolina
Amy J. Shook, REGISTER OF DEEDS

Existing 1/2" Conduit located S02°41'35"W 42.08' from Existing 1/2" Conduit

Existing 3/4" Pipe

tie S12°17'15"W 72.37'

tie S24°28'30"W 165.73'

Existing 1/2" Conduit

tie S12°38'40"W 92.71'

Joseph H. Grimes, Sr.
Book of Records 535 at page 563

tie S12°06'25"W 31.64'

Existing 1/2" Conduit

S82°05'35"E 271.51'

14' Building Setback

WYN Way

edge of asphalt

fence

Spike Set

power pole

bike rack

building

ramp

power box

HVAC

one story wood frame building

garden

wall

curb & gutter

concrete wall

steps

asphalt drive

"X" tie wall

10" drain pipe

rip-rap rock

sidewalk

catch basin

asphalt parking

concrete drain box

N23°55'45"E 222.64'

20' Building Setback

Existing 1" Pipe

S15°47'10"W 240.47' total

14' Building Setback

142.19'

98.28'

Jamie Lynn Goodman
Book of Records 1576 at page 759

Mark Daniel Bradbury
Book of Records 1651 at page 96

Town of Boone
Book of Records 51 at page 661

5/8" Rebar Set located N08°46'35"E 3.16' from Existing 5/8" Rebar

Old Turnpike Road (dirt)

N62°41'45"W 100.00'

14' Building Setback

5/8" Rebar Set located N70°21'20"W 4.88' from Existing 3/4" Conduit

N82°52'55"W 90.77'

N85°45'10"W 117.19'

Dana L. Folk
Book of Records 299 at page 37

1.597 acres

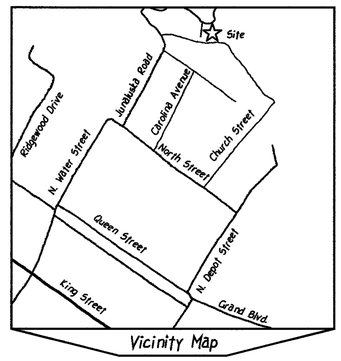
BEGINNING
Existing 3/4" Pipe located S21°26'10"E 2,839.12' from NCGS Monument "WHITENER" with chords= N=913,758.36 E=1,207,677.38 NAD '27

Watauga Post of the American Legion
Deed Book 30 at page 495

tie N80°07'20"W 187.92'

Existing 1/2" Conduit

Existing 1/2" Conduit



Vicinity Map

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)

SURVEYOR'S CERTIFICATE

I, Donald H. McNeil, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book 949, page 780, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, page ____; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended, and that this survey is of existing parcels of land and does not create a new street or change an existing street. Witness my original signature, registration number and seal this 22th day of February, A.D., 2023.

Donald H. McNeil, P.L.S. L-2809

NORTH CAROLINA PROFESSIONAL SEAL ★★ L-2809 LAND SURVEYOR DONALD H. McNEIL

Boundary & As-Built Survey
Property of
Watauga Youth Network, Inc.

Town of Boone -- Boone Township
Watauga County -- North Carolina

December 11, 2023

Scale is 1"=30' (1:360)

0 30' 60' 90' 120'

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Submitted electronically by "Dustin N. Stacy PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Watauga County Register of Deeds.

Appalachian Professional Land Surveyors & Consultants, PA: C-2398
1 South / Boone, North Carolina 28607 / (828) 264-0290

Job No. 23196