PC 22 SL 606

CERTIFICATE OF SURVEY AND ACCURACY:

I, PHILLIP B. KEE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION(S) RECORDED IN DB: 1108, PG: 301, AND PB: 10, PG: 673; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1:10,000; THAT THE GPS PORTION OF THIS PROJECT WAS TO PERFORM A GRID TIE TO THE NC STATE PLANE COORDINATE SYSTEM AND INFORMATION USED IS SHOWN & NOTED HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS PLAT IS OF ONE OF THE FOLLOWING: GS 47-30 F(11) D; THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

GPS METADATA
CLASS OF SURVEY: HORIZONTAL: A
FIELD PROCEDURE: STATIC NETWORK
DATES: 08/24/17
DATUM: NAD83(2011) NAVD 88
EPOCH: 2010
GEOID: 12B
AVERAGE COMBINED FACTOR: 0.99977313
POSITIONAL ACCURACY: HORIZONTAL: 0.08
UNITS: USFT
CORS USED: HAYW, NCSY, FRKN, NCBC

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 10TH DAY OF APRIL, 2018, A.D.

NORTH CAROLINA PROFESSIONAL SEAL L-4647 LAND SURVEYOR PHILLIP B. KEE

THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED.

Phillip B. Kee
PHILLIP B. KEE, PLS L-4647

JACKSON COUNTY, NORTH CAROLINA

THIS PLAT DOES NOT CREATE A SUBDIVISION OF PROPERTY IN JACKSON COUNTY. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE CONSERVATION EASEMENT AREAS ONLY. NO TRANSFER OF PROPERTY IS TAKING PLACE.

I, _____, REVIEW OFFICER FOR JACKSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE 4/27/18

CERTIFICATE OF APPROVAL FOR RECORDING:

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

WATERSHED ADMINISTRATOR DATE 4-27-18

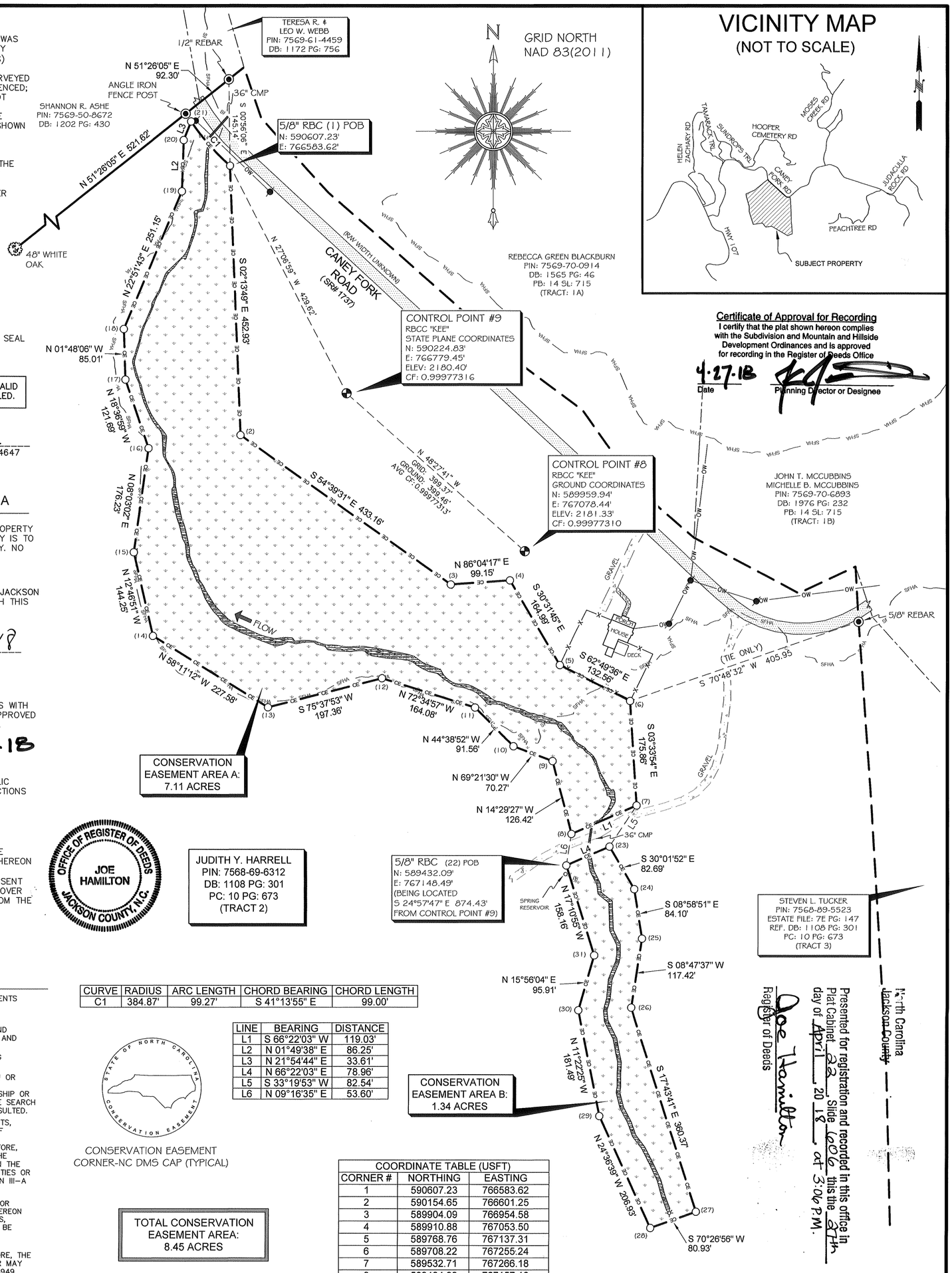
NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED- DEVELOPMENT RESTRICTIONS MAY APPLY.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I/WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND ACCEPT AND ADOPT THIS PLAT AND THE CONSERVATION EASEMENTS WITH OUR/MY FREE CONSENT AND DEDICATE, GRANT AND CONVEY AN EASEMENT OVER OUR ADJACENT PROPERTY FOR ACCESS TO AND FROM THE CONSERVATION EASEMENTS SET FORTH HEREIN.

JUDITH HARRELL DATE

OFFICE OF REGISTER OF DEEDS JOE HAMILTON JACKSON COUNTY, N.C.



Certificate of Approval for Recording
I certify that the plat shown hereon complies with the Subdivision and Mountain and Hillside Development Ordinances and is approved for recording in the Register of Deeds Office
4-27-18 Date
Planning Director or Designee

North Carolina Jackson County
Presented for registration and recorded in this office in Plat Cabinet 22, Slide 606 this the 27th day of April, 20 18, at 3:06 PM.
Joe Hamilton Register of Deeds

SURVEYOR'S NOTES:

1. ALL DISTANCES AND COORDINATES ARE GROUND MEASUREMENTS IN US SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS CALCULATED BY THE COORDINATE METHOD.
3. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS THAT ARE RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN.
4. JACKSON COUNTY GIS WEBSITE USED TO IDENTIFY ADJOINING PROPERTY OWNERS.
5. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RIGHT OF WAYS, ENCUMBRANCES, RESTRICTIVE COVENANTS, CORRECT OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. A NC LICENSED ATTORNEY SHOULD BE CONSULTED.
6. THE STATE OF NORTH CAROLINA, ITS EMPLOYEES AND AGENTS, SUCCESSORS AND ASSIGNS, RECEIVE A PERPETUAL RIGHT OF ACCESS TO THE EASEMENT AREA OVER THE PROPERTY AT REASONABLE TIMES TO UNDERTAKE ANY ACTIVITIES TO RESTORE, CONSTRUCT, MANAGE, MAINTAIN, ENHANCE, AND MONITOR THE STREAM, WETLAND AND ANY OTHER RIPARIAN RESOURCES IN THE EASEMENT AREA, IN ACCORDANCE WITH RESTORATION ACTIVITIES OR A LONG-TERM MANAGEMENT PLAN AS DESCRIBED IN SECTION III-A OF THE CONSERVATION EASEMENT AGREEMENT.
7. THE SURVEYOR HAS MADE NO DETERMINATION TO THE RIGHTS OR INTEREST OTHERS MAY HAVE IN THE ACCESS ROADS SHOWN HEREON AND WAS UNABLE TO FIND ANY EASEMENTS OR RIGHT OF WAYS, UNLESS OTHERWISE NOTED. A NC LICENSED ATTORNEY SHOULD BE CONSULTED.
8. UTILITIES WERE LOCATED BASED ON VISIBLE ABOVE GROUND STRUCTURES AND MARKINGS PROVIDED BY NC 811. THEREFORE, THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE OR MAY BE PRESENT AND NOT SHOWN HEREON. CALL 1-800-632-4949 BEFORE DIGGING.
9. ALL EXISTING FENCES WITHIN THE CONSERVATION EASEMENT AREAS ARE TO BE REMOVED.
10. BY GRAPHIC DETERMINATION, A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DETERMINED BY THE F.E.M.A. MAP#'S 3700756900J AND 3700756800J DATED 4/19/2010.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	384.87'	99.27'	S 41°13'55" E	99.00'

LINE	BEARING	DISTANCE
L1	S 66°22'03" W	119.03'
L2	N 01°49'38" E	86.25'
L3	N 21°54'44" E	33.61'
L4	N 66°22'03" E	78.96'
L5	S 33°19'53" W	82.54'
L6	N 09°16'35" E	53.60'

STATE OF NORTH CAROLINA CONSERVATION EASEMENT

CONSERVATION EASEMENT CORNER-NC DMS CAP (TYPICAL)

TOTAL CONSERVATION EASEMENT AREA: 8.45 ACRES

0' 120' 240' 360'
ONE INCH = ONE HUNDRED & TWENTY FEET

COORDINATE TABLE (USFT)		
CORNER #	NORTHING	EASTING
1	590607.23	766583.62
2	590154.65	766601.25
3	589904.09	766954.58
4	589910.88	767053.50
5	589768.76	767137.31
6	589708.22	767255.24
7	589532.71	767266.18
8	589484.99	767157.13
9	589607.39	767125.50
10	589632.16	767059.73
11	589697.30	766995.39
12	589746.42	766838.83
13	589697.44	766647.64
14	589817.41	766454.25
15	589958.08	766422.34
16	590132.58	766447.02
17	590247.91	766408.18
18	590332.87	766405.50
19	590564.30	766503.08
20	590650.50	766505.83
21	590681.68	766518.37
22	589432.09	767148.49
23	589463.74	767220.82
24	589392.15	767262.21
25	589309.08	767275.34
26	589193.04	767257.39
27	588849.79	767367.12
28	588822.70	767290.85
29	589010.84	767204.67
30	589188.77	767168.88
31	589280.99	767195.21

LEGEND:

SET 5/8" RBR W/ "CE" CAP	
CONTROL POINT (5/8" RBC W/ "KEE" CONTROL CAP SET IN CONCRETE)	
EXISTING IRON PIN (AS NOTED)	
SPRING HEAD	
NOT TO SCALE (NTS)	
UTILITY POLE	
ASPHALT	
GRAVEL	
STREAM	
BOUNDARY LINE	
BOUNDARY LINE (NOT SURVEYED)	
OW	OVERHEAD WIRE
CE	CONSERVATION EASEMENT LINE
	ADJOINER LINES (NOT SURVEYED)
X	FENCE LINE
SFHA	SPECIAL FLOOD HAZARD AREA (SFHA)
CE	CONSERVATION EASEMENT
PC:	PLAT CABINET
SL:	SLIDE
DB:	DEED BOOK
PG:	PAGE
RBCC	REBAR WITH ID CAP IN CONCRETE
POB	POINT OF BEGINNING
N.A.D.	NORTH AMERICAN DATUM 1983
SPC	STATE PLANE COORDINATES
CMP	CORRUGATED METAL PIPE
CF	COMBINED FACTOR

A CONSERVATION EASEMENT SURVEY FOR:

THE STATE OF NORTH CAROLINA,
NCDEQ: DIVISION OF MITIGATION SERVICES
"HARRELL MITIGATION SITE"
SPO FILE NO. 50-BW DMS SITE ID NO. 100005

PARCEL IDENTIFICATION #: 7568-69-6312

CURRENT OWNER LISTED AS:
JUDITH Y. HARRELL
SITE ADDRESS: CANEY FORK ROAD, CULLOWHEE, NC 28723

DEED REFERENCE: BOOK: 1108 PAGE: 301 (TRACT 2)
CANEY FORK TOWNSHIP, JACKSON COUNTY, NORTH CAROLINA

SURVEY BY: DD,MB,JM DRAWN BY: DD/NH CHECKED BY: PBK
SURVEY DATE: 08/24/17-01/16/18 JOB #170476-CE

REVISION: DATE REVISED:

SHEET SIZE: 18"X24" SHEET #: 1 OF 1 SCALE: 1"=120'

Kee MAPPING & SURVEYING
P.O. Box 2566
Asheville, NC 28802
(828) 575-9021
www.keemap.com
License # C-3039

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