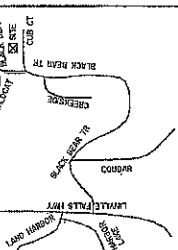


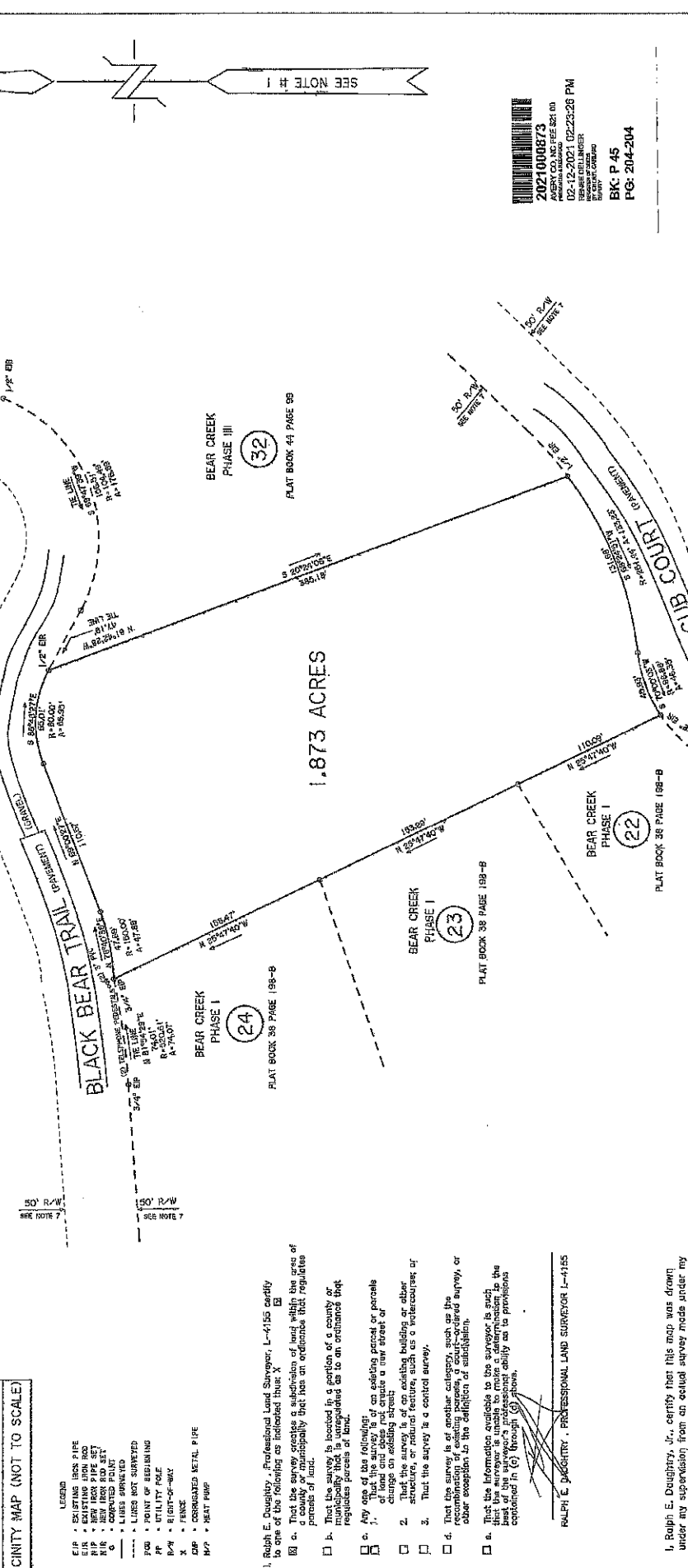
STATE OF NORTH CAROLINA
 COUNTY OF AVERY
 I, Ralph E. Daughtry, Surveyor, hereby certify that this plat complies with the provisions of Chapter 406 of the General Statutes of North Carolina and that the same have been approved for recording in the Avery County Register of Deeds Office.
 I, Ralph E. Daughtry, Surveyor, hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 DATE: 2-11-2021 REVIEW OFFICER: [Signature]

CERTIFICATE OF APPROVAL
 I, Ralph E. Daughtry, Surveyor, hereby certify that this plat complies with the provisions of Chapter 406 of the General Statutes of North Carolina and that the same have been approved for recording in the Avery County Register of Deeds Office.
 DATE: 2-11-2021 REGISTER OF DEEDS: [Signature]

This plat was prepared without the benefit of a Title Report, which may reveal additional consequences, easements, rights-of-way, or building restriction lines not shown on the plat. It is recommended that you obtain a title report and/or other surveys, when available.



- LEGEND**
- CL - CONCRETE CURB
 - ELR - EXISTING IRON ROD
 - PIP - NEW IRON PIPE SET
 - IP - EXISTING IRON PIPE
 - - MONUMENT POINT
 - - MONUMENT POINT
 - - LINES SURVEYED
 - - LINES NOT SURVEYED
 - - POINT OF BEGINNING
 - PP - UTILITY POLE
 - R/W - RIGHT-OF-WAY
 - X - FENCE
 - DAP - CORRUGATED METAL PIPE
 - HP - HEAVY PIPE



2021000873
 AVERY CO., NC REG 50110
 02-12-2021 02:23:26 PM
 BEAR CREEK DEVELOPERS, LLC
 10000 BANNER BLVD
 SUITE 200
 RALEIGH, NC 27604
 BK: P 45
 PG: 204-204

TITLE: LOT 26 BEAR CREEK AT LINVILLE, LLC	
A BOUNDARY SURVEY PREPARED FOR	
CLIENT: BEAR CREEK DEVELOPERS, LLC.	
TOWNSHIP LINVILLE	COUNTY AVERY
STATE NORTH CAROLINA	
DATE: DECEMBER 9, 2020	SCALE: 1" = 50'
RALPH E. DAUGHTRY LAND SURVEYING 2043 TYNECASTLE HIGHWAY UNIT E BANNER ELK, NORTH CAROLINA 28604 PHONE: 828-898-6591	

- NOTES**
- BEARINGS RELATIVE TO PLAT BOOK 44 PAGE 98 A SURVEY DONE BY JUDSON E. HOWELL, P.L.S., L-4759 MAP NUMBER 17008 DATED NOVEMBER 5, 2017
 - AREA COMPUTED BY COORDINATE GEOMETRY METHOD
 - DEED REFERENCE A PORTION OF DEED BOOK 613 PAGE 617D-617A
 - PLAT REFERENCES PLAT BOOK 44 PAGE 198-9
PLAT BOOK 38 PAGE 210-A
PLAT BOOK 38 PAGE 210-B
 - TYPICAL MINIMUM BILGONS SETBACKS FOR BEAR CREEK ARE AS FOLLOWS:
30' FRONT
10' SIDE
10' REAR
 - PROPERTY SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 370 PAGE 765 AND ALL SUPPLEMENTS AND AMENDMENTS THEREAFTER
 - FOR RIGHT-OF-WAY ALONG BLACK BEAR TRAIL SEE PLAT BOOK 39 PAGE 198-B
 - FOR RIGHT-OF-WAY ALONG CUB COURT SEE PLAT BOOK 39 PAGE 210-A
 - THE PROPERTY LIES WITHIN "ZONE X" AREA OF ANNUAL FLOOD RISK PER NORTH CAROLINA NATIONAL FLOOD INSURANCE PROGRAM "FIRM" CD 370010 PANEL 184C
MAP NUMBER 371018(F)01 EFFECTIVE DATE 12/2/2008

I, Ralph E. Daughtry, Professional Land Surveyor, L-4155 certify to one of the following as indicated: that: A or B

a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

1. That the survey is located in a portion of a county or municipality that has an ordinance that regulates parcels of land.

c. Any one of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or other feature of an existing building or other structure, or natural feature, such as a watercourse; or
 2. That the survey is a control survey.

d. That the survey is of another category, such as the survey of a natural feature, such as a watercourse, or other exception to the definition of subdivision.

e. That the information available to the surveyor is such that the surveyor's professional ability can to provisions contained in (c) through (d) above.

RALPH E. DAUGHTRY, PROFESSIONAL LAND SURVEYOR L-4155

I, Ralph E. Daughtry, do hereby certify that this map was drawn and that the same is true and correct under my supervision (check description recorded in Book 38 Page 204); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 26, Page 188; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 and (2) NCAC 56A.16000 as amended witness my original signature/number and seal this 9th day of December, 2020. (A.S. 2020)

Seal or Stamp: [Signature]
 Surveyor, P.L.S., No. L-4155

