

NOTES:

- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.
- ALL AREAS WERE COMPUTED BY COORDINATES. NET AREA EXCLUDES PERMANENT ROAD RIGHT OF WAY EASEMENTS.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID VALUES, MULTIPLY THE GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 0.99979501588.
- BY THE METHOD OF GRAPHIC SCALING ONLY, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP #3710183390J, EFFECTIVE DATE DECEMBER 2nd, 2008, THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, WHICH IS NOT CONSIDERED A HIGH RISK FLOOD AREA.
- THIS PLAT IS A SUBDIVISION MAP INVOLVING AVERY COUNTY TAX PARCEL NUMBER 194013132719.
- ALL LOTS ARE TO HAVE INDIVIDUAL AND/OR SHARED WELLS WITH INDIVIDUAL SEPTIC SYSTEMS IN COMPLIANCE WITH TOE RIVER HEALTH DISTRICT PARAMETERS.
- PER DEED BOOK 474 PAGE 2179: BUILDING SETBACK RESTRICTIONS ARE AS FOLLOWS: SIDE: 25', REAR: 25', FRONT (FROM EXTENTS OF ROAD RIGHT OF WAY): 25'.
- NO USGS, NGS OR NCGS MONUMENT FOUND WITHIN 2000 FEET OF THIS PROPERTY.
- LOTS ES-25, ES-27 THROUGH ES-31, LOTS ES-35 AND ES-36, WILL BE FOR SINGLE FAMILY RESIDENTIAL USE ONLY.

REVIEW OFFICER'S CERTIFICATE STATE OF NORTH CAROLINA COUNTY OF AVERY

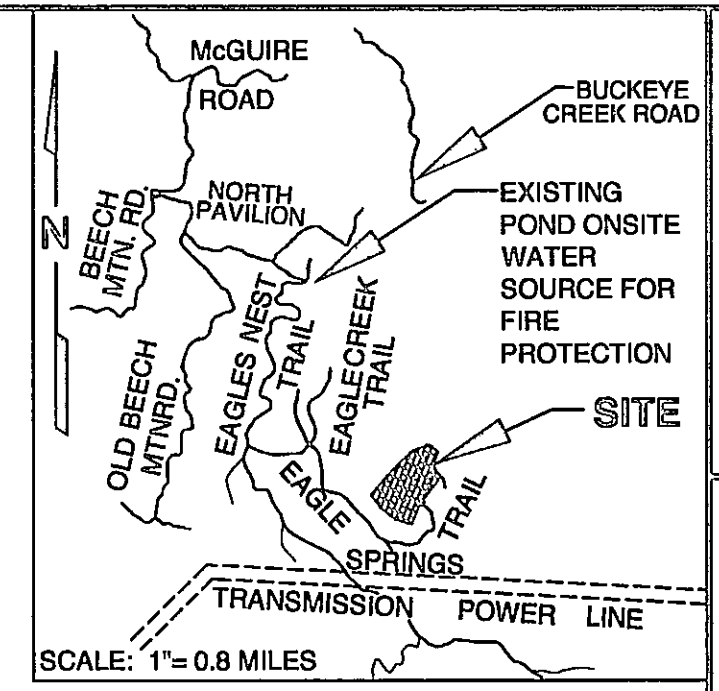
I, TOMMY BURLESON, REVIEW OFFICER OF AVERY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

8-3-18 *Tommy Burleson*
 DATE: REVIEW OFFICER

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS AND DEVELOPERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, SEWERS, WATERLINES, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.

8/2/18 *William N. Conley*
 DATE: PARTNER



ETC, PLS
 E. THOMAS CONLEY, PLS
 321 CLEVELAND PLACE
 VIRGINIA BEACH, VA. 23462
 (757) 499-7985 LIC. NO. L-3406

OWNER/DEVELOPER:
 EAGLES NEST HOLDINGS, LLC
 19421 LIVERPOOL PARKWAY
 CORNELIUS, NC 28031
 (704) 896-5880

FINAL SUBDIVISION MAP OF EAGLE SPRINGS AT EAGLES NEST & LOTS ES-25, ES-27 THROUGH ES-31, & LOTS ES-35 & ES-36
 A PORTION OF PARCEL NUMBERS 194013132719, 193000951011 AND 194013241269
 BEECH MOUNTAIN TOWNSHIP, AVERY COUNTY, N.C.

REVISIONS	
DATE	DESCRIPTION

COMP BY: ETC	DATE: 7/31/2018
DRAWN BY: TDC	DRAWING NO: 11093-54
SCALE: 1" = 100'	SHEET: 1 OF 1

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C-1	682.64'	62.63'	62.61'	N 34°57'51" W
C-2	192.97'	44.64'	44.55'	N 25°42'24" W
C-3	130.02'	4.00'	4.00'	N 18°11'55" W
C-4	130.02'	27.30'	27.25'	N 11°18'09" W
C-5	52.44'	51.82'	49.74'	N 23°00'46" E
C-6	52.44'	2.24'	2.24'	N 52°32'38" E
C-7	22.11'	5.24'	5.22'	N 60°31'25" E
C-8	144.38'	57.48'	57.10'	N 78°42'33" E
C-9	188.27'	60.19'	59.93'	N 80°57'20" E
C-10	119.17'	16.09'	16.08'	N 67°55'41" E
C-11	119.17'	98.38'	95.61'	N 40°24'32" E
C-12	394.35'	34.22'	34.21'	N 19°14'41" E
C-13	394.35'	32.98'	32.97'	N 24°07'35" E
C-14	232.29'	57.55'	57.40'	N 19°25'29" E
C-15	211.62'	72.65'	72.30'	N 22°26'27" E
C-16	113.78'	53.51'	53.02'	N 18°48'12" E

LINE TABLE

LINE	LENGTH	BEARING
L-1	10.06'	N05°16'05"W
L-2	14.41'	N53°44'19"E
L-3	51.93'	S89°53'09"E
L-4	47.70'	N26°31'20"E
L-5	56.12'	N32°16'35"E

2018004154
 AVERY CO, NC FEE \$21 00
 PRESENTED & RECORDED
 08-03-2018 03:39:36 PM
 RENEE DELLINGER
 REGISTER OF DEEDS
 BY RENEE DELLINGER
 REGISTER OF DEEDS
BK: P 44
PG: 189-189

SURVEYOR'S STATEMENT

THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

E. Thomas Conley
 SURVEYOR LICENSE NUMBER L-3406

LEGEND

- ⊙ - 5/8" REBAR SET
- △ - POINT NEITHER SET OR FOUND (UNLESS OTHERWISE NOTED)
- ⊕ - CENTERLINE ROAD
- ℙ - PROPERTY LINE
- FND - FOUND
- R/W - RIGHT OF WAY EASEMENT
- SD - STORM DRAIN
- x-x-x - SPLIT RAIL FENCE
- — — BOLD LINES INDICATE OUTSIDE BOUNDARY

CERTIFICATE OF APPROVAL BY THE ORDINANCE ADMINISTRATOR

I CERTIFY THAT THIS PLAT COMPLIES WITH THE AVERY COUNTY SUBDIVISION ORDINANCE, AND IS APPROVED FOR RECORDING IN THE AVERY COUNTY REGISTER OF DEEDS OFFICE.

DATE: ORDINANCE ADMINISTRATOR

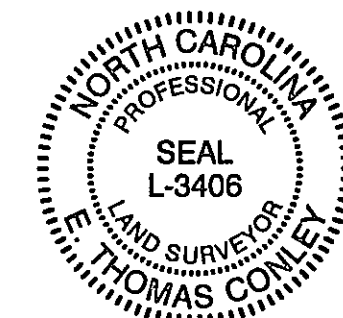
CERTIFICATION OF SURVEY AND ACCURACY

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION WITH SOURCE DEEDS AND MAPS NOTED HEREON (SEE ABOVE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS SUCH WITH REFERENCE SOURCE.; THAT THE RATIO OF PRECISION IN SETTING OUT OF LOTS AND BOUNDARY MONUMENTATION IS GREATER THAN 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600) AND WAS PREPARED IN ACCORDANCE WITH G. S. 47-30.

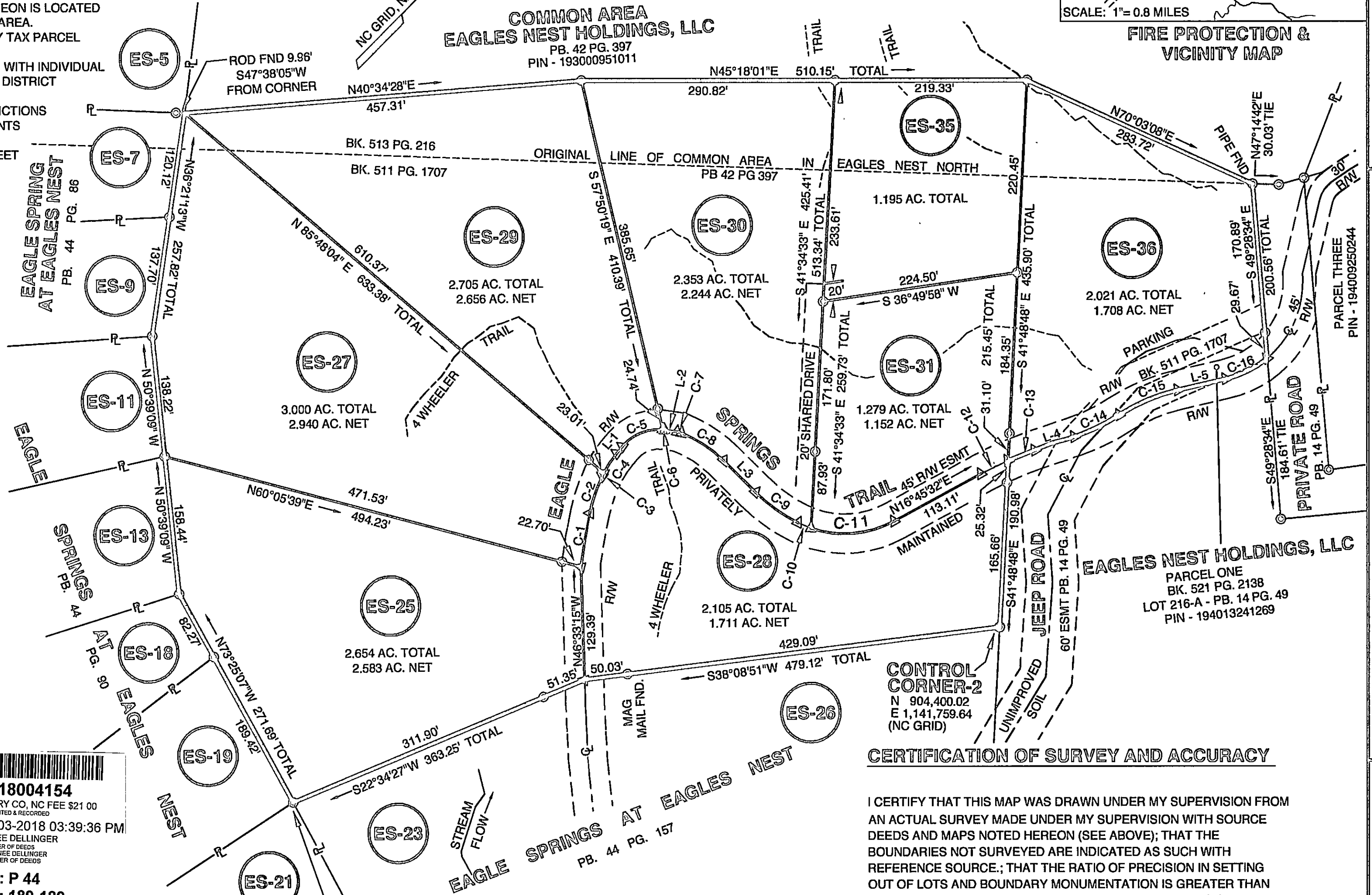
THIS 31st DAY OF JULY, 2018

E. Thomas Conley

E. THOMAS CONLEY, P.L.S. L-3406



DATE: JULY 31, 2018



COMMON AREA EAGLES NEST HOLDINGS, LLC
 PB. 42 PG. 397
 PIN - 193000951011

EAGLES NEST HOLDINGS, LLC
 PARCEL ONE
 BK. 521 PG. 2138
 LOT 216-A - PB. 14 PG. 49
 PIN - 194013241269

CONTROL CORNER-2
 N 904,400.02
 E 1,141,759.64
 (NC GRID)

CONTROL CORNER-1
 N 903,687.98
 E 1,141,324.34
 (NC GRID)