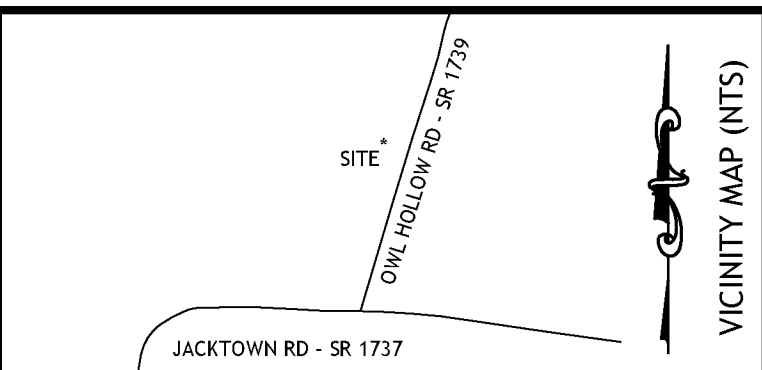


- LEGEND**
- EXISTING CONCRETE MONUMENT (ECM)
  - EXISTING IRON PIPE (EIP)
  - NEW IRON REBAR SET THIS SURVEY (NIR) OR EXISTING REBAR SET BY THIS FIRM IN PREVIOUS SURVEYS (ERS)
  - ✱ NEW MAGNETIC NAIL SET THIS SURVEY (NMN)
  - CALCULATED POINT (NOT SET)
  - ▲ SURVEY CONTROL POINT (SCP)
  - SANITARY SEWER VAULT (SSVLT)
  - WELL
  - SPIGOT
  - WATER METER (WM)
  - UTILITY POLE
  - LIGHT POLE
  - GUY ANCHOR
  - ELECTRICAL METER (EM)
  - ~ DENOTES CONTINUATION OF FEATURE
  - SURVEYED BOUNDARY LINE
  - RIGHT OF WAY LINE
  - ADJOINING DEED LINE (NOT SURVEYED)
  - NEW SHARED DRIVEWAY EASEMENT LINE
  - BUILDING SETBACK LINE (SEE NOTE 8)
  - TIE LINE ONLY
  - WIRE FENCE LINE
  - OVERHEAD UTILITY LINE
  - MARKED UNDERGROUND ELECTRIC LINE (SEE NOTE 3)
  - MARKED UNDERGROUND COMMUNICATIONS LINE (SEE NOTE 3)
  - CENTERLINE OF CREEK
  - CULVERT (STORM PIPE)

- ABBREVIATIONS**
- DB...DEED BOOK
  - PL...PLAT BOOK
  - PG...PAGE
  - R/W...RIGHT OF WAY
  - PIN...PARCEL IDENTIFICATION NUMBER
  - NAD 83...NORTH AMERICAN DATUM OF 1983
  - NAV D 88...NORTH AMERICAN VERTICAL DATUM OF 1988
  - NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
  - NTS...NOT TO SCALE
  - T...TOTAL DISTANCE
  - TYP...(TYPICAL)
  - AG...ABOVE GRADE
  - BG...BELOW GRADE
  - NS...NAIL SET (AT BASE OF MONUMENT)
  - L/A...LOCATION APPROXIMATE
  - N/L...NEW LINE THIS SURVEY
  - T/B/A...LINE TO BE ABANDONED & RECOMBINED THIS SURVEY
  - ID "MLS"...SURVEYORS ID CAP "MOUNTAINEER LAND SURVEYING"
  - P/E...POSSIBLE ENCROACHMENT (SHOWN TO FARTHEST EXTENTS)

submitted electronically by "Pisgah Surveying, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the McDowell county register of deeds.

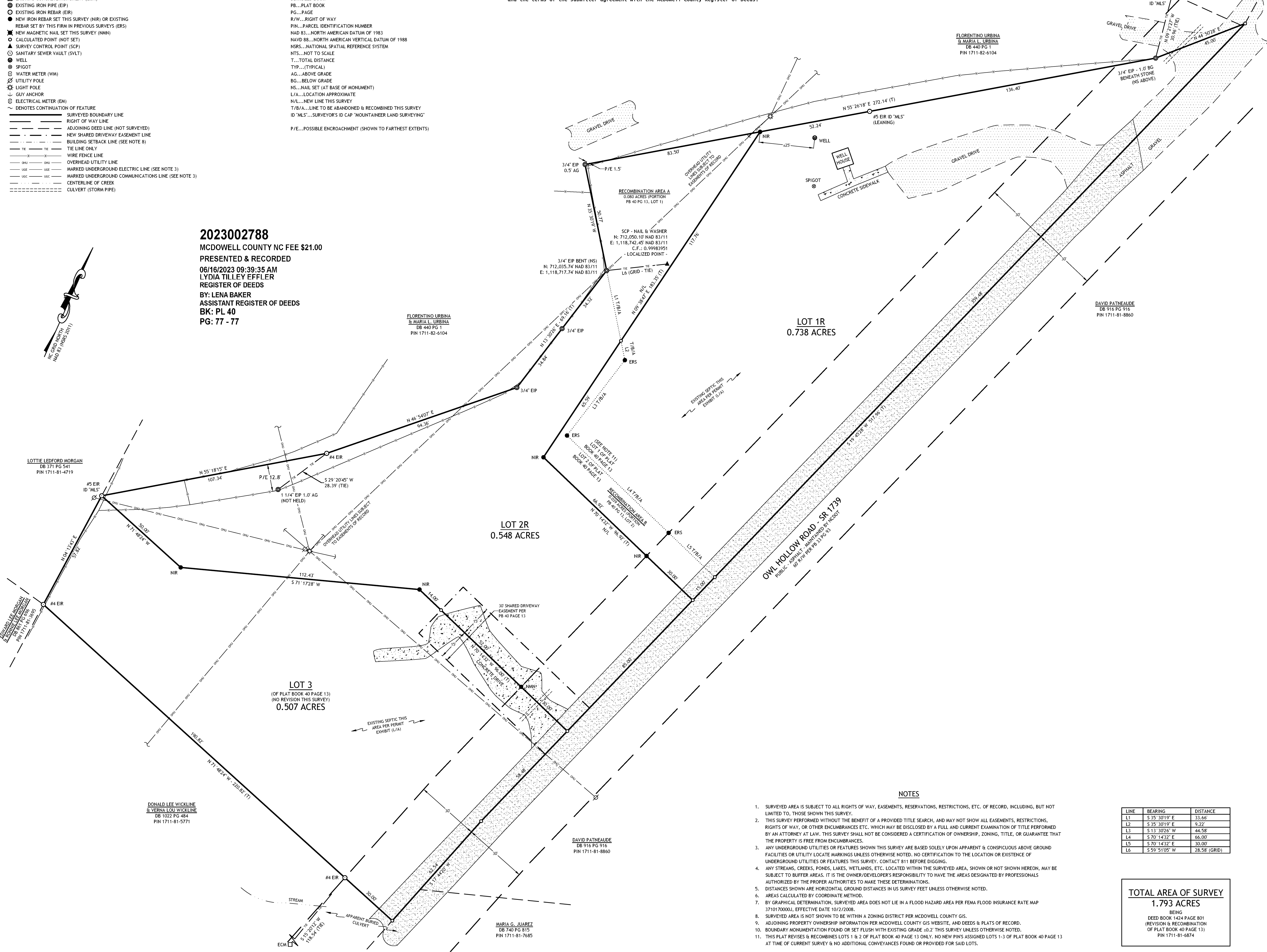
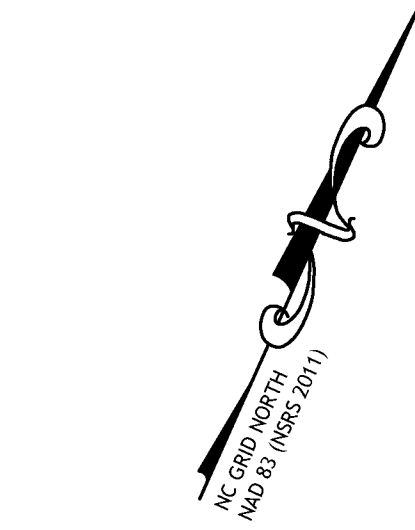


STATE OF NORTH CAROLINA  
COUNTY OF MCDOWELL

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

Maranda Fender Jun 16, 2023  
REVIEW OFFICER DATE

**2023002788**  
MCDOWELL COUNTY NC FEE \$21.00  
PRESENTED & RECORDED  
06/16/2023 09:39:35 AM  
LYDIA TILLEY EFFLER  
REGISTER OF DEEDS  
BY: LENA BAKER  
ASSISTANT REGISTER OF DEEDS  
BK: PL 40  
PG: 77 - 77



THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

CLASS OF SURVEY: CLASS A HORIZONTAL  
POSITIONAL ACCURACY AT 95% CONFIDENCE: 0.03' (HORIZONTAL) 0.03' (VERTICAL)  
GPS/GNSS FIELD PROCEDURE: REAL TIME NETWORK (NC RTN)  
DATE(S) OF SURVEY: 2/17/2023  
DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) NAVD 88 (V)  
COORD. MODEL: GSD12 TB  
FIXED CONTROL: CORS (NC RTN)  
COMBINED GRID FACTOR(S): 0.99983951  
UNITS: US SURVEY FOOT



I, ALEX DANIEL WARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1424, PAGE 801); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION IN BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS DATE Jun 14, 2023

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DEFINED IN G.S. 47-30(1)(11)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Alex Ward (Jun 14, 2023 09:53 EDT)  
ALEX DANIEL WARD, PLS L-5272

**REFERENCES**

DEED BOOK 1424 PAGE 801	PLAT BOOK 40 PAGE 13
	PLAT BOOK 33 PAGE 93

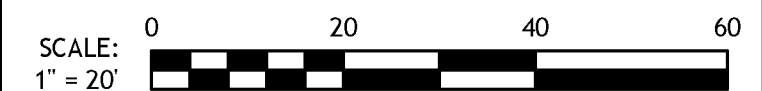
**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1.	3/7/23	PLAT BOOK 40 PAGE 13	ADW
2.	6/14/23	RECOMBINATION, LOTS 1 & 2	ADW

DATE OF PLAT: 6/14/23 DRAWN BY: ADW, TAR  
DATES OF SURVEY: 2/17/23 - 6/5/23 FIELD WORK: ADW, TAR

RECOMBINATION OF EXISTING PARCELS FOR:  
**PAEZ PROPERTIES, LLC**  
PROJECT #23006M • PIN 1711-81-6874  
MARION TOWNSHIP, MCDOWELL COUNTY, NC

**PISGAH SURVEYING, PLLC**  
1503 ORLEANS AVE, HENDERSOVLILLE, NC 28791  
(828) 515-1929 • NC FIRM #P-2288



- NOTES**
- SURVEYED AREA IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESERVATIONS, RESTRICTIONS, ETC. OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN THIS SURVEY.
  - THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A PROVIDED TITLE SEARCH, AND MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES ETC. WHICH MAY BE DISCLOSED BY A FULL AND CURRENT EXAMINATION OF TITLE 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.
  - ANY UNDERGROUND UTILITIES OR FEATURES SHOWN THIS SURVEY ARE BASED SOLELY UPON APPARENT & CONSPICUOUS ABOVE GROUND FACILITIES OR UTILITY LOCATE MARKINGS UNLESS OTHERWISE NOTED. NO CERTIFICATION TO THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES OR FEATURES THIS SURVEY. CONTACT 811 BEFORE DIGGING.
  - ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED WITHIN THE SURVEYED AREA, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
  - DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED.
  - AREAS CALCULATED BY COORDINATE METHOD.
  - BY GRAPHICAL DETERMINATION, SURVEYED AREA DOES NOT LIE IN A FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 3710170000J, EFFECTIVE DATE 10/2/2008.
  - SURVEYED AREA IS NOT SHOWN TO BE WITHIN A ZONING DISTRICT PER MCDOWELL COUNTY GIS.
  - ADJOINING PROPERTY OWNERSHIP INFORMATION PER MCDOWELL COUNTY GIS WEBSITE, AND DEEDS & PLATS OF RECORD.
  - BOUNDARY MONUMENTATION FOUND OR SET FLUSH WITH EXISTING GRADE 0.2' THIS SURVEY UNLESS OTHERWISE NOTED.
  - THIS PLAT REVISES & RECOMBINES LOTS 1 & 2 OF PLAT BOOK 40 PAGE 13 ONLY. NO NEW PINS ASSIGNED LOTS 1-3 OF PLAT BOOK 40 PAGE 13 AT TIME OF CURRENT SURVEY & NO ADDITIONAL CONVEYANCES FOUND OR PROVIDED FOR SAID LOTS.

LINE	BEARING	DISTANCE
L1	S 35° 30'19" E	33.66'
L2	S 35° 30'19" E	9.22'
L3	S 13° 30'26" W	44.58'
L4	S 70° 14'32" E	66.00'
L5	S 70° 14'32" E	30.00'
L6	S 59° 51'05" W	28.58' (GRID)

**TOTAL AREA OF SURVEY**  
1.793 ACRES  
BEING  
DEED BOOK 1424 PAGE 801  
(REVISION & RECOMBINATION  
OF PLAT BOOK 40 PAGE 13)  
PIN 1711-81-6874