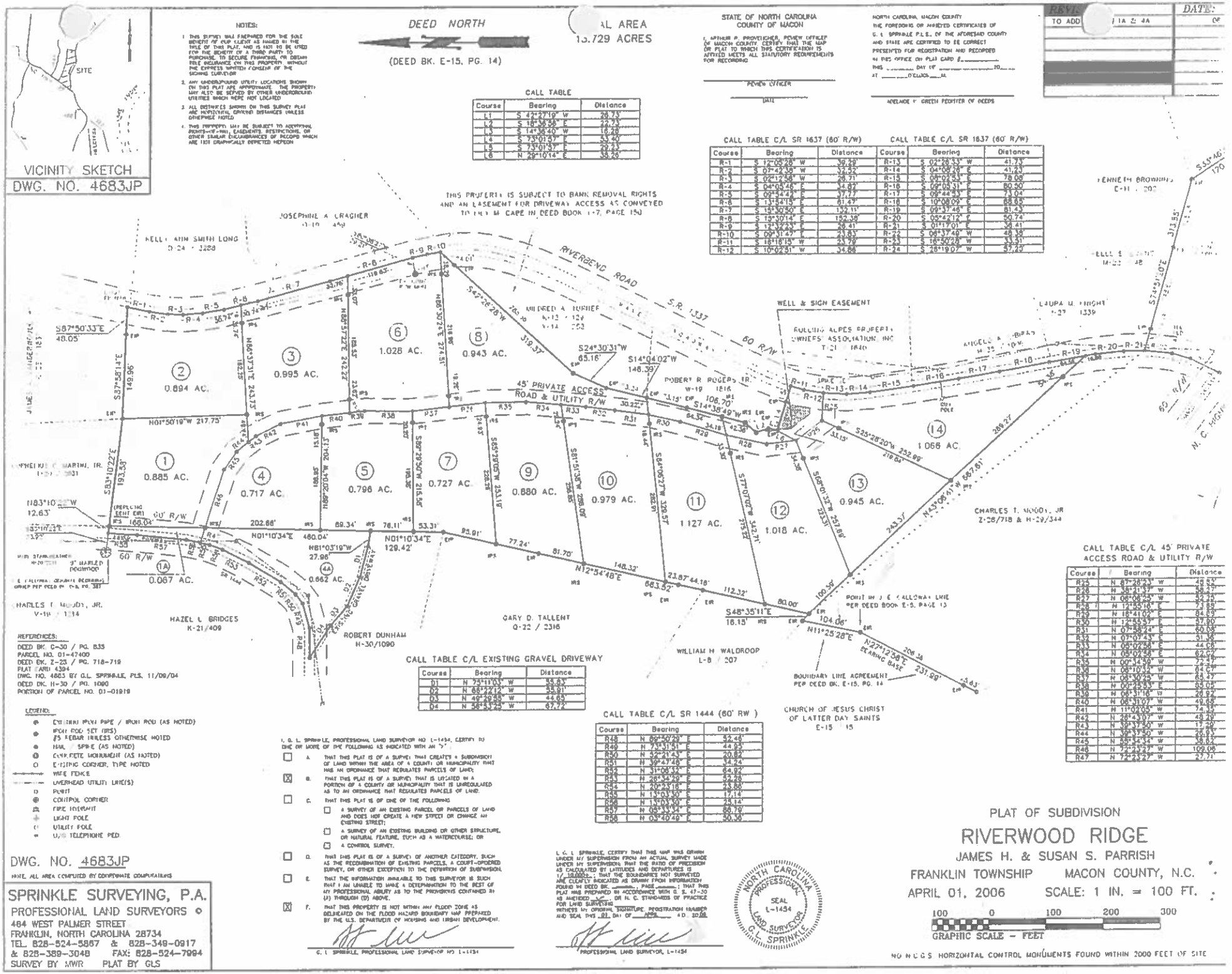
VICINITY SKETCH
DWG. NO. 4683JP
SITE
NOTES:
1. THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF OUR CLIENT AS NAMED IN THE TITLE OF THIS PLAT, AND IS NOT TO BE USED FOR THE BENEFIT OF A THIRD PARTY TO PURCHASE, TO SECURE FINANCING, OR OBTAIN TITLE INSURANCE ON THIS PROPERTY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR
2. ANY UNDERGROUND UTILITY LOCATIONS SHOWN ON THIS PLAT ARE APPROXIMATE. THE PROPERTY MAY ALSO BE SERVED BY OTHER UNDERGROUND UTILITIES WHICH WERE NOT LOCATED
3. ALL DISTANCES SHOWN ON THIS SURVEY PLAT ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED
4. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, OR OTHER SIMILAR ENCUMBRANCES OF RECORD WHICH ARE NOT GRAPHICALLY DEPICTED HEREON
DEED NORTH
(DEED BK. E-15, PG. 14)
AL AREA
13.729 ACRES
STATE OF NORTH CAROLINA
COUNTY OF MACON
I, APTHUR P. PROVENCHER, REVIEW OFFICER OF MACON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING
REVIEW OFFICER
DATE
NORTH CAROLINA, MACON COUNTY
THE FOREGOING OR ANNEXED CERTIFICATE OF G. L. SPRINKLE P.L.S. OF THE AFORESAID COUNTY AND STATE ARE CERTIFIED TO BE CORRECT PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE ON PLAT CARD #_____
THIS _____ DAY OF _____, 20__
AT _____ O'CLOCK ___M.
ADELAIDE P. GREEN REGISTER OF DEEDS
REVI
TO ADD
DATE:
CALL TABLE
Course | Bearing | Distance
L1 | S 42°27'19" W | 28.75'
L2 | S 18°58'58" E | 22.73'
L3 | S 14°38'40" W | 16.28'
L4 | S 73°01'57" E | 53.40'
L5 | S 73°01'57" E | 29.23'
L6 | N 28°10'14" E | 38.26'
CALL TABLE C/L SR 1637 (60' R/W)
Course | Bearing | Distance
R-1 | S 12°05'28" W | 39.28'
R-2 | S 07°42'55" W | 34.52'
R-3 | S 02°12'48" W | 29.71'
R-4 | S 04°05'48" E | 34.97'
R-5 | S 09°54'42" E | 37.77'
R-6 | S 13°54'15" E | 61.47'
R-7 | S 15°30'50" E | 152.11'
R-8 | S 15°30'14" E | 152.38'
R-9 | S 12°42'23" E | 28.41'
R-10 | S 09°31'47" E | 23.83'
R-11 | S 16°16'15" W | 23.70'
R-12 | S 10°02'51" W | 34.86'
CALL TABLE C/L SR 1637 (60' R/W)
Course | Bearing | Distance
R-13 | S 02°28'33" W | 41.73'
R-14 | S 04°08'24" E | 41.83'
R-15 | S 09°03'43" E | 78.08'
R-16 | S 09°03'31" E | 80.90'
R-17 | S 09°44'41" E | 71.04'
R-18 | S 10°08'09" E | 68.85'
R-19 | S 09°37'46" E | 81.43'
R-20 | S 05°42'12" E | 50.74'
R-21 | S 01°17'01" E | 28.41'
R-22 | S 04°37'40" W | 48.38'
R-23 | S 16°30'28" W | 43.91'
R-24 | S 28°19'07" W | 37.29'
THIS PROPERTY IS SUBJECT TO BANK REMOVAL RIGHTS AND AN EASEMENT FOR DRIVEWAY ACCESS AS CONVEYED TO [illegible] M. CAPE IN DEED BOOK [illegible], PAGE 150
JOSEPHINE A. CRAGHER
KELLY ANN SMITH LONG
D-24 / 2328
RIVERBEND ROAD
S.R. 1337
60' R/W
MILDRED A. BURNETT
K-13 / 124
K-14 / 252
WELL & SIGN EASEMENT
ROLLING ALPES PROPERTY OWNERS ASSOCIATION, INC
T-21 / 1840
LAURA M. WRIGHT
I-27 / 1339
KENNETH BROWNING
E-11 / 200
ANGELS A. [illegible]
M-35 / 104
45' PRIVATE ACCESS ROAD & UTILITY R/W
ROBERT R. ROGERS, JR.
W-19 / 1816
CHARLES T. WOOD, JR
Z-28/718 & H-29/344
CHARLES T. WOOD, JR
V-19 / 1214
HAZEL L. BRIDGES
K-21/409
ROBERT DUNHAM
H-30/1090
GARY D. TALLENT
Q-22 / 2316
WILLIAM H. WALDROOP
L-8 / 207
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
E-15 / 15
BOUNDARY LINE AGREEMENT PER DEED BK. E-15, PG. 14
POINT IN J. E. CALLOWAY LINE PER DEED BOOK E-9, PAGE 13
EARLY BASE
1 0.885 AC.
2 0.894 AC.
3 0.995 AC.
4 0.717 AC.
5 0.796 AC.
6 1.028 AC.
7 0.727 AC.
8 0.943 AC.
9 0.880 AC.
10 0.979 AC.
11 1.127 AC.
12 1.018 AC.
13 0.945 AC.
14 1.068 AC.
1A 0.067 AC.
4A 0.662 AC.
S87°50'33"E 48.05'
S37°58'14"E 149.96'
S83°10'22"E 193.38'
N01°50'19"W 217.75'
N83°10'22"W 12.63'
N01°10'34"E 460.04'
N81°03'19"W 27.96'
N01°10'34"E 129.42'
S24°30'31"W 65.16'
S14°04'02"W 146.39'
S14°38'49"W 106.70'
S25°28'20"W 252.99'
S48°35'11"E 16.15'
N11°25'28"E 104.06'
N27°12'58"E 231.29'
CALL TABLE C/L EXISTING GRAVEL DRIVEWAY
Course | Bearing | Distance
D1 | N 75°11'03" W | 55.43'
D2 | N 68°22'12" W | 45.91'
D3 | N 49°20'49" W | 44.65'
D4 | N 36°43'23" W | 67.72'
CALL TABLE C/L SR 1444 (60' RW)
Course | Bearing | Distance
R18 | N 85°50'29" E | 32.46'
R49 | N 74°41'51" E | 44.93'
R50 | N 52°21'43" E | 20.82'
R51 | N 39°47'48" E | 14.24'
R52 | N 31°08'32" E | 64.92'
R53 | N 28°34'29" E | 57.28'
R54 | N 20°23'18" E | 23.80'
R55 | N 13°03'30" E | 17.14'
R56 | N 11°03'30" E | 23.14'
R57 | N 09°13'54" E | 66.78'
R58 | N 03°40'49" E | 30.38'
CALL TABLE C/L 45' PRIVATE ACCESS ROAD & UTILITY R/W
Course | Bearing | Distance
R15 | N 87°28'43" W | 49.67'
R16 | N 38°10'19" W | 38.27'
R17 | N 08°08'52" W | 42.44'
R18 | N 12°55'19" E | 73.88'
R29 | N 18°41'02" E | 84.63'
R30 | N 12°45'53" E | 57.00'
R31 | N 07°48'24" E | 60.08'
R32 | N 01°07'43" E | 51.36'
R33 | N 05°07'58" E | 44.06'
R34 | N 05°02'58" E | 62.94'
R35 | N 00°34'59" W | 72.44'
R36 | N 08°10'15" W | 64.27'
R37 | N 08°10'15" W | 68.49'
R38 | N 00°48'51" E | 63.04'
R39 | N 00°48'51" E | 49.92'
R40 | N 06°31'07" W | 49.68'
R41 | N 11°02'05" W | 74.38'
R42 | N 28°43'09" W | 48.20'
R43 | N 38°37'40" W | 17.20'
R44 | N 38°37'40" W | 28.93'
R45 | N 85°54'34" W | 39.62'
R46 | N 72°25'27" W | 109.06'
R47 | N 72°25'27" W | 27.71'
REFERENCES:
DEED BK. C-30 / PG. 835
PARCEL NO. 01-47400
DEED BK. Z-23 / PG. 718-719
PLAT CABI 4394
DWG. NO. 4683 BY G.L. SPRINKLE, PLS, 11/09/04
DEED BK. H-30 / PG. 1090
PORTION OF PARCEL NO. 01-01819
LEGEND:
EXISTING IRON PIPE / IRON ROD (AS NOTED)
IRON ROD SET (IRS)
#5 REBAR (UNLESS OTHERWISE NOTED
NAIL SPIKE (AS NOTED)
CONCRETE MONUMENT (AS NOTED)
EXISTING CORNER, TYPE NOTED
WIRE FENCE
OVERHEAD UTILITY LINE(S)
PUNIT
CONTROL CORNER
FIRE HYDRANT
LIGHT POLE
UTILITY POLE
U/G TELEPHONE PED
I, G. L. SPRINKLE, PROFESSIONAL LAND SURVEYOR NO L-1454, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED WITH AN "X"
A. THAT 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;
B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
C. THAT THIS PLAT IS OF ONE OF THE FOLLOWING:
a SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
a SURVEY OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
A CONTROL SURVEY.
D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.
F. THAT THIS PROPERTY IS NOT WITHIN ANY FLOOD ZONE AS DELINEATED ON THE FLOOD HAZARD BOUNDARY MAP PREPARED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
G. L. SPRINKLE, PROFESSIONAL LAND SURVEYOR NO L-1454
I, G. L. SPRINKLE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/ 10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK. _____, PAGE _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 01 DAY OF APRIL A.D. 2006
PROFESSIONAL LAND SURVEYOR, L-1454
NORTH CAROLINA PROFESSIONAL SEAL L-1454 LAND SURVEYOR G.L. SPRINKLE
NOTE: ALL AREA COMPUTED BY COORDINATE COMPUTATIONS
SPRINKLE SURVEYING, P.A.
PROFESSIONAL LAND SURVEYORS
484 WEST PALMER STREET
FRANKLIN, NORTH CAROLINA 28734
TEL. 828-524-5867 & 828-349-0917
& 828-389-3048 FAX: 828-524-7994
SURVEY BY MWR PLAT BY GLS
DWG. NO. 4683JP
PLAT OF SUBDIVISION
RIVERWOOD RIDGE
JAMES H. & SUSAN S. PARRISH
FRANKLIN TOWNSHIP MACON COUNTY, N.C.
APRIL 01, 2006 SCALE: 1 IN. = 100 FT.
100 0 100 200 300
GRAPHIC SCALE - FEET
NO N.C.G.S. HORIZONTAL CONTROL MONUMENTS FOUND WITHIN 2000 FEET OF SITE