

CERTIFICATE OF SURVEY AND ACCURACY

I, DONNIE E. WALKER, Jr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, IN DEEDS AS REFERENCED IN SOURCE OF TITLE; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+;

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

G.S. 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;

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

DONNIE E. WALKER, Jr. P.L.S. L-2987



REVIEW OFFICER'S CERTIFICATE

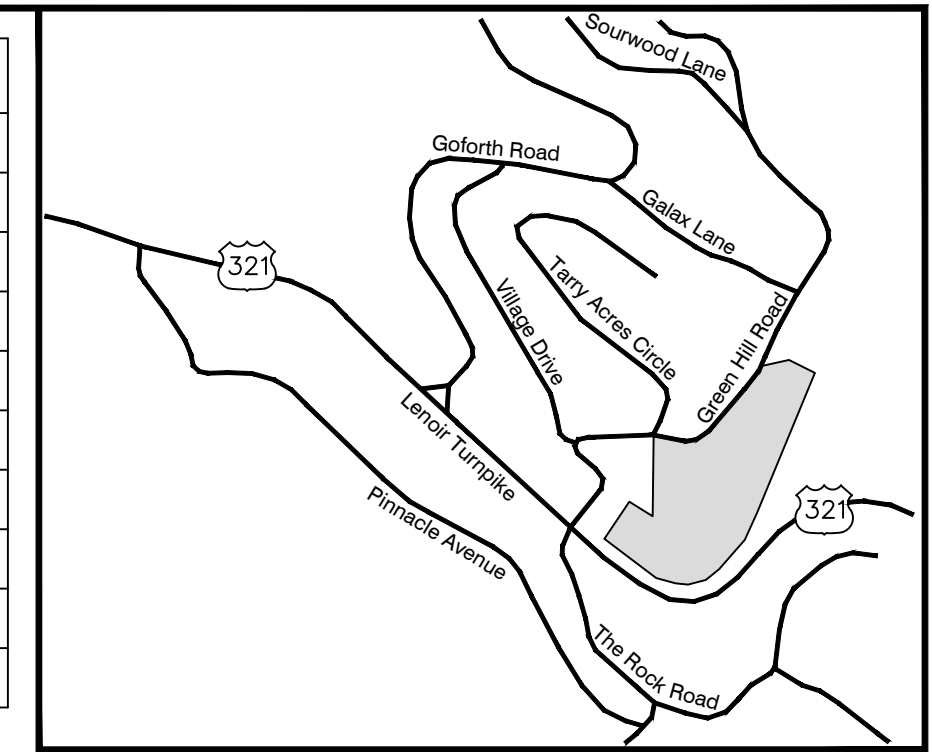
STATE OF NORTH CAROLINA, COUNTY OF CALDWELL
I, _____, REVIEW OFFICER OF CALDWELL COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

MARK H. TERRY
HEIDI H. TERRY
DB 2045-PG 605
TAX PARCEL 2817526650000
(WATAUGA COUNTY)
PLAT BOOK 27-PAGE 124

LOT AREA TABLE

LOT	AREA
1	0.3455 ACRES
2	0.4023 ACRES
3	0.5047 ACRES
4	0.6095 ACRES
5	0.9213 ACRES
6	0.8798 ACRES
7	0.4858 ACRES
8	0.8358 ACRES
9	1.4624 ACRES



VICINITY MAP

SOURCE OF TITLE

BEING THE SAME PROPERTY CONVEYED TO BLOWING ROCK COUNTRY CLUB, INC. BY KATHARINE C. CRAIG IN DEED BOOK 1197 PAGE 46, DATED AUGUST 4, 1997.

BEING THE SAME PROPERTY CONVEYED TO BLOWING ROCK COUNTRY CLUB, INC. BY HOWARD B. ARBUCKLE, III AND MARGARET BOURDEAUX ARBUCKLE IN DEED BOOK 1106 PAGE 340 DEED BOOK 1109 PAGE 465, DATED FEBRUARY 15, 1994.

BEING THE SAME PROPERTY CONVEYED TO BLOWING ROCK COUNTRY CLUB BY HOWARD B. ARBUCKLE, III AND MARGARET BOURDEAUX ARBUCKLE IN DEED BOOK 1106 PAGE 338, DATED FEBRUARY 14, 1994.

BEING A PORTION OF THE DECLARATION OF WITHDRAWAL OF ROAD OR STREET FROM PUBLIC USE BETWEEN BLOWING ROCK COUNTRY CLUB, INC. AND JAMES C. CHERRY AND THERESE ANN CHERRY, LILLIAN CHERRY DENNIS, KATHERINE C. CRAIG, JAMES EDWARD DAY AND REBECCA S. DAY IN DEED BOOK 1237 PAGE 515, DATED SEPTEMBER 28, 1998.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BLOWING ROCK COUNTRY CLUB, INC. BY BLOWING ROCK IMPROVEMENT COMPANY IN DEED BOOK 654 PAGE 1502, DATED JANUARY 22, 1973.

SEE PLAT BOOK 17-PAGE 190
SEE PLAT BOOK 2-PAGE 23

LINE TABLE

LINE	BEARING	DISTANCE
L1	S80°35'31"E	73.40
L2	S89°50'20"E	29.42
L3	N76°01'22"E	14.93
L4	N76°01'22"E	22.57
L5	N60°41'47"E	31.21
L6	N50°46'08"E	35.47
L7	N43°39'01"E	8.40
L8	N43°39'01"E	16.24
L9	N43°39'01"E	29.70
L10	N38°29'54"E	46.01
L12	N39°49'48"E	42.18
L13	N40°00'18"E	16.15
L14	N44°30'05"E	41.35
L15	N44°30'05"E	10.99
L16	N43°40'18"E	52.68
L17	N39°02'23"E	10.95
L18	N39°02'43"E	17.01
L19	N33°19'17"E	28.05
L20	N25°31'31"E	42.83

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF BLOWING ROCK, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

OWNER _____ DATE _____

TOTAL AREA = 6.4471 ACRES

MINOR SUBDIVISION FOR
**THE COTTAGES
OF BLOWING ROCK, LLC.**
PATTERSON TOWNSHIP
CALDWELL COUNTY, NORTH CAROLINA

Job Number
W201008

Date
3/18/21

Crew: DEW
Drawn: JAS
Checked: _____
Scale: 1"=80'

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH CHAPTER 16 OF THE BLOWING ROCK TOWN CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE TOWN OF BLOWING ROCK, SUBJECT TO ITS BEING RECORDED IN THE WATAUGA/CALDWELL COUNTY REGISTRY WITHIN 30 DAYS OF THE DATE BELOW.

ADMINISTRATOR _____ DATE _____

BUILDING SETBACKS
FRONT=30'
SIDE=12'
REAR=12'

PROPERTY ADDRESS
296 RANKIN ROAD
BLOWING ROCK, NC 28605

DALTON-WALKER ASSOCIATES, P.C.
SURVEYORS

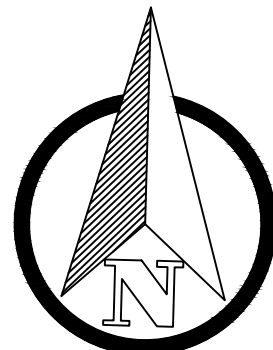
117 N. MAIN STREET (276) 236-0632
GALAX, VA 24333 (276)236-0596fax

Email: daltonwalker@gmail.com

Firm No. C-1296

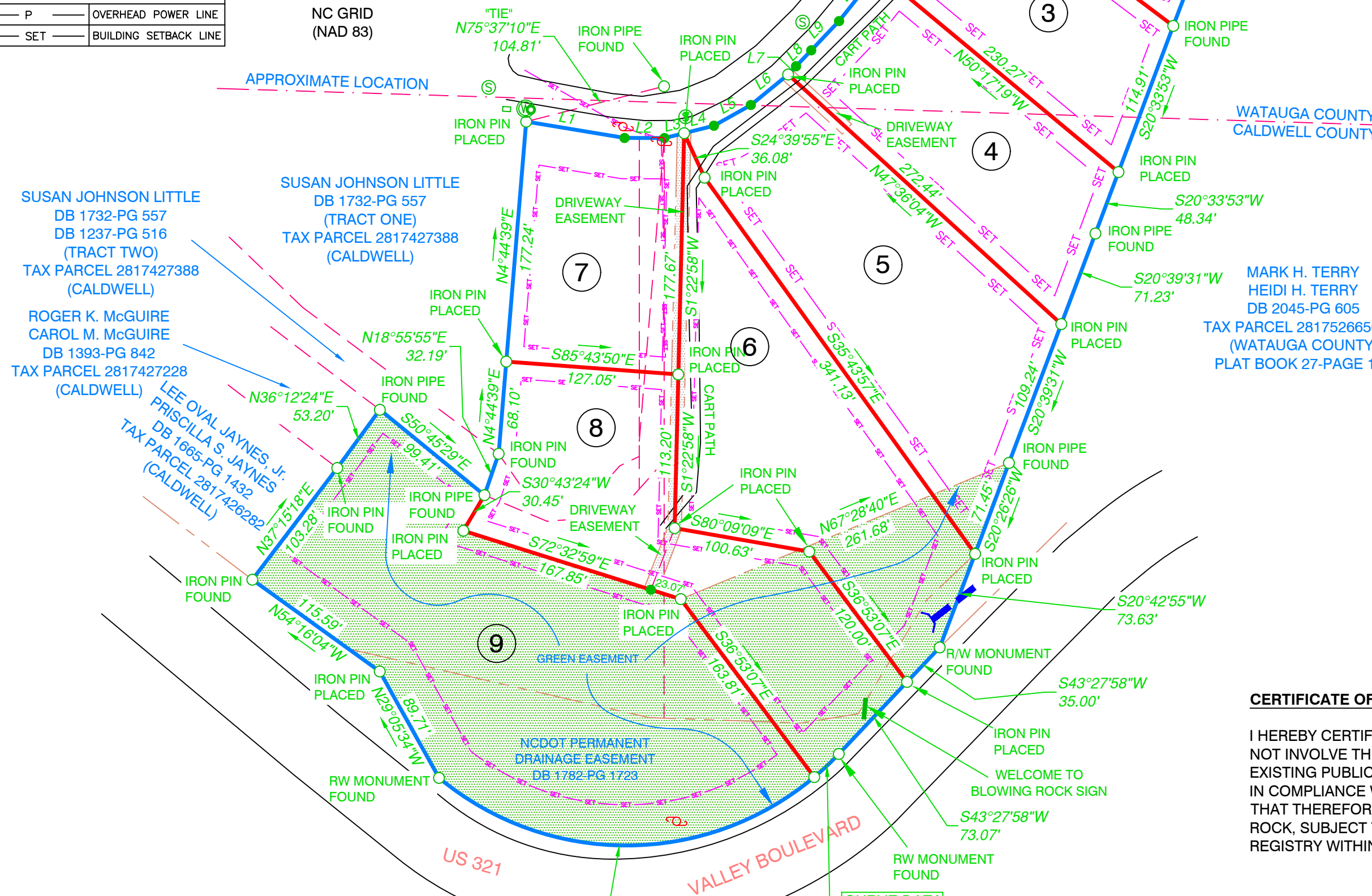
SYMBOL LEGEND

○	MONUMENTED PROPERTY CORNER
●	NONMONUMENTED POINT
⊙	SANITARY SEWER MANHOLE
⊕	WATER METER
⊗	UTILITY POLE
○	CLEANOUT
— P — P —	OVERHEAD POWER LINE
— SET — SET —	BUILDING SETBACK LINE



NC GRID (NAD 83)

APPROXIMATE LOCATION



CURVE DATA

Δ = 79°41'06"
R=215.69
T=179.98
L=299.98
CH=276.38
N89°52'26"E

Δ = 6°35'30"
R=215.69
T=12.42
L=24.81
CH=24.80
N46°44'08"E

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

NOTES

- ALL AREAS ARE DERIVED FROM COORDINATE COMPUTATIONS AND ARE ROUNDED TO THE VALUE EXPRESSED.
- THIS PROPERTY IS SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS OF RECORD, OR RESTRICTIVE COVENANTS.
- THIS SURVEY DOES NOT CERTIFY LEGAL TITLE TO THE LAND ITSELF.
- USERS OF THIS PLAT SHOULD OBTAIN A CURRENT LEGAL TITLE OPINION TO OWNERSHIP TO THE BOUNDARIES.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- THIS PROPERTY IS CURRENTLY ZONED R-15.