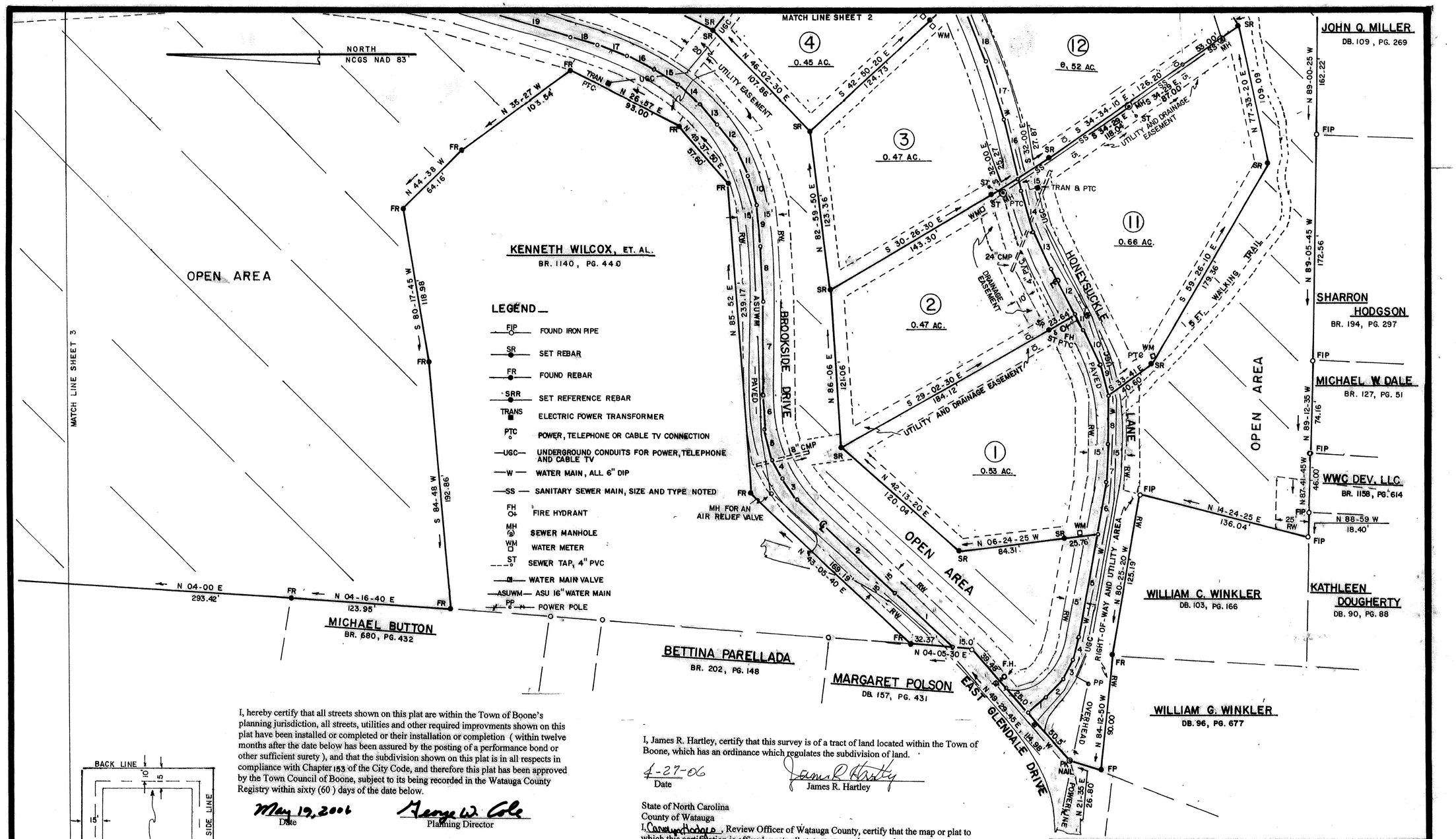
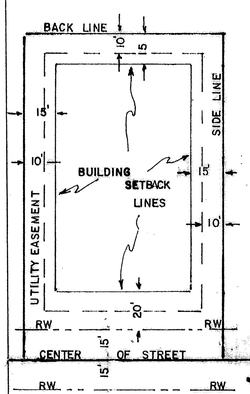




TYPICAL LOT SETBACKS

I, hereby certify that all streets shown on this plat are within the Town of Boone's planning jurisdiction, all streets, utilities and other required improvements shown on this plat have been installed or completed or their installation or completion (within twelve months after the date below has been assured by the posting of a performance bond or other sufficient surety), and that the subdivision shown on this plat is in all respects in compliance with Chapter 153 of the City Code, and therefore this plat has been approved by the Town Council of Boone, subject to its being recorded in the Watauga County Registry within sixty (60) days of the date below.

May 19, 2006 — Date
George W. Cole — Planning Director

We, hereby certify that we are the owners of the property described hereon, which property is located in the subdivision regulation jurisdiction of the Town of Boone, that we hereby freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that we will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Boone Town Council in the public interest.

5-4-06 — Date — Member-manager
WWC Development, LLC — Owner
5/4/06 — Date — Member-manager
5-4-06 — Date — Member-manager

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNCILL OAKS IS RECORDED IN BOOK OF RECORDS 1185, PG. 111.

I, James R. Hartley, certify that this survey is of a tract of land located within the Town of Boone, which has an ordinance which regulates the subdivision of land.

4-27-06 — Date
James R. Hartley

State of North Carolina
County of Watauga
I, Carolyn Hodges, Review Officer of Watauga County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

5-22-06 — Date
Carolyn R. Hodges — Review Officer

I, James R. Hartley, certify that this plat was drawn by me, from an actual survey performed by me, (deed description recorded in Book of Records 1158, page 614 and Book of Records ,page), that the boundaries not surveyed are represented by dashed lines from information obtained from the deed recorded in _____, _____; that the ratio of precision as calculated is 1: 10,000; that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, A.D. 2006.

James R. Hartley, Registration Number L-3002

200605220000072510 PLAT
Bk:P19 Pg:161
05/22/2006 10:03:53AM 1/10

FILED JoAnn Townsend
Register of Deeds WATAUGA COUNTY, NC
BY:
Deputy April R Presnell

NORTH CAROLINA PROFESSIONAL SEAL L-3002 LAND SURVEYOR JAMES R. HARTLEY

COUNCILL OAKS

OWNER AND DEVELOPER_ WWC DEVELOPMENT LLC
231 BOONE HEIGHTS DRIVE
BOONE, N.C. 28607
DEED REFERENCE_ BR. 1158, PG. 614

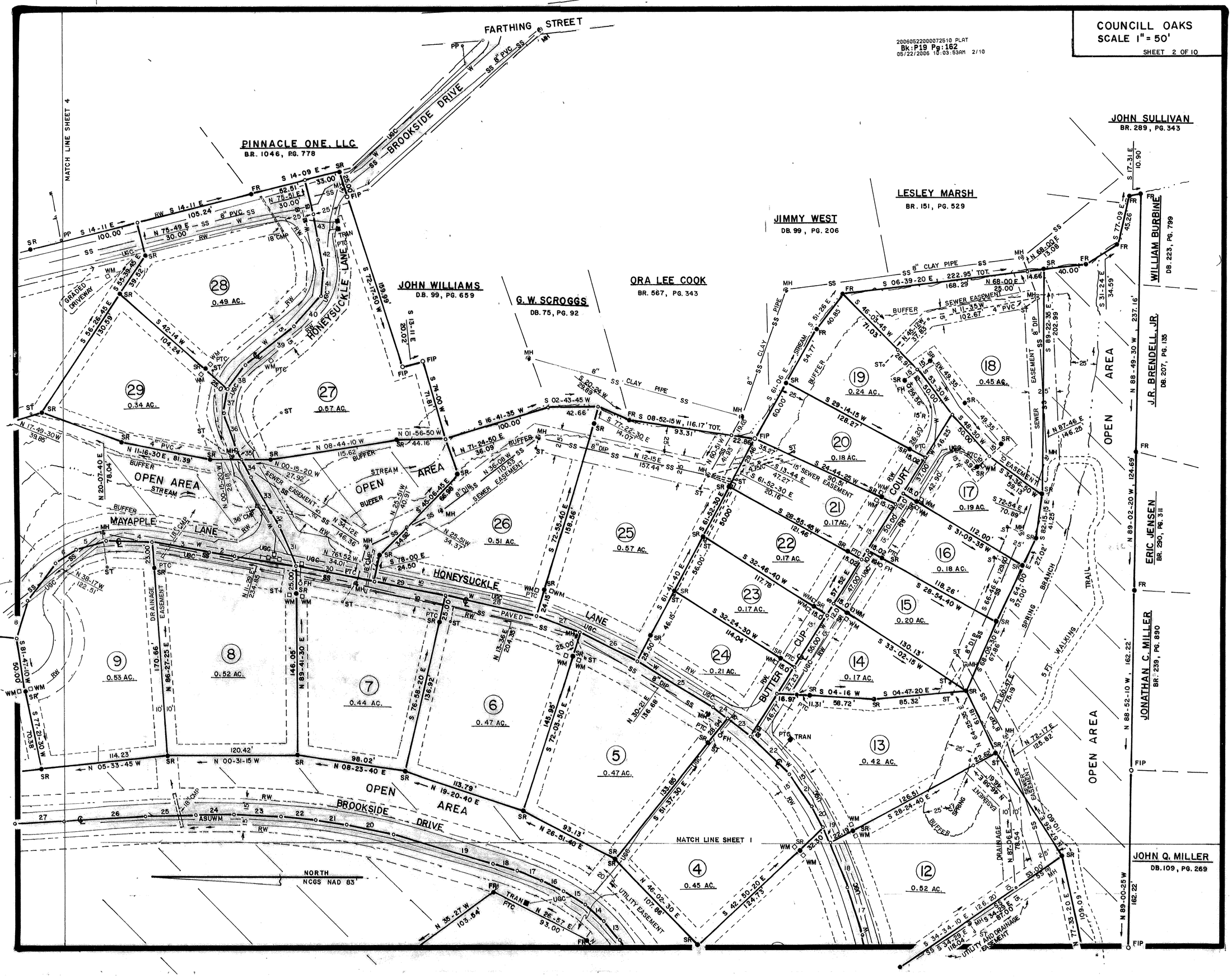
TOWN OF BOONE — NEW RIVER TOWNSHIP
WATAUGA COUNTY — NORTH CAROLINA

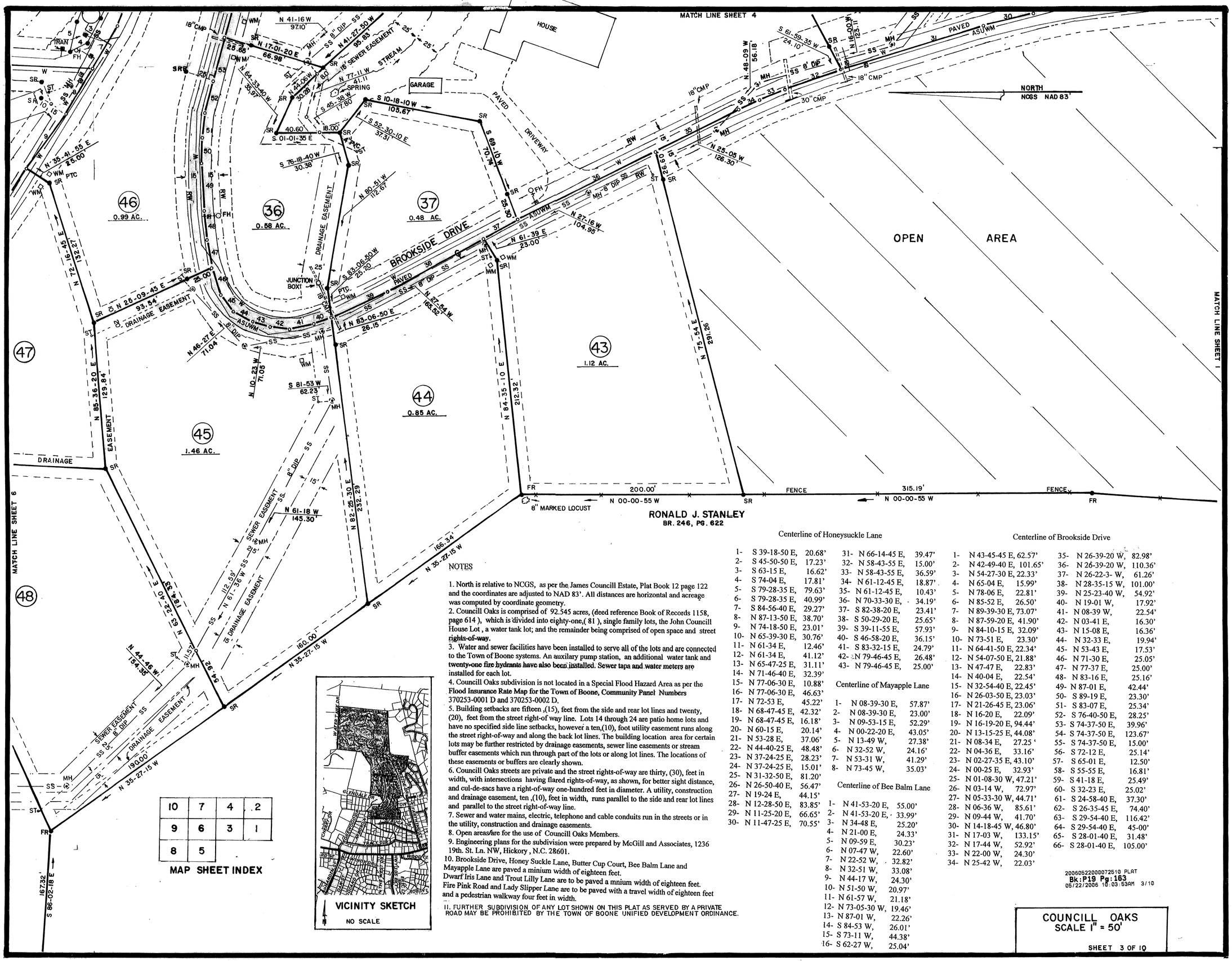
SCALE 1" = 50' — APRIL 27, 2006

0 25 50 100 150 200

SURVEYED BY_ JAMES R. HARTLEY, PLS, L-3002
P.O. BOX 1728
BOONE, N.C. 28607
828-264-9070

SHEET 1 OF 10


COUNCILL OAKS
SCALE 1" = 50'
SHEET 2 OF 10
20060522000072510 PLAT
Bk:P19 Pg:162
05/22/2006 10:03:53AM 2/10
FARTHING STREET
BROOKSIDE DRIVE
HONEYSUCKLE LANE
MAYAPPLE LANE
BUTTER CUP COURT
MATCH LINE SHEET 4
MATCH LINE SHEET 1
PINNACLE ONE, LLC
B.R. 1046, PG. 778
JOHN WILLIAMS
D.B. 99, PG. 659
G. W. SCROGGS
DB. 75, PG. 92
ORA LEE COOK
BR. 567, PG. 343
JIMMY WEST
DB. 99, PG. 206
LESLEY MARSH
BR. 151, PG. 529
JOHN SULLIVAN
BR. 289, PG. 343
WILLIAM BURBINE
DB. 223, PG. 799
J.R. BRENDELL, JR.
DB. 207, PG. 135
ERIC JENSEN
BR. 290, PG. 311
JONATHAN C. MILLER
BR. 239, PG. 830
JOHN Q. MILLER
DB. 109, PG. 269
OPEN AREA
NORTH
NCGS NAD 83'



10	7	4	2
9	6	3	1
8	5		

MAP SHEET INDEX

VICINITY SKETCH

NO SCALE

NOTES

1. North is relative to NCGS, as per the James Councill Estate, Plat Book 12 page 122 and the coordinates are adjusted to NAD 83'. All distances are horizontal and acreage was computed by coordinate geometry.
2. Councill Oaks is comprised of 92.545 acres, (deed reference Book of Records 1158, page 614), which is divided into eighty-one,(81), single family lots, the John Councill House Lot , a water tank lot; and the remainder being comprised of open space and street rights-of-way.
3. Water and sewer facilities have been installed to serve all of the lots and are connected to the Town of Boone systems. An auxilary pump station, an additional water tank and ~~twenty-one fire hydrants have also been installed. Sewer taps and water meters are~~ installed for each lot.
4. Councill Oaks subdivision is not located in a Special Flood Hazard Area as per the Flood Insurance Rate Map for the Town of Boone, Community Panel Numbers 370253-0001 D and 370253-0002 D.
5. Building setbacks are fifteen ,(15), feet from the side and rear lot lines and twenty, (20), feet from the street right-of way line. Lots 14 through 24 are patio home lots and have no specified side line setbacks, however a ten,(10), foot utility easement runs along the street right-of-way and along the back lot lines. The building location area for certain lots may be further restricted by drainage easements, sewer line easements or stream buffer easements which run through part of the lots or along lot lines. The locations of these easements or buffers are clearly shown.
6. Councill Oaks streets are private and the street rights-of-way are thirty, (30), feet in width, with intersections having flared rights-of-way, as shown, for better sight distance, and cul-de-sacs have a right-of-way one-hundred feet in diameter. A utility, construction and drainage easement, ten ,(10), feet in width, runs parallel to the side and rear lot lines and parallel to the street right-of-way line.
7. Sewer and water mains, electric, telephone and cable conduits run in the streets or in the utility, construction and drainage easements.
8. Open areas are for the use of Councill Oaks Members.
9. Engineering plans for the subdivision were prepared by McGill and Associates, 1236 19th. St. Ln. NW, Hickory , N.C. 28601.
10. Brookside Drive, Honey Suckle Lane, Butter Cup Court, Bee Balm Lane and Mayapple Lane are paved a minium width of eighteen feet.
Dwarf Iris Lane and Trout Lilly Lane are to be paved a mnium width of eighteen feet.
Fire Pink Road and Lady Slipper Lane are to be paved with a travel width of eighteen feet and a pedestrian walkway four feet in width.
11. FURTHER SUBDIVISION OF ANY LOT SHOWN ON THIS PLAT AS SERVED BY A PRIVATE ROAD MAY BE PROHIBITED BY THE TOWN OF BOONE UNIFIED DEVELOPMENT ORDINANCE.

Centerline of Honeysuckle Lane

1- S 39-18-50 E, 20.68'
2- S 45-50-50 E, 17.23'
3- S 63-15 E, 16.62'
4- S 74-04 E, 17.81'
5- S 79-28-35 E, 79.63'
6- S 79-28-35 E, 40.99'
7- S 84-56-40 E, 29.27'
8- N 87-13-50 E, 38.70'
9- N 74-18-50 E, 23.01'
10- N 65-39-30 E, 30.76'
11- N 61-34 E, 12.46'
12- N 61-34 E, 41.12'
13- N 65-47-25 E, 31.11'
14- N 71-46-40 E, 32.39'
15- N 77-06-30 E, 10.88'
16- N 77-06-30 E, 46.63'
17- N 72-53 E, 45.22'
18- N 68-47-45 E, 42.32'
19- N 68-47-45 E, 16.18'
20- N 60-15 E, 20.14'
21- N 53-28 E, 37.06'
22- N 44-40-25 E, 48.48'
23- N 37-24-25 E, 28.23'
24- N 37-24-25 E, 15.01'
25- N 31-32-50 E, 81.20'
26- N 26-50-40 E, 56.47'
27- N 19-24 E, 44.15'
28- N 12-28-50 E, 83.85'
29- N 11-25-20 E, 66.65'
30- N 11-47-25 E, 70.55'
31- N 66-14-45 E, 39.47'
32- N 58-43-55 E, 15.00'
33- N 58-43-55 E, 36.59'
34- N 61-12-45 E, 18.87'
35- N 61-12-45 E, 10.43'
36- N 70-33-30 E, 34.19'
37- S 82-38-20 E, 23.41'
38- S 50-29-20 E, 25.65'
39- S 39-11-55 E, 57.93'
40- S 46-58-20 E, 36.15'
41- S 83-32-15 E, 24.79'
42- N 79-46-45 E, 26.48'
43- N 79-46-45 E, 25.00'

Centerline of Mayapple Lane

1- N 08-39-30 E, 57.87'
2- N 08-39-30 E, 23.00'
3- N 09-53-15 E, 52.29'
4- N 00-22-20 E, 43.05'
5- N 13-49 W, 27.38'
6- N 32-52 W, 24.16'
7- N 53-31 W, 41.29'
8- N 73-45 W, 35.03'

Centerline of Bee Balm Lane

1- N 41-53-20 E, 55.00'
2- N 41-53-20 E, 33.99'
3- N 34-48 E, 25.20'
4- N 21-00 E, 24.33'
5- N 09-59 E, 30.23'
6- N 07-47 W, 22.60'
7- N 22-52 W, 32.82'
8- N 32-51 W, 33.08'
9- N 44-17 W, 24.30'
10- N 51-50 W, 20.97'
11- N 61-57 W, 21.18'
12- N 73-05-30 W, 19.46'
13- N 87-01 W, 22.26'
14- S 84-53 W, 26.01'
15- S 73-11 W, 44.38'
16- S 62-27 W, 25.04'

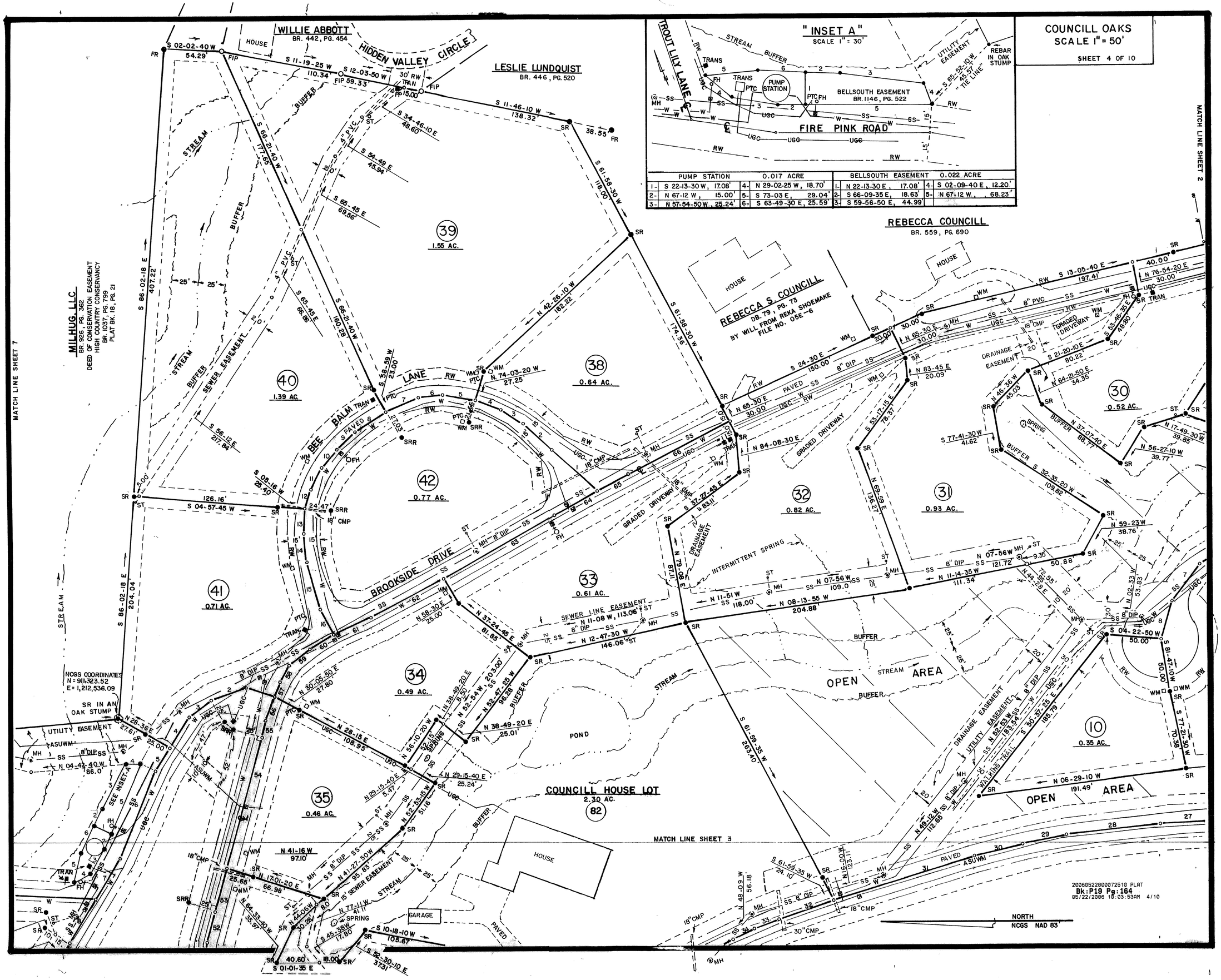
Centerline of Brookside Drive

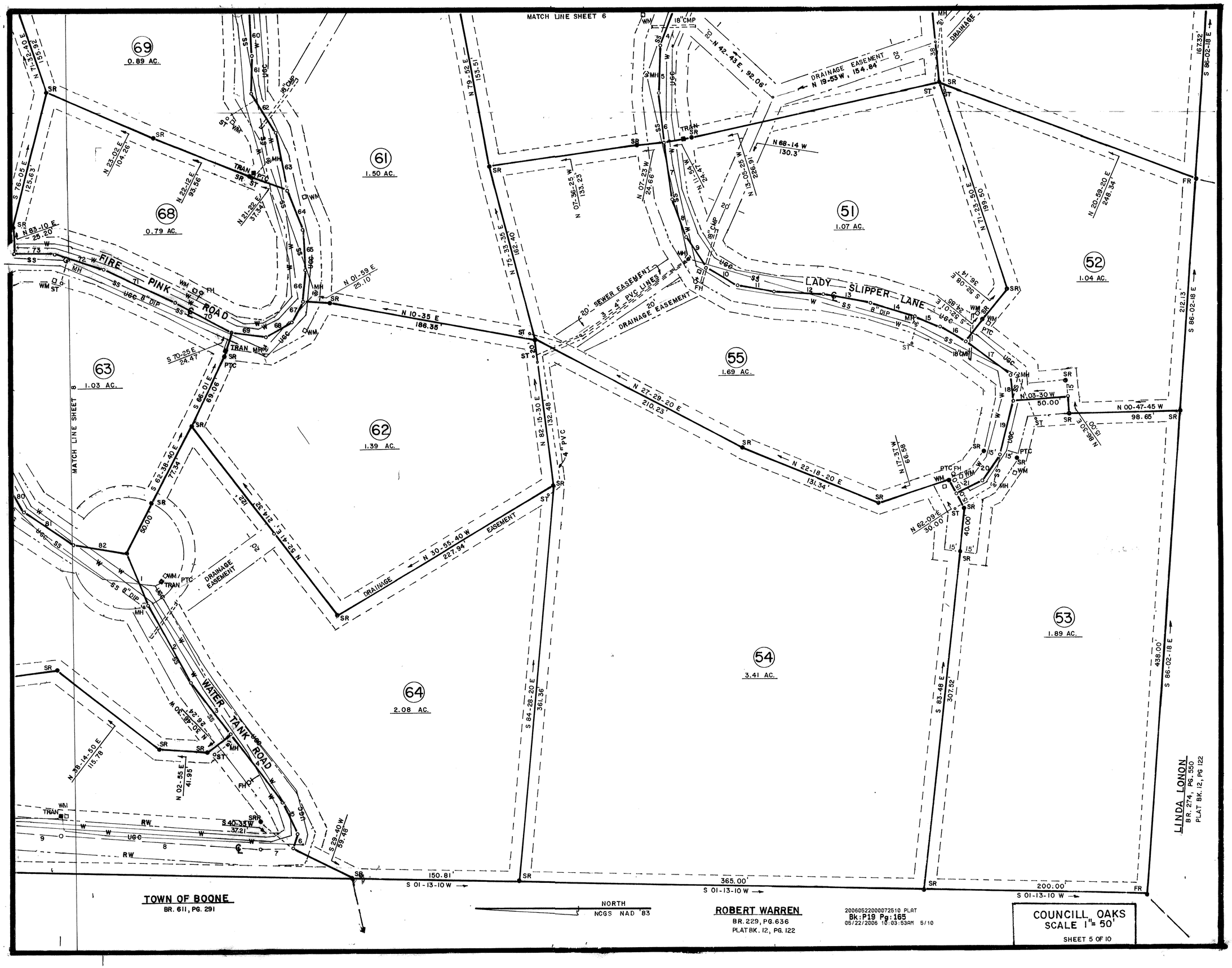
1- N 43-45-45 E, 62.57'
2- N 42-49-40 E, 101.65'
3- N 54-27-30 E, 22.33'
4- N 65-04 E, 15.99'
5- N 78-06 E, 22.81'
6- N 85-52 E, 26.50'
7- N 89-39-30 E, 73.07'
8- N 87-59-20 E, 41.90'
9- N 84-10-15 E, 32.09'
10- N 73-51 E, 23.30'
11- N 64-41-50 E, 22.34'
12- N 54-07-50 E, 21.88'
13- N 47-47 E, 22.83'
14- N 40-04 E, 22.54'
15- N 32-54-40 E, 22.45'
16- N 26-03-50 E, 23.03'
17- N 21-26-45 E, 23.06'
18- N 16-20 E, 22.09'
19- N 16-19-20 E, 94.44'
20- N 13-15-25 E, 44.08'
21- N 08-34 E, 27.25'
22- N 04-36 E, 33.16'
23- N 02-27-35 E, 43.10'
24- N 00-25 E, 32.93'
25- N 01-08-30 W, 47.21'
26- N 03-14 W, 72.97'
27- N 05-33-30 W, 44.71'
28- N 06-36 W, 85.61'
29- N 09-44 W, 41.70'
30- N 14-18-45 W, 46.80'
31- N 17-03 W, 133.15'
32- N 17-44 W, 52.92'
33- N 22-00 W, 24.30'
34- N 25-42 W, 22.03'
35- N 26-39-20 W, 82.98'
36- N 26-39-20 W, 110.36'
37- N 26-22-3- W, 61.26'
38- N 28-35-15 W, 101.00'
39- N 25-23-40 W, 54.92'
40- N 19-01 W, 17.92'
41- N 08-39 W, 22.54'
42- N 03-41 E, 16.30'
43- N 15-08 E, 16.36'
44- N 32-33 E, 19.94'
45- N 53-43 E, 17.53'
46- N 71-30 E, 25.05'
47- N 77-37 E, 25.00'
48- N 83-16 E, 25.16'
49- N 87-01 E, 42.44'
50- S 89-19 E, 23.30'
51- S 83-07 E, 25.34'
52- S 76-40-50 E, 28.25'
53- S 74-37-50 E, 39.96'
54- S 74-37-50 E, 123.67'
55- S 74-37-50 E, 15.00'
56- S 72-12 E, 25.14'
57- S 65-01 E, 12.50'
58- S 55-55 E, 16.81'
59- S 41-18 E, 25.49'
60- S 32-23 E, 25.02'
61- S 24-58-40 E, 37.30'
62- S 26-35-45 E, 74.40'
63- S 29-54-40 E, 116.42'
64- S 29-54-40 E, 45-00'
65- S 28-01-40 E, 31.48'
66- S 28-01-40 E, 105.00'

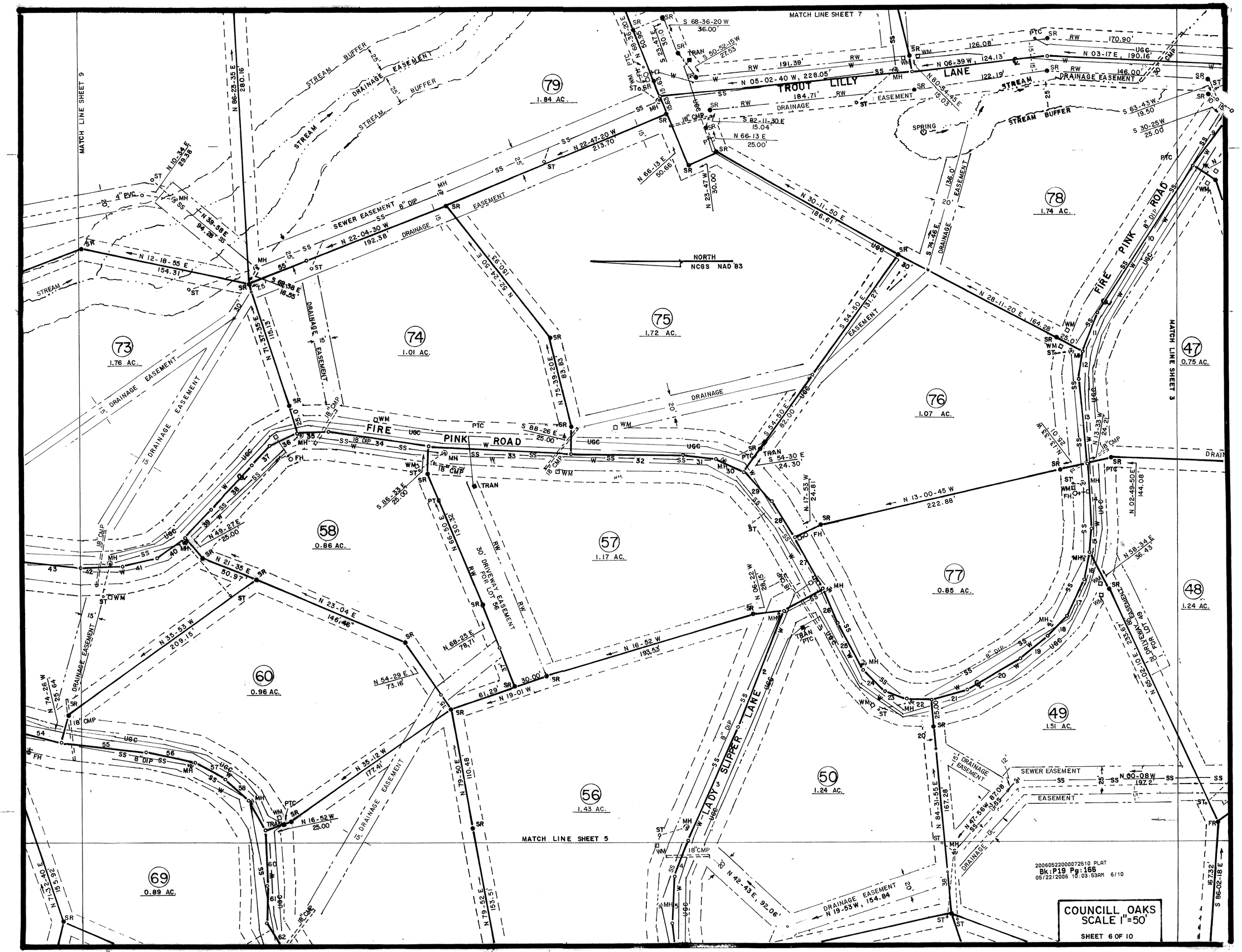
200605220000072510 PLAT
Bk:P19 Pg:163
05/22/2006 10:03:53AM 3/10

COUNCILL OAKS
SCALE 1" = 50'

SHEET 3 OF 10


COUNCILL OAKS
SCALE 1" = 50'
SHEET 4 OF 10
"INSET A"
SCALE 1" = 30'
PUMP STATION 0.017 ACRE
1- S 22-13-30 W, 17.08'
2- N 67-12 W, 15.00'
3- N 57-54-50 W, 25.24'
4- N 29-02-25 W, 18.70'
5- S 73-03 E, 29.04'
6- S 63-49-30 E, 25.59'
BELLSOUTH EASEMENT 0.022 ACRE
1- N 22-13-30 E, 17.08'
2- S 66-09-35 E, 18.63'
3- S 59-56-50 E, 44.99'
4- S 02-09-40 E, 12.20'
5- N 67-12 W, 68.23'
WILLIE ABBOTT
BR. 442, PG. 454
LESLIE LUNDQUIST
BR. 446, PG. 520
REBECCA COUNCILL
BR. 559, PG. 690
REBECCA S. COUNCILL
DB. 79, PG. 73
BY WILL FROM REKA SHOEMAKE
FILE NO. 05E-6
MILHUG, LLC
BR. 926, PG. 362
DEED OF CONSERVATION EASEMENT
HIGH COUNTRY CONSERVANCY
BR. 1037, PG. 799
PLAT BK. 18, PG. 21
COUNCILL HOUSE LOT
2.30 AC.
82
OPEN AREA
POND
MATCH LINE SHEET 7
MATCH LINE SHEET 2
MATCH LINE SHEET 3
NCGS COORDINATES
N = 911,323.52
E = 1,212,536.09
SR IN AN OAK STUMP
NORTH
NCGS NAD 83'
20060522000072510 PLAT
Bk:P19 Pg:164
05/22/2006 10:03:53AM 4/10


MATCH LINE SHEET 6
MATCH LINE SHEET 8
69
0.89 AC.
68
0.79 AC.
61
1.50 AC.
63
1.03 AC.
62
1.39 AC.
64
2.08 AC.
51
1.07 AC.
52
1.04 AC.
55
1.69 AC.
54
3.41 AC.
53
1.89 AC.
FIRE PINK ROAD
LADY SLIPPER LANE
WATER TANK ROAD
DRAINAGE EASEMENT
N 19-53 W, 154.84'
N 42-45 E, 92.06'
N 68-14 W
130.3'
20' SEWER EASEMENT
3-4" PVC LINES
N 10-35 E
186.35'
N 27-29-20 E
210.23'
N 22-18-20 E
131.34'
N 30-55-40 W
227.94'
N 82-41-21 E
N 82-15-30 E
132.48'
S 84-28-20 E
361.36'
S 83-48 E
307.52'
S 86-02-18 E
438.00'
150.81'
S 01-13-10 W
365.00'
S 01-13-10 W
200.00'
S 01-13-10 W
N 03-30 W
50.00
N 00-47-45 W
98.65'
N 86-30 E
15.00
N 62-09 E
30.00
40.00
TOWN OF BOONE
BR. 611, PG. 291
NORTH
NCGS NAD '83
ROBERT WARREN
BR. 229, PG. 636
PLAT BK. 12, PG. 122
20060522000072510 PLAT
Bk:P19 Pg:165
05/22/2006 10:03:53AM 5/10
LINDA LONON
BR. 274, PG. 550
PLAT BK. 12, PG 122
COUNCILL OAKS
SCALE 1"= 50'
SHEET 5 OF 10


MATCH LINE SHEET 7
MATCH LINE SHEET 9
MATCH LINE SHEET 3
MATCH LINE SHEET 5
NORTH
NCGS NAD 83
TROUT LILLY LANE
FIRE PINK ROAD
LADY SLIPPER LANE
79
1.84 AC.
78
1.74 AC.
47
0.75 AC.
73
1.76 AC.
74
1.01 AC.
75
1.72 AC.
76
1.07 AC.
58
0.86 AC.
57
1.17 AC.
77
0.85 AC.
48
1.24 AC.
60
0.96 AC.
49
1.51 AC.
56
1.43 AC.
50
1.24 AC.
69
0.89 AC.
30' DRIVEWAY EASEMENT FOR LOT 36
DRIVEWAY EASEMENT FOR LOT 49
SEWER EASEMENT
DRAINAGE EASEMENT
STREAM BUFFER
SPRING
20060522000072510 PLAT
Bk:P19 Pg:166
05/22/2006 10:03:53AM 6/10
COUNCILL OAKS
SCALE 1"=50'
SHEET 6 OF 10

COUNCILL OAKS
SCALE 1" = 50'

SHEET 7 OF 10

NORTH
NAD '83

Centerline of Fire Pink Road

1. N 14-46 E, 25.19'
2. N 17-09-40 W, 35.00'
3. N 39-10 W, 25.11'
4. N 57-28-40 W, 31.99'
5. N 58-29 W, 27.20'
6. N 67-12 W, 83.11'
7. N 59-27-20 W, 46.27'
8. N 59-34-55 W, 43.60
9. N 54-17-45 W, 61.22'
10. N 56-38-45 W, 158.61'
11. N 69-07 W, 38.30'
12. N 82-47 W, 24.77'
13. S 84-41-25 W, 76.09'
14. S 85-33-45 W, 59.06'
15. N 84-56-30 W, 24.15'
16. N 77-55 W, 23.32'
17. N 63-08-35 W, 35.50'
18. N 47-34 W, 25.69'
19. N 35-56-25 W, 29.83'
20. N 30-24 W, 57.19'
21. N 15-50-50 W, 33.88'
22. N 01-34-30 E, 21.49'
23. N 21-30-40 E, 20.56'
24. N 44-10-25 E, 27.95'
25. N 60-46-30 E, 47.23'
26. N 63-39-30 E, 33.33'
27. N 63-36 E, 55.51'
28. N 58-17 E, 36.03'
29. N 48-57-30 E, 36.76'
30. N 22-27 E, 27.23'
31. N 08-54-25 E, 29.00'
32. N 00-11-40 W, 102.78'
33. N 03-30 E, 127.80'
34. N 08-52-40 E, 92.65'
35. N 03-19-40 W, 27.19'
36. N 26-37 W, 28.15'
37. N 45-05 W, 25.22'
38. N 49-05-15 W, 54.47'
39. N 46-53 W, 33.34'
40. N 35-43 W, 30.35'
41. N 14-15 W, 33.93'
42. N 00-58-40 W, 35.77'
43. N 05-39-45 E, 58.89'
44. N 01-14 E, 37.52'
45. N 13-35 W, 25.00'
46. N 32-35-25 W, 25.00'
47. N 54-40 W, 35.08'
48. N 79-36-30 W, 20.68'
49. S 78-41-45 W, 21.43'
50. S 62-36 W, 25.86'
51. S 35-43-40 W, 29.71'
52. S 26-18 W, 24.19'
53. S 17-51-35 W, 45.42'
54. S 14-28 W, 42.27'
55. S 07-24 W, 78.36'
56. S 10-47-45 W, 43.51'
57. S 27-44-30 W, 32.03'
58. S 42-22-15 W, 28.83'
59. S 61-12-15 W, 30.33'
60. S 88-23 W, 50.75'
61. S 87-42 W, 35.39'
62. S 76-31 W, 32.42'
63. S 65-34-20 W, 59.85'
64. S 70-32-45 W, 36.96'
65. S 84-54 W, 36.46'
66. N 83-55-45 W, 29.40'
67. N 65-43-15 W, 21.52'
68. N 26-32-45 W, 26.49'
69. N 08-29-15 E, 30.83'
70. N 27-50-15 E, 57.80'
71. N 25-02-25 E, 70.43'
72. N 15-53-35 E, 48.42'
73. N 00-04-15 E, 32.49'
74. N 23-21-10 W, 32.09'
75. N 53-20-40 W, 36.40'
76. N 82-25-35 W, 41.95'
77. S 74-20-50 W, 27.87'
78. S 67-53 W, 48.77'
79. S 67-07-30 W, 50.16'
80. S 60-14-55 W, 35.41'
81. S 33-54-40 W, 52.46'
82. S 08-44-30 W, 50.00'

Centerline of Water Tank Road

1. S 68-28 W, 50.00'
2. S 62-32-20 W, 82.12'
3. S 52-17 W, 59.02'
4. S 52-17 W, 77.00'
5. S 65-52 W, 29.57'
6. N 69-59 W, 14.11'
7. N 02-40-55 W, 28.00'
8. N 04-12 E, 178.94'
9. N 05-28 E, 56.65'
10. N 00-21-30 W, 88.06'
11. N 02-49 W, 88.05'

Centerline of Dwarf Iris Lane

1. N 76-10 E, 43.50'
2. S 81-33-50 E, 62.49'
3. N 83-59 E, 23.97'
4. N 70-04 E, 16.98'
5. N 58-13 E, 25.25'
6. N 53-52 E, 61.30'

Centerline of Lady Slipper Lane

1. N 30-16 W, 36.65'
2. N 69-13-50 W, 113.18'
3. N 65-03-30 W, 111.10'
4. N 70-18-35 W, 36.54'
5. N 88-02-40 W, 41.90'
6. S 84-37-10 W, 45.43'
7. S 82-06 W, 51.22'
8. S 70-32 W, 35.86'
9. S 56-47-20 W, 33.88'
10. S 30-34-30 W, 32.42'
11. S 09-23 W, 33.06'
12. S 04-23-30 W, 44.14'
13. S 09-31-15 W, 42.02'
14. S 16-45-40 W, 43.83'
15. S 24-33-15 W, 24.86'
16. S 28-53-15 W, 26.27'
17. S 35-34-20 W, 49.64'
18. S 87-07-50 W, 23.97'
19. N 77-36 W, 50.00'
20. N 54-04-35 W, 29.59'
21. N 27-50-40 W, 25.03'

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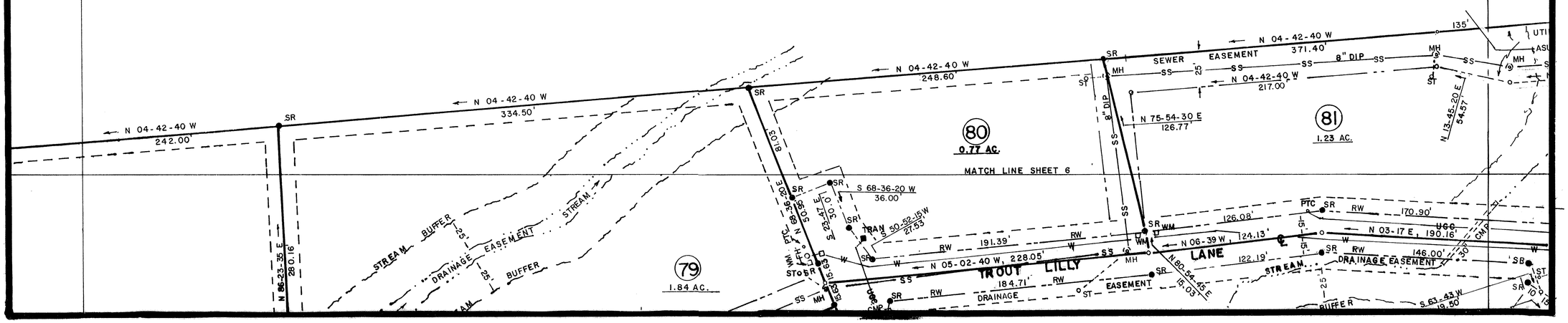
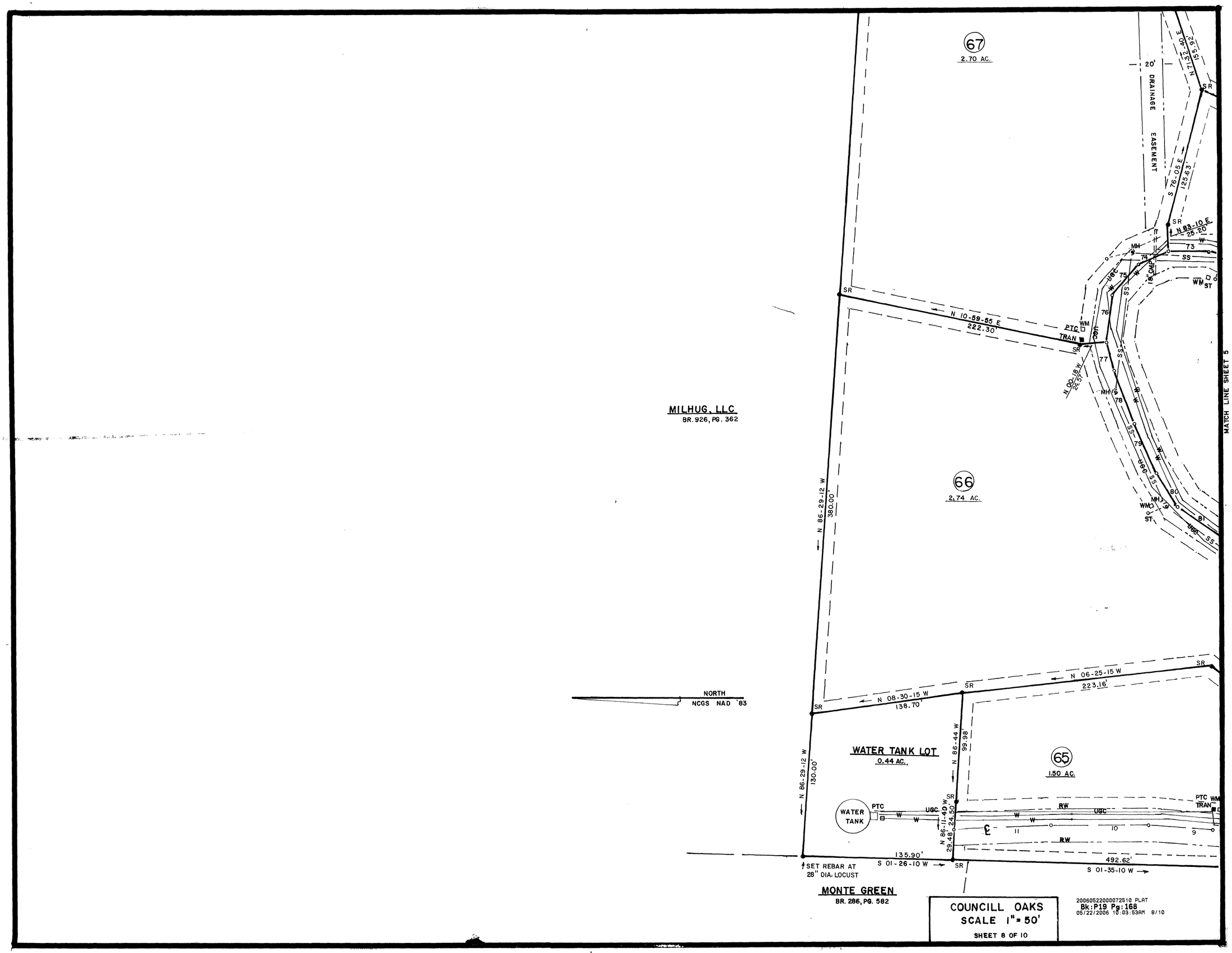
MILHUG, LLC
BR. 926, PG. 362





COUNCILL OAKS
SCALE 1" = 50'
SHEET 8 OF 10

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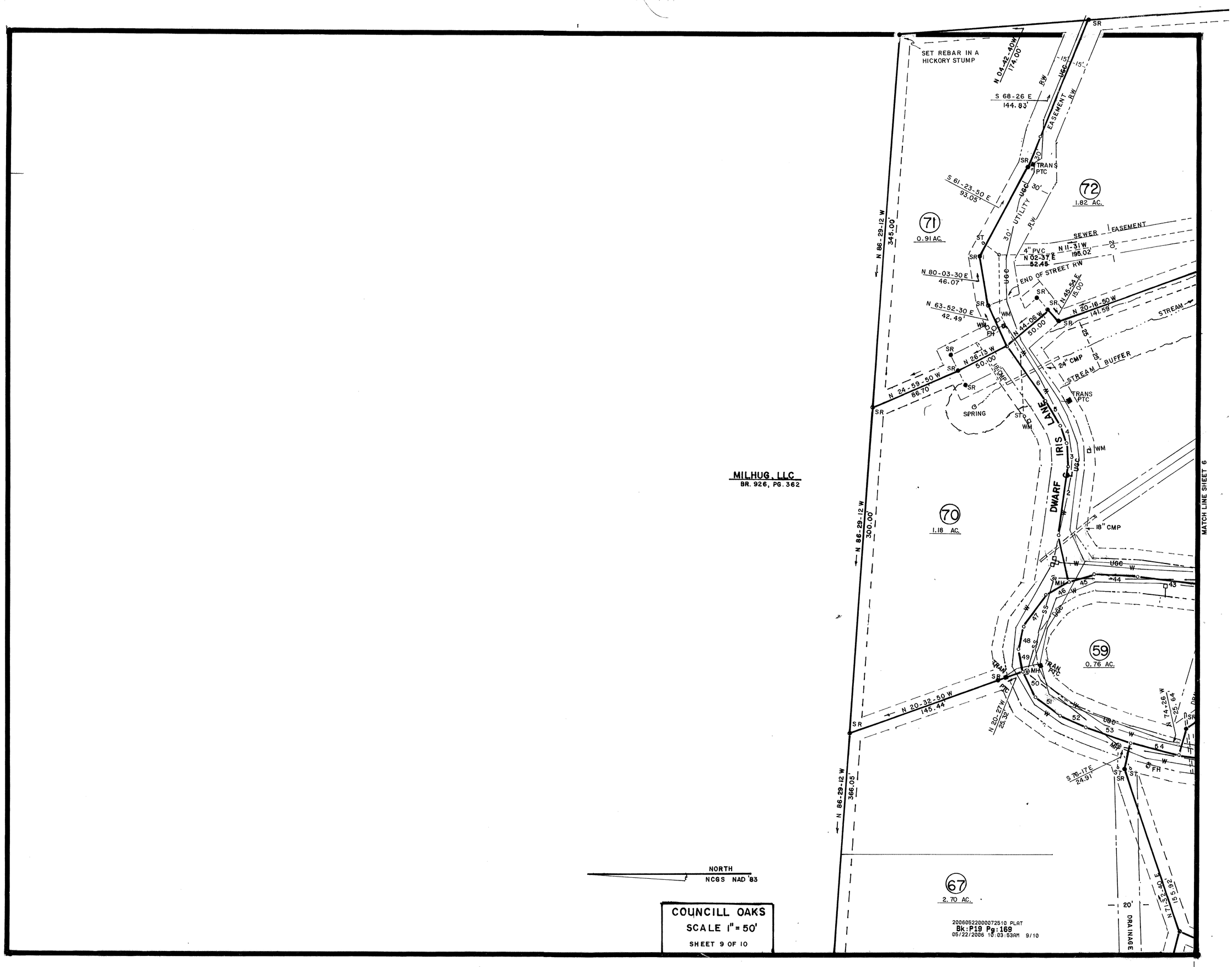

COUNCILL OAKS

SCALE 1" = 50'

SHEET 9 OF 10

COUNCILL OAKS
SCALE 1" = 50'

SHEET 10 OF 10

MATCH LINE SHEET 7

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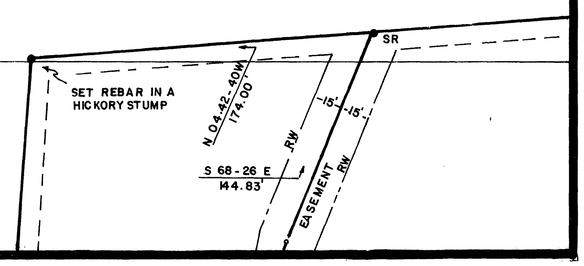
BR. 926, PG. 362

NORTH
NCGS NAD '83

MATCH LINE SHEET 9

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