

I, STEPHEN S. FOSTER, PROFESSIONAL LAND SURVEYOR NO. L-4816 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THIS: " X "

- A: THAT THIS PLAT IS OF A SURVEY OF A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B: THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C: THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET (ROAD) OR CHANGE AN EXISTING STREET (ROAD).
- D: THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS 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 PROVISIONS CONTAINED IN A: THROUGH D: ABOVE

I, STEPHEN S. FOSTER, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME DEED RECORDED IN BOOK 2350 PAGE 1555 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM BOOKS REFERENCED. THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 7,500 THAT THIS PLAT IS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NO. AND SEAL THIS 15th DAY OF FEBRUARY A.D. 2023.

Stephen S. Foster
LAND SURVEYOR NO. L-4816



SEAL

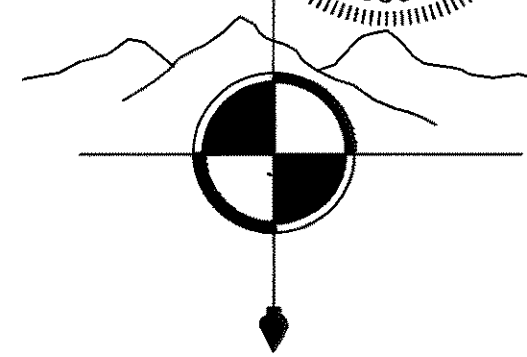
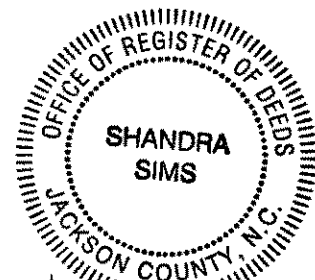
EXISTING

REVIEW OFFICER:

STATE OF NORTH CAROLINA
COUNTY OF Jackson
I, Garrett Taylor REVIEW OFFICER OF Jackson COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE 2/15/23 REVIEW OFFICER

REGISTER OF DEEDS:

NORTH CAROLINA
Jackson COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDED IN PLAT CABINET 25 SLIDE 931 PAGE 1555 OR CARD #
THIS February 23 20 23 AT 12:18 P.M.
Shandra Sims REGISTER OF DEEDS



GRAPHIC SCALE 1" = 40'

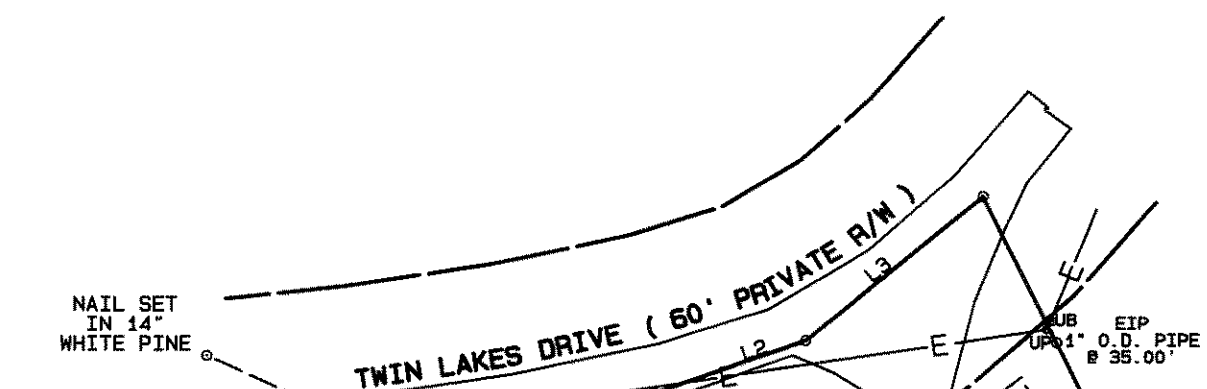
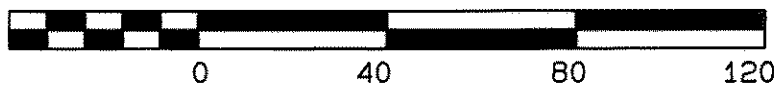


TABLE OF METES AND BOUNDS ALONG TWIN LAKES DRIVE (60' PRIVATE R/W)

LINE	BEARING	DISTANCE
L1	N81°34'07"E	59.00'
L2	N70°38'07"E	34.00'
L3	N50°30'26"E	48.58'

**** NOTES ****
NO NORTH CAROLINA CONTROL MONUMENT LOCATED WITHIN 2,000 FEET
MERIDIAN—REFERENCE - D.B. 2350 / PG. 1555
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN ANY DESIGNATED FLOOD HAZARD AREA
THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAY EASEMENTS AND RESTRICTIONS OF RECORD
THE JACKSON COUNTY PROPERTY RECORD CARD SHOWS THE HOUSE WAS CONSTRUCTED IN 1967 AND MODIFIED IN 1982. THIS PLAT SHOWS THE SETBACKS APPLICABLE AT THE TIME DESCRIBED IN THE DECLARATION RECORDED IN D.B. 540 / PG. 546 IN THE JACKSON COUNTY REGISTER OF DEEDS.

TABLE OF METES AND BOUNDS WITH EDGE OF LAKE

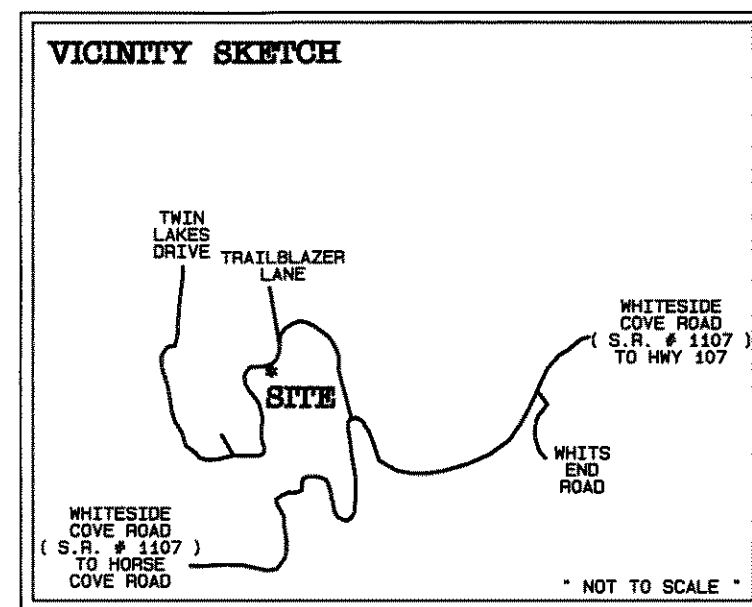
LINE	BEARING	DISTANCE
L4	S46°46'38"W	15.75'
L5	S50°23'18"W	17.22'
L6	S13°04'09"W	7.57'
L7	S25°47'06"W	17.29'
L8	S36°20'21"W	8.88'
L9	S35°45'20"W	11.65'
L10	S23°46'03"W	11.33'
L11	S26°34'00"W	15.73'
L12	S22°50'23"W	20.14'
L13	S40°06'18"W	14.56'
L14	S36°25'59"W	18.58'
L15	S35°24'59"W	27.65'

LOT 10
HOLLY BERRY MOUNTAIN ESTATES
D.B. 2212 / PG. 39
PARCEL # 7560-75-1668
1.23 ACRES

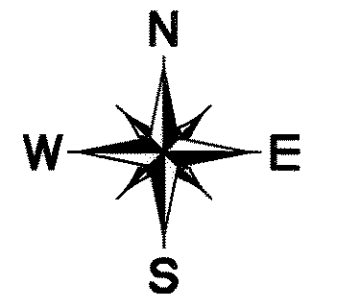
LOT 9
HOLLY BERRY MOUNTAIN ESTATES
JOHN DAVID & MARTINA L. HENDERSON
D.B. 2296 / PG. 866
P.C. 24 / SL. 583
PARCEL # 7560-75-3729

LOT 11
HOLLY BERRY MOUNTAIN ESTATES
ERNEST J. DELMONICO, III, TRUSTEE
D.B. 2347 / PG. 1346
P.C. 9 / SL. 170
PARCEL # 7560-65-9681

HOLLY BERRY ASSOCIATION, INC.
D.B. 552 / PG. 250
P.C. 22 / SL. 865
PARCEL # 7560-75-3135



NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY. EASEMENTS OR OTHER MATTERS AFFECTING THE USE OF THIS PROPERTY NOT SHOWN HEREON, MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY PLAT REFLECTS ONLY WHAT WAS OBSERVED ON THE GROUND, AND DOES NOT DEPICT UNUSED EASEMENTS, UNDERGROUND UTILITIES, OR OTHER SUBSURFACE INSTALLATIONS WHICH MAY EXIST.



- LEGEND
- EIP—DENOTES EXISTING IRON PIN
 - NIP—DENOTES NEW IRON PIN SET
 - CON. MON.—DENOTES CONCRETE MONUMENT
 - UB—DENOTES UTILITY BOX
 - WM—DENOTES WATER METER
 - UP—DENOTES UTILITY POLE
 - R/W—DENOTES RIGHT OF WAY
 - SSMH—DENOTES SANITARY SEWER MANHOLE
 - SDMH—DENOTES STORM DRAIN MANHOLE
 - CB—DENOTES CATCH BASIN
 - CO—DENOTES SEWER CLEAN OUT
 - CP—DENOTES CORRUGATED METAL PIPE
 - CPP—DENOTES CORRUGATED PLASTIC PIPE
 - RC—DENOTES ROCK COLUMN

SURVEY FOR:
**DANIEL P. SULLIVAN and
WANDA H. SULLIVAN**

CURRENT OWNER:
GARRETT TAYLOR
& VICKI DELUCIA

BEING LOT 10, HOLLY BERRY MOUNTAIN ESTATES LANDS RECORDED IN D.B. 2350 / PG. 1555 CASHIERS TOWNSHIP, JACKSON COUNTY, NORTH CAROLINA		
SCALE: 1" = 40'	REVISIONS:	DRAWN BY: MSF
DATE: 2/15/2023		APPROVED BY: SSF
L. STEPHEN FOSTER & ASSOCIATES, P.A. P.O. BOX 1063, HIGHLANDS N.C. 28741		NCBELS LICENSE NO. C-2098
OFFICE : 828-743-4154 WEBSITE : www.fosterslandsurveying.com		DRAWING NUMBER F150-23