

Deed Book Index

TIP No: B-5177	Project No: 42548.1.2	County(s): WATAUGA
Project	Bridge #278 on SR 1540 (Tweetsie Railroad) over	
Description:	Middle Fork Creek.	

Property Owners	Deed Book / Page Num	Page Num
Lenore G Critcher & Truman A Critcher	1834 / 300	1~3
Laura B Lillis	1576 / 666	4~6
Middle Fork, LLC	1412 / 576	7~11
Thomas Broyhill Heirs, LLC	1422 / 351	12~14

Plat Book Index

TIP No: B-5177

Project No: 42548.1.2

County(s): WATAUGA

Project **Bridge #278 on SR 1540 (Tweetsie Railroad) over**
Description: **Middle Fork Creek.**

Property Owners	Plat Book / Page Num	Page Num
Lenore Critcher & Truman A Critcher	25 / 17	15
Laura Lillis	12 / 58	16
Middle Fork, LLC	21 / 228	17

FILED Amy J. Shook
Register of Deeds, Watauga Co, NC
Fee Amt: \$26.00

Bk 1834 Pg 300 (3)

Recorded: 11/19/2015 at 03:05:59 PM
Doc No: 642482 Kind: DEED



Excise Tax- \$0.00

Recording Time, Book and Page

Prepared by: Miller & Johnson, PLLC, P.O. Box 49, Boone, NC 28607

Return to: Grantee by mail

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF WATAUGA

This General Warranty Deed made this 19th day of November, 2015 , by and between

LENORE G. CRITCHER AND HUSBAND, TRUMAN A. CRITCHER

1735 Deerfield Road

Boone, NC 28607

(hereinafter collectively called "Grantor")

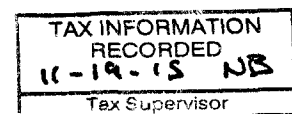
and

✓ **LENORE G. CRITCHER AND HUSBAND, TRUMAN A. CRITCHER**

1735 Deerfield Road

Boone, NC 28607

(hereinafter collectively called "Grantees")



WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has transferred, given, granted, bargained, and conveyed and by these presents does transfer, give, grant, bargain, convey and confirm unto Grantee, its successors and assigns, in fee simple, all that certain lot, parcel or tract of land situated in Blue Ridge Township, Watauga County, North Carolina, and more particularly described as follows:

BEING ALL OF TRACT 2, CONTAINING 3.00 ACRES, AS SHOWN IN PLAT BOOK 25, PAGE 17 OF THE WATAUGA COUNTY NC PUBLIC REGISTRY, AND WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AS IF SET OUT IN FULL.

This property **X** does NOT include the primary residence of the Grantor.

The property hereinabove described was acquired by the Grantors in Book 1274, Page 362 of the Watauga County NC Public Registry. This deed was prepared with the benefit of a title examination.

TO HAVE AND TO HOLD the aforesaid lot, parcel or tract of land and all privileges and appurtenances thereunto belonging, or in any wise appertaining, unto Grantee, its successors and assigns in fee simple forever, with all warranties of title, subject to the following exceptions:

1. Utility, rights of way, and other easements of public record.
2. Matters shown in Plat Book 25, Page 17, Watauga County, NC.
3. Right of Way of Middle Fork Road (NCSR 1531).
4. Right of First Refusal in Record Book 1826, Page 278, Watauga County, NC.

IN WITNESS WHEREOF, the Grantors have hereunto set his and her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Lenore G. Critcher (Seal)
Lenore G. Critcher

Truman A. Critcher by Jennie Ardease Greene (Seal) *ATF*
Truman A. Critcher, by Jennie Ardease Greene, AIF
Under Power of Attorney recorded on 11/21/2014
In RB 1780, P 435, Watauga County, NC.

STATE OF North Carolina

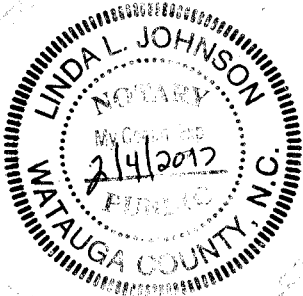
COUNTY OF WATAUGA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing documents: Lenore G. Critcher

WITNESS my hand and official seal this the 19 day of November, 2015.

[Signature]
Notary Public:

NOTARIAL SEAL:



Bk 1834

Pg 302

Doc No: 642482 Kind: DEED

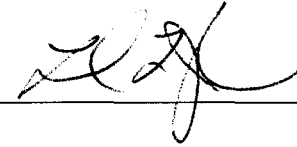
COUNTY OF WATAUGA

STATE OF NORTH CAROLINA

I, a Notary Public of the County and State aforesaid, certify that JENNIE ARDEASE GREENE as Attorney-in-Fact for TRUMAN A. CRITCHER, personally came before me this day and being duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of TRUMAN A. CRITCHER, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of Watauga, State of North Carolina, in Book of Records 1780, Page 435, on the 21st day of November, 2014, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said JENNIE ARDEASE GREENE acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for in behalf of the said TRUMAN A. CRITCHER.

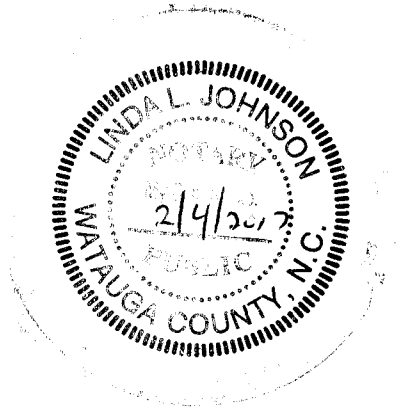
Witness my hand and official seal, this ^{North} 11 day of ~~September~~, 2015.



Notary Public

My Commission Expires: 2/4/2017

NOTARY SEAL:



FILED JoAnn Townsend
Register of Deeds, Watauga Co., NC
Recording Fee: \$25.00
NC Real Estate TX: \$.00

20110616000048200 DEED
Bk:BR1576 Pg:666
06/16/2011 11:01:59 AM 1/3

✓
TODD VANDERBLOEMEN & BRADY PA
ATTN: PAMELA S MAYBERRY
PO DRAWER 1320
LENOIR, NC 28645



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: _____

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: Todd, Vanderbloemen & Brady, PA

Brief description for the Index: _____

THIS DEED made this 14th day of June, 2011, by and between

GRANTOR

Laura Belle Lillis, Executor of the Estate of
LaVerne Greene Prevatte

149 Burton Hills Circle
Gastonia, North Carolina 28054-3426

GRANTEE

Laura Belle Lillis, Trustee of the Family Trust
U/W of LaVerne Greene Prevatte dated 12/30/1996; and
Laura Belle Lillis, Trustee of the Spousal Trust
U/W of LaVerne Greene Prevatte dated 12/30/1996

346 Ashley Forrest Drive
Chapel Hill, North Carolina 27514

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in the City of _____, Blue Ridge Township, Watauga County, North Carolina and more particularly described as follows:

See attached Exhibit "A" incorporated herein by reference as if fully set out herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.



A map showing the above described property is recorded in Plat Book 12, page 58.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

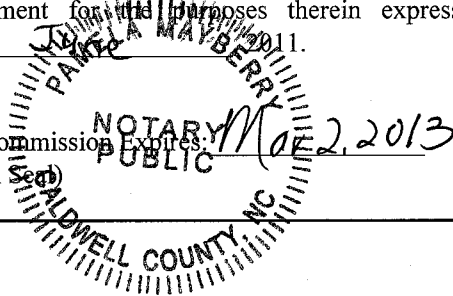
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Laura Belle Lillis (SEAL)
 Laura Belle Lillis, Executor of the Estate of
 LaVerne Greene Prevatte

State of North Carolina - County of Caldwell

I, the undersigned Notary Public of the County of Caldwell and State aforesaid, certify that Laura Belle Lillis Executor of the Estate of LaVerne Greene Prevatte personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of June, 2011.

My Commission Expires: Nov 2, 2013
 (Affix Seal)



Pamela Mayberry
Pamela Mayberry Notary Public
 Notary's Printed or Typed Name

**EXHIBIT "A"**

Being all that property described in Deed Book 162, Page 235, Watauga County Registry as described in a deed from Ronald C. Greene and wife, Belle G. Greene to LaVerne Greene Prevatte; and that property described in Deed Book 224, Page 791, Watauga County Registry as described in a deed from Belle G. Greene, widow to LaVerne Greene Prevatte; said two tracts being shown as a part of the 94.488 acre tract as described in Plat Book 12, Page 58, Watauga County Registry.

See also Boundary Line Agreement between Ronald C. Cook, et al and LaVerne Greene Prevatte and husband Horace Prevatte dated July 31, 1996, and Consent Order entered in Watauga County Superior Court file No. 95CVS33, filed June 4, 1999.

Excepted from the above described 94.488 acre tract is that certain triangle portion of property previously conveyed by LaVerne G. Prevatte and husband, Horace Prevatte. The above described conveyance is subject to the right of way of US Highway 221/US Highway 321 and other rights of way of record.

See also deeds from Horace R. Prevatte, Sr., individually and Horace R. Prevatte, Sr., as Personal Representative of the Estate of LaVerne Greene Prevatte to Laura Belle Lillis recorded in Book 637, Page 763 and deed from Horace R. Prevatte, Sr., individually and Horace R. Prevatte, Sr., as Personal Representative of the Estate of LaVerne Greene Prevatte to Horace Rodgers Prevatte, Jr., recorded in Book 637, Page 759. See also Will of LaVerne Greene Prevatte of record in the office of Clerk of Superior Court for Caldwell County and Clerk of Superior Court for Watauga County.

See also Easement Grant from Shari Prevatte, unmarried and Laura Belle Lillis and husband, John Lillis and the Town of Blowing Rock recorded in Book 1505, Page 670, Watauga County Registry.

The draftsman of this instrument has not checked title to the above described property and makes no certification as to title and was not responsible for handling a closing for said property.

FILED JoAnn Townsend
Register of Deeds, Watauga Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$.00

20081205000132900 DEED
Bk: BR1412 Pg: 576
12/05/2008 12:57:43 PM 1/5



Excise Tax: No Consideration		Recording Time, Book and Page	
Tax Lot No.....		Parcel Identifier No.....	
Verified by		County on the day of....., 200	
by			
Mail after recording to: Andrea Capua, Esq. di Santi Watson Capua & Wilson 642 West King Street P.O. Box 193 Boone, North Carolina 28607			

This instrument was prepared by: Rayburn Cooper & Durham, P.A.

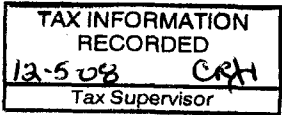
Brief description for the Index:

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 2nd day of December, 2008, by and between

GRANTOR	GRANTEE
Tweetsie Railroad, Inc. a North Carolina corporation, 300 Tweetsie Railroad Lane Blowing Rock, NC 28605	Middle Fork, LLC a North Carolina limited liability company c/o Andrea Capua, Esq. di Santi Watson Capua & Wilson 642 West King Street P.O. Box 193 Boone, North Carolina 28607

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.





WITNESSETH, that the Grantor has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, for business convenience and without consideration as Grantee is a wholly owned limited liability company of Grantor, all that certain lot or parcel of land situated in Watauga County, North Carolina and more particularly described as follows:

See Exhibit A – Legal Description, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

See Exhibit B attached hereto and incorporated herein by reference.

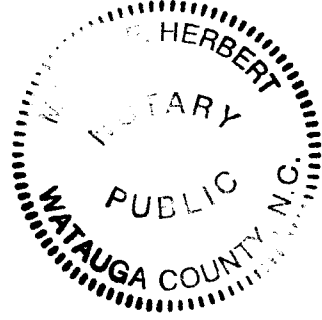
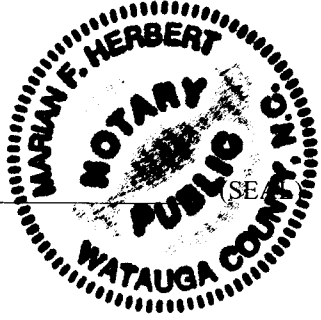
Restriction on Use. The property being conveyed by this deed is subject to the following restrictions on use. For as long as Grantor shall operate a Wild West theme park at its present location on US Highway 321, no portion of the property shall be used for an amusement park, theme park, or water park, unless Grantor consents to such use in a written instrument recorded in the Watauga County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Tweetsie Railroad, Inc.,
A North Carolina corporation



By: Christopher B. Robbins
Its: President



NORTH CAROLINA, WATAUGA COUNTY

I, the undersigned Notary Public, do hereby certify that Christopher B. Robbins, personally came before me this day and acknowledged that he is the President of Tweetsie Railroad, Inc., a North Carolina corporation, and that by authority duly given and act of the corporation, the foregoing instrument was signed in its name by him as its President.

Witness my hand and official stamp or seal, this 4th day of Dec, 2008.

My commission expires: 11-06-2011

Marwan F. Herbert
Notary Public

The foregoing Certificate(s) of _____
_____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____
Deputy/Assistant-Register of Deeds

**EXHIBIT A****REAL PROPERTY DESCRIPTION**

Lying and being in Watauga County, North Carolina, and being more particularly described as follows:

BEING all of that certain 42.024 acre tract as shown on plat thereof entitled "Combination/Recombination Survey for Tweetsie Railroad, Inc." dated August 12, 2003, revised October 10, 2008 as surveyed by Donald H. McNeil, PLS# L-2809 and being Job #08299 recorded in Plat Book 21, Page 228, of the Watauga County North Carolina Public Registry, to which plat reference is hereby made.

EXHIBIT B**EXCEPTIONS**

1. Ad valorem taxes for the year 2009, and subsequent years.
2. Deed of Trust by grantor in favor of BB&T dated December 4,, 2008 and recorded in the Watauga County Register of Deeds in Book 1412, at Page 519.
3. All such valid and enforceable road rights of way, zoning and subdivision ordinances, easements, covenants, restrictions, conditions, encumbrances, reservations, and other matters of record, including
 - a. Vehicular right-of-way in favor of David Jones Triplett per that Warranty Deed dated January 18, 1980 by grantor to David Jones Triplett and recorded in the Watauga County Public Registry in Book 196 at Page 820.
 - b. Greenway easement to be granted to Watauga County, North Carolina, and any rights necessary to construct said greenway, as established in that agreement between grantor and Watauga County dated December 4, 2008. The proposed site of the Greenway is shown on the plat recorded in the Watauga County Register of Deeds in Plat Book 21 at page 228
 - c. Also, there is excepted and not conveyed herewith, that certain 3-inch PVC forced sewer main, that certain 3/4-inch PVC water line and that certain 8-inch sewer line located on the property hereby conveyed as shown in Plat Book 21, Page 228 in the Watauga County Public Registry, all of which shall be owned by Grantor, subject, however, to the terms and provisions of that certain Sanitary Sewer Easement and Operation Agreement of even date herewith by and between Grantor and Grantee, to be recorded in the Watauga County Public Registry following recordation of this Deed.

FILED JoAnn Townsend
Register of Deeds, Watauga Co., NC
Recording Fee: \$20.00
NC Real Estate TX: \$.00

20090203000010700 C/D
Bk:BR1422 Pg:351
02/03/2009 02:33:38 PM 1/3



Excise Tax: \$ -0-

Mail after recording to: DEAL, MOSELEY & SMITH, LLP, P.O. BOX 311, BOONE, NC 28607

PREPARED BY: DEAL, MOSELEY & SMITH, LLP, ATTORNEYS AT LAW,
P. O. BOX 311
BOONE, NC 28607 Tel (828) 264-4734

Brief Description for the Index: 16.66666 undivided interest in 45.96 acres in Blowing
Rock Township

NORTH CAROLINA CORRECTION WARRANTY DEED

THIS CORRECTION DEED, made this 29th day of JANUARY, 2009, by and between,

MARIE BROYHILL, Trustee of the RALPH J. BROYHILL LIVING TRUST, dated

December 17, 1996, GRANTOR;

and,

THOMAS BROYHILL HEIRS, LLC

of 767 Little Laurel Road Ext., Boone, NC 28607, GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all grantor's 16.66666 undivided interest in that certain lot or parcel of land situated in BLOWING ROCK TOWNSHIP, WATAUGA COUNTY, NORTH CAROLINA, and more particularly described as follows:

--SEE ATTACHED "SCHEDULE A" FOR DESCRIPTION--

It is the purpose of this Correction Deed to correct the name of the Grantor in that Deed dated October 13, 2006, from Ralph J. Broyhill and wife, Marie Coffey Broyhill to Thomas Broyhill Heirs, LLC, recorded in Book of Records 1227, Page 754, Watauga County Registry. The correct grantor is the Ralph J. Broyhill Living Trust, dated December 17, 1996.

THIS DOCUMENT HAS BEEN PREPARED WITHOUT TITLE EXAMINATION
The preparer of this document is not the disbursing agent and therefore is not required to file IRS Form 1099-S.



The property hereinabove described was acquired by Grantor in Book 404, Page 080, Watauga County Registry.

A map showing the above described property is recorded in Plat Book _____ at Page _____.

TO HAVE AND TO HOLD all grantor's 16.66666 undivided interest in and to the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the 16.66666 undivided interest in the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

This conveyance is made subject to any easements, rights of way, restrictions and matters of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing the day and year first above written.

RALPH J. BROYHILL LIVING TRUST, dated
December 17, 1996

BY: Marie Broymill (SEAL)
MARIE BROYHILL, TRUSTEE

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA

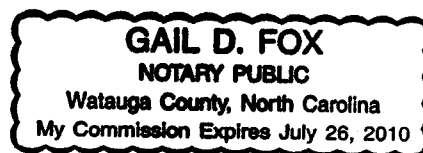
COUNTY OF WATAUGA

I, a Notary Public of the County and State aforesaid, certify that MARIE BROYHILL, TRUSTEE OF THE RALPH J. BROYHILL LIVING TRUST, dated December 17, 1996, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of the said Trust. Witness my hand and official seal, this the 2nd day of ~~January~~ February, 2009.

{affix legible notarial stamp or seal *within the margins* below}

Gail D. Fox
Notary Public

My Commission Expires: 7-26-10



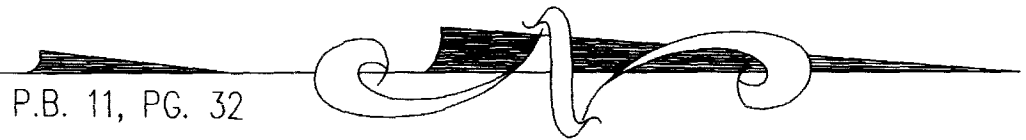


Commencing at the NCGS Monument, "Elrod" and proceeding thence South 06° 53' 18" East, a horizontal distance of 389.98' to the POINT OF BEGINNING;

The Point of Beginning being a 3/4" Iron Pipe set in or near the western edge of the Right-of-Way for Hwy 221/321, in the common property line for Dee Arthur Properties, Inc. (Deed Book 309, Pg. 787, Tract B); thence running South 87° 14' 46" East, with a distance of 70.28' to a point in the center of Hwy 221/321; thence 4 calls to unmarked points in the center of the pavement, 1- South 03° 47' 56" West, a distance of 178.24'; thence 2- South 05° 23' 41" West, a distance of 63.95'; thence 3- South 15° 35' 48" West, a distance of 144.65'; thence 4- South 23° 45' 11" West, a distance of 345.20' to a point in the approximate center of Hwy 221/321; thence leaving the highway and running with the Tweetsie Railroad, Inc. property lines, 3 calls, 1- South 62° 31' 51" West, a distance of 144.53' to a 3/4" Iron Pipe set on the NE side of the bridge for Tweetsie Railroad Drive, also known as SR 1540, over the Middle Fork of the New River; thence 2- South 80° 29' 54" West, a distance of 73.36' to a 5/8" Rebar on the SW side of Tweetsie Railroad Drive; thence 3- South 80° 29' 54" West, a distance of 443.11' to a nail set at a 5/8" Rebar on the western side of a creek; thence South 80° 53' 23" West, a distance of 537.01' to an 1/2" Rebar at a 15" Cherry tree, a common corner between 2 tracts registered to David Jones Triplett, (Deed Book 196, Pg. 820, and Deed Book 199, Pg. 433); thence with the Triplett and the Marie Broyhill, (Deed Book 404, Pg. 83), property lines, North 89° 42' 35" West, a distance of 405.38' to 30" White Oak, common corner of the Tweetsie Railroad property, (Deed Book 584, Pg. 537); thence with the Tweetsie Railroad property line, South 89° 34' 48" West, a distance of 108.12' to a 3/4" Iron Pipe, common corner of another Tweetsie Railroad property, (Deed Book 508, Pg. 447); thence 2 calls with the Tweetsie Railroad property line, 1- South 89° 25' 46" West, a distance of 401.15' to a 3/4" Iron Pipe set; thence 2- South 89° 22' 37" West, a distance of 9.99' to a 36" White Oak, common corner of 2 Tweetsie Railroad tracts, (Deed Book 508, Pg. 447 & Deed Book 99, Pg. 453); thence with the Tweetsie Railroad property line, North 03° 13' 06" East, a distance of 9.99' to a 3/4" Iron Pipe set; thence with the property lines of Tweetsie Railroad for the Deed Book 99, Pg. 453 and Deed Book 98, Pg. 382, North 03° 11' 33" East, a distance of 1006.07' to an Iron Pipe, common corner of Ronard E. Elrod, (Deed Book 43, Pg. 586); thence with the Dee Arthur Properties, Inc. property line, South 88° 19' 53" East, a distance of 1553.09' to a 3/4" Iron Pipe set near the chain link fence for the Middle Fork Baptist Church Cemetery; thence with the Dee Arthur Properties, Inc. property line, South 87° 14' 46" East, a distance of 609.72' to the POINT OF BEGINNING;

Said described tract containing 45.96 Acres (2,001,849.71 Square Feet), more or less, as surveyed by Donald G. Bolick, PLS L-3688, 1/28/04.

BEING the same as those two tracts described in Deed Book 53, Page 5, Watauga County, North Carolina, Public Registry.



P.B. 11, PG. 32

SAMUEL LEROY & NANCY
LARSON CHURCH
B.R. 1371, PG. 3

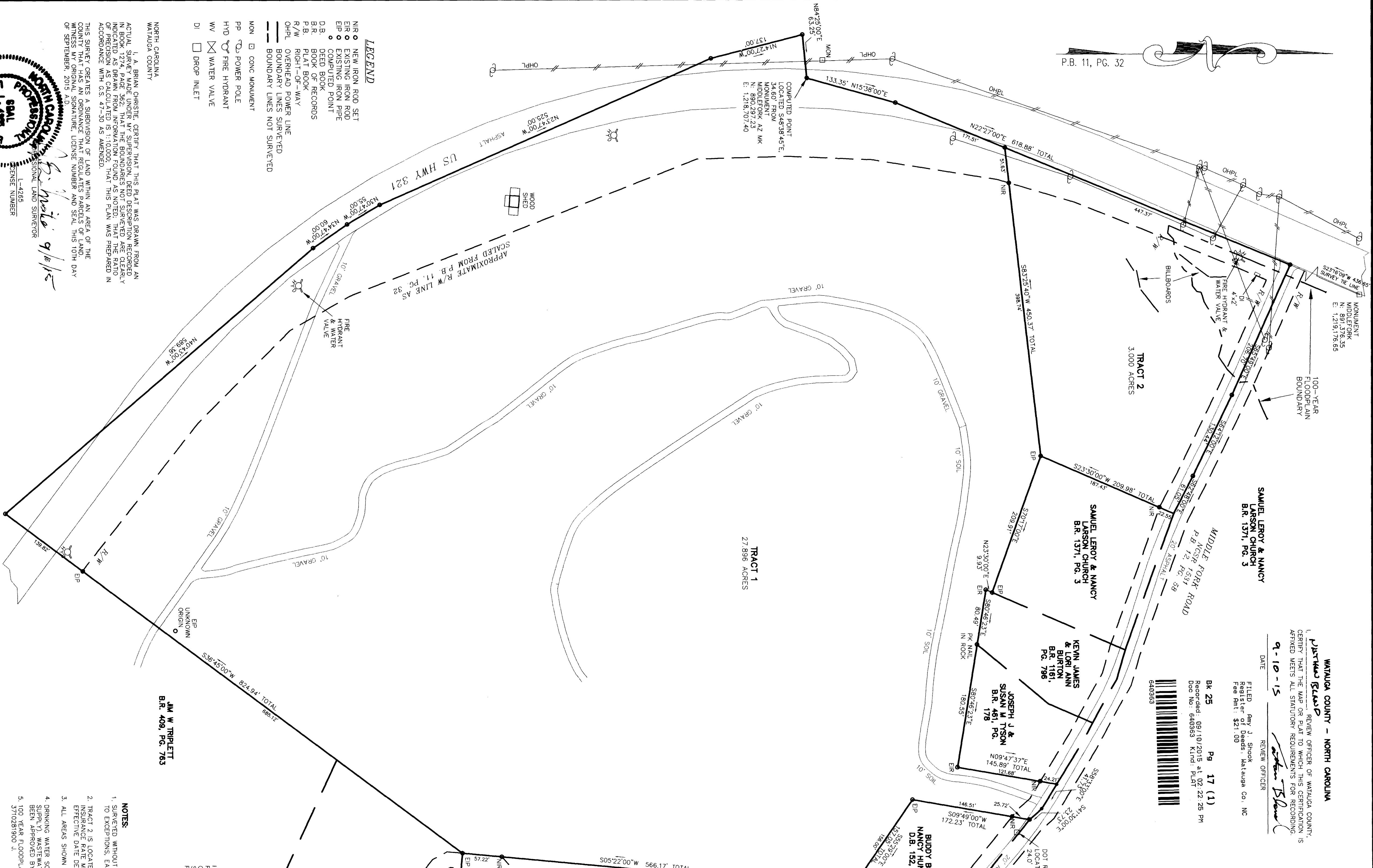
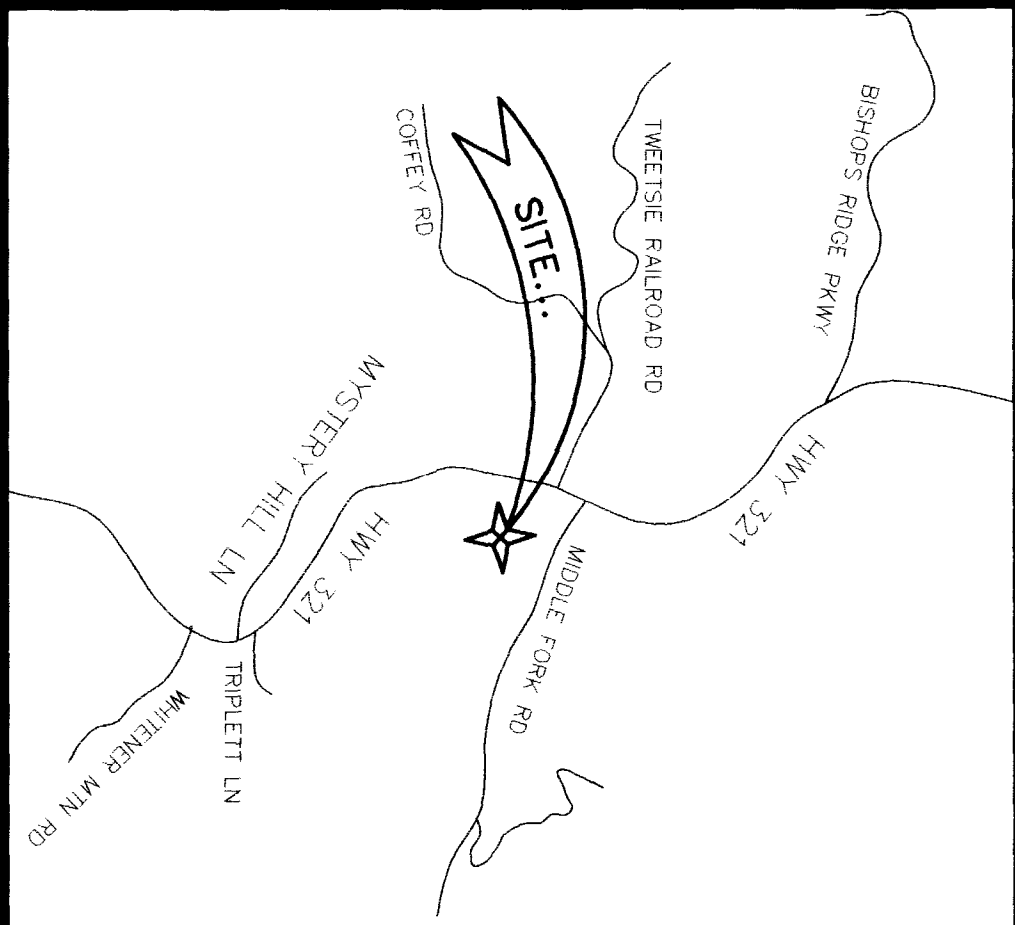
REVIEW OFFICER
FILED Amy J. Shook
Register of Deeds, Watauga Co., NC
Fee Amt: \$21.00

WATAUGA COUNTY - NORTH CAROLINA
I, Justin S. Shook
REVIEW OFFICER OF WATAUGA COUNTY,
CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE 9-10-15 REVIEW OFFICER Justin S. Shook

BK 25 Pg 17 (1)
Recorded: 09/10/2015 at 02:22:29 PM
Doc No: 640363 Kind: PLAT



VICINITY MAP



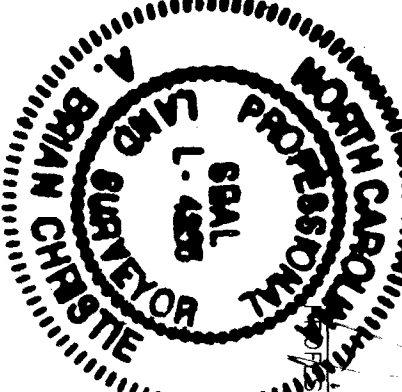
LEGEND

- NIR NEW IRON ROD SET
- EIP EXISTING IRON PIPE
- COMPUTED POINT
- D.B. DEED BOOK
- B.O.R. BOOK OF RECORDS
- P.B. PLAT BOOK
- R/W RIGHT-OF-WAY
- OHPL OVERHEAD POWER LINE
- BOUNDARY LINES NOT SURVEYED
- MON CONG MONUMENT
- PP CO. POWER POLE
- HW FIRE HYDRANT
- WV WATER VALVE
- DI DROP INLET

I, A BRIAN CHRISTIE, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 1274, PAGE 362, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS NOTED. THAT THE RATIO OF THIS SURVEY TO THE ACTUAL SURVEY IS 1:1. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 1274, PAGE 362, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS NOTED. THAT THE RATIO OF THIS SURVEY TO THE ACTUAL SURVEY IS 1:1. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10TH DAY OF SEPTEMBER, 2015 A.D.



- NOTES:
1. SURVEYED WITHOUT BENEFIT OF ABSTRACT OR TITLE INSURANCE COMMITMENT. MAY BE SUBJECT TO EXCEPTIONS, EASEMENTS AND/OR RIGHT-OF-WAYS, RECORDED OR UNRECORDED.
 2. TRACT 2 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710281900 J AND PANEL NO. 37102819 J, EFFECTIVE DATE DECEMBER 3, 2009.
 3. ALL AREAS SHOWN WERE DETERMINED BY COORDINATE GEOMETRY.
 4. DRINKING WATER SOURCE TO BE INDIVIDUAL OR SHARED WELLS (NOT A COMMUNITY OR PUBLIC SUPPLY). WASTE/WATER DISPOSAL METHOD TO BE SEPTIC TANKS, INDIVIDUAL LOTS HAVE NOT BEEN APPROVED BY APPALACHIAN DISTRICT HEALTH DEPARTMENT FOR SEPTIC SYSTEM.
 5. 100 YEAR FLOODPLAIN BOUNDARY AS SHOWN WAS SCALED FROM FLOOD INSURANCE MAP 3710281900 J.

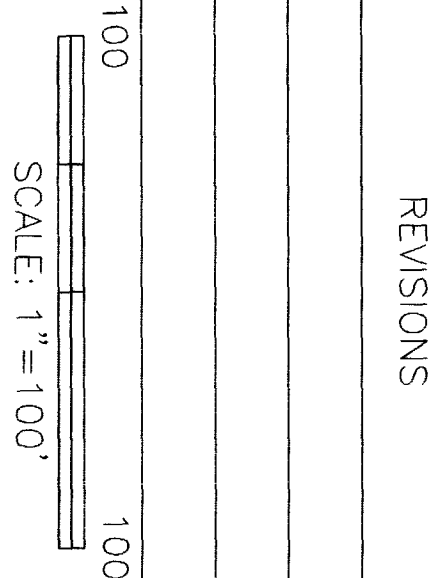
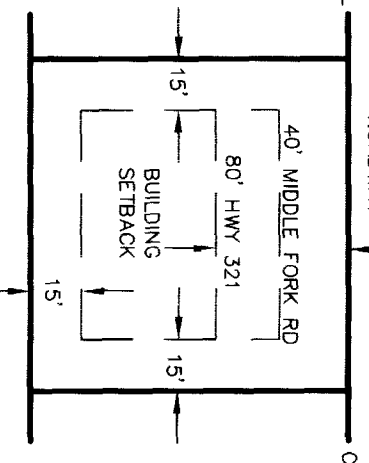
CERTIFICATE OF APPROVAL OF MINOR SUBDIVISION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WATAUGA COUNTY, NORTH CAROLINA, AND THAT THE SUBDIVISION REGULATIONS FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE 9/10/15 Brian Christie
WATAUGA COUNTY AUTHORIZED REPRESENTATIVE

MINOR SUBDIVISION FOR LENORE G. & TRUMAN A. CRITCHER		A B CHRISTIE SURVEYORS TEL 828-263-8005 PO BOX 4008 - BOONE, NC 28607	
REVISIONS	TOWNSHIP: BLUE RIDGE	COUNTY: WATAUGA	DATE: 9/10/15
	STATE: N.C.	DATE: 9/10/15	SURVEYED BY: JC/TW
		ZONE:	DRAWN BY: LM
CHECKED & CLOSURE BY: A. BRIAN CHRISTIE, PLS.		TAX MAP: 2819901231000	FIRM LICENSE NO. C-2452
			DRAWING NO. 15058-1

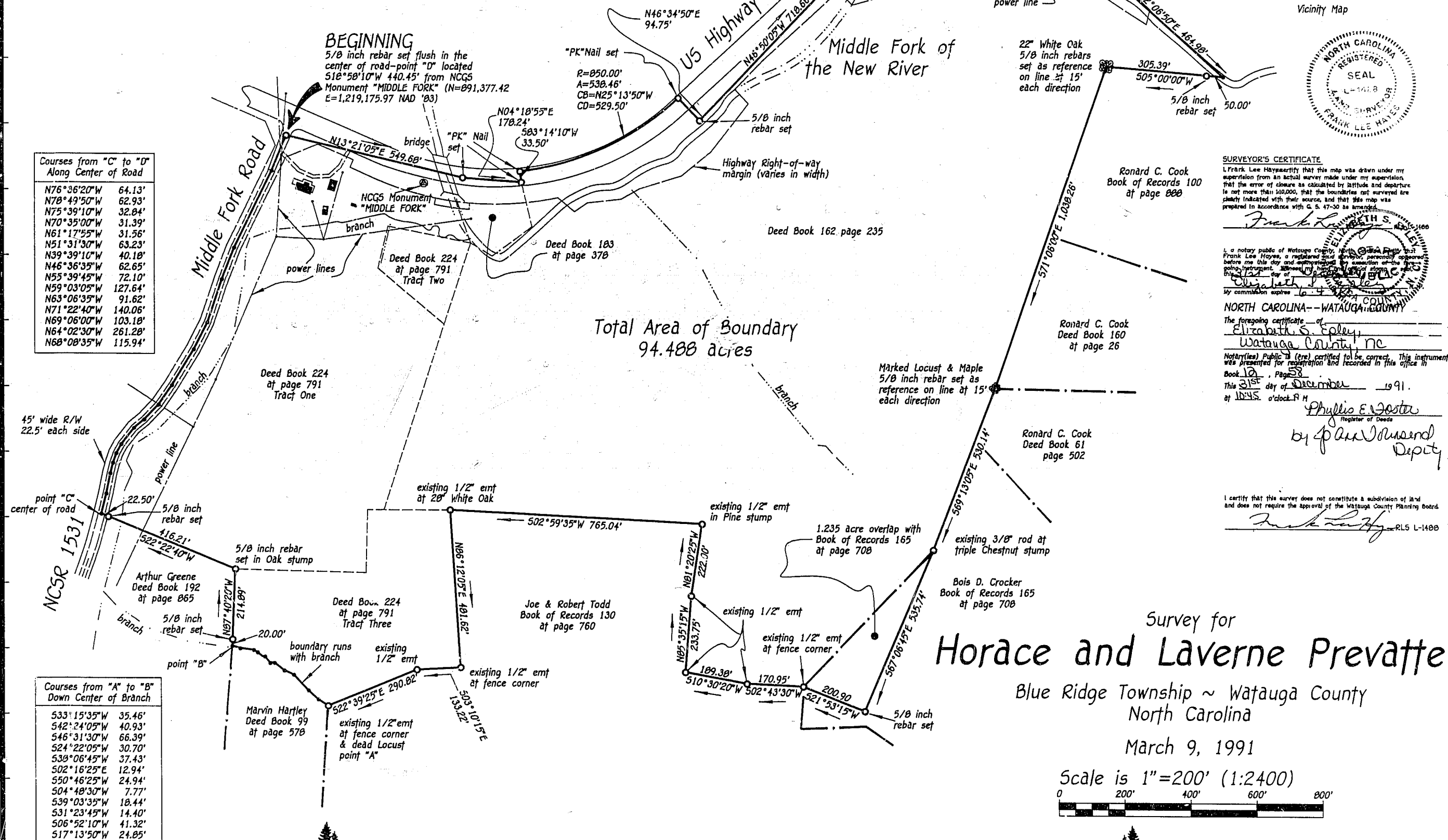
TRACT 2 - LOT LAYOUT

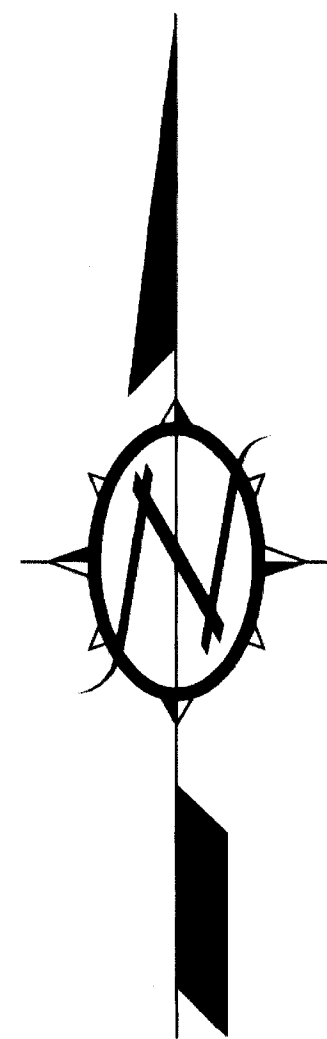


SCALE: 1"=100'

NOTE:

- 1) This survey is the assemblage of those tracts described in Deed Book 162 at page 15, Deed Book 103 at page 370 and the three tracts in Deed Book 224 at page 791.
- 2) The bearings and distances are relative to the North Carolina Geodetic Survey System, the horizontal distances have been reduced by a combined grid factor of 0.999843 and the area was calculated by coordinate geometry.
- 3) A portion of the property along the Middle Fork of the New River is in area of high flood hazard (zone "A") on the U.S. Department of H.U.D. Flood Insurance Rate Maps for Watauga County and the bulk of the property is in an area of minimal flooding (zone "C").
- 4) Due to inaccuracies in subject deed descriptions, surveyor used adjoining property descriptions, source descriptions for subject and adjoining properties and NCDOT surveys along U.S. Highway 221 and 321 to establish boundaries and the only overlap or hiatus found is the one shown at the northeast corner.

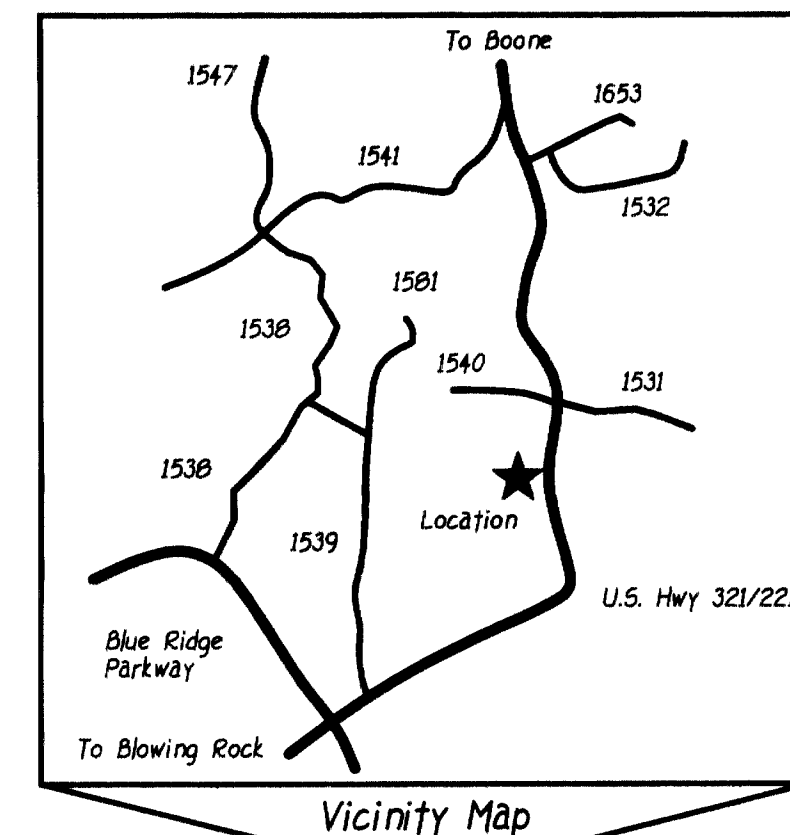




Legend

- (Corner Descriptions)
- Existing Iron Pins
 - Control Monuments Set
 - 5/8" Steel Rod Set
 - Calculated Point

42.621 Acres Total



N.C.G.S. Mon.
"Middle Fork"
X= 1219180.790
Y= 891377.538
(NAD 83 coords.)

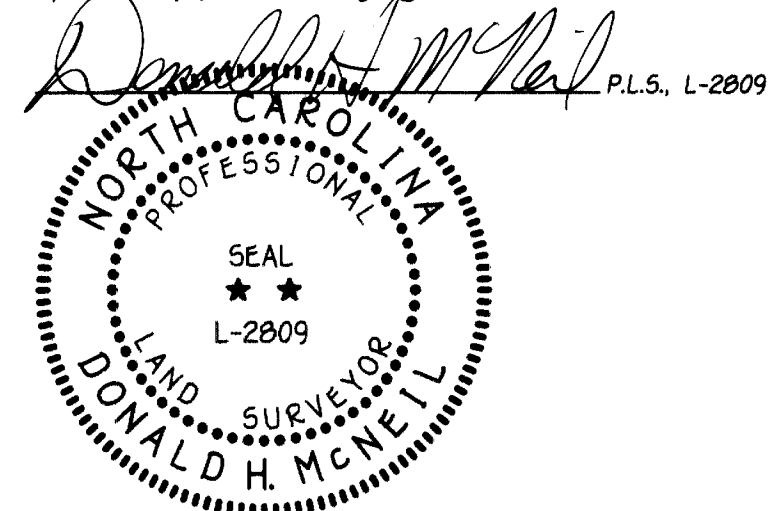
← BEGINNING

Notes:

1. This is a combination / re-combination survey of the lands conveyed to Tweetsie Railroad Incorporated by deeds recorded in Deed Book 110 at page 127, Book 134 at page 096, Book 139 at page 730, and Book 196 at page 020 of the Watauga County Public Registry.
2. Bearings are relative to the North Carolina Geodetic Survey (NAD 27) and to ties made to the survey of Nouel Underwood Mystery Hill Properties by O. Wayne Green, PLS., L-2805 dated March 26 1991 and are rounded to the nearest six seconds.
3. All distances are horizontal measurements and the areas have been calculated by the coordinate geometry method.
4. Precision of closure of the unadjusted field traverse is not more than 1:10,000 and has been adjusted by the least squares method.
5. Portions of these lands along the Middle Fork New River lie within the Floodway and within a Zone AE, area in the 100 yr. flood plain, base flood elevations determined, flood area as per the Federal Emergency Management Agency's Flood Insurance Rate Maps for Watauga County.
6. Area covered by triangle formed by two existing iron corners and large Spanish Oak is in overlap with lands conveyed to R. Wayne Underwood and encompasses 0.050 acre or 2,179 sq. ft.

SURVEYOR'S CERTIFICATE

I, Donald H. McNeil, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated is 1:10,000, that the boundaries not surveyed are clearly indicated with their source, and that this map was prepared in accordance with G.S. 47-30 as amended and that this survey created a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. Witness my original signature, registration number and seal this 12th day of August, 2008.



Certificate of Exemption

I hereby certify that the plat shown hereon is exempt from the Watauga County Ordinance to Govern Subdivisions and Multi-Unit Structures pursuant to Section 41.161 of the ordinance. No approval is required.

12-21-08 *Donna Haden*
Date Watauga County Authorized Representative

State of North Carolina
County of Watauga

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

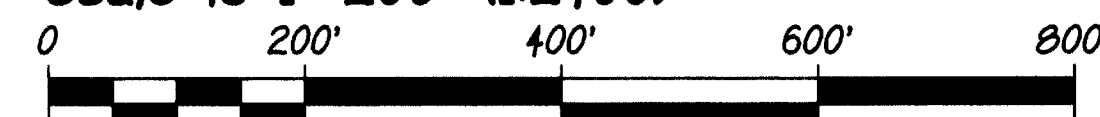
12-1-08 *Candace Hodges*
Date Review Officer

Combination/Re-combination Survey For Tweetsie Railroad, Inc.

Blowing Rock Township
Watauga County -- North Carolina

August 12, 2003
Revised October 10, 2008

Scale is 1"=200' (1:2400)



Job No. 08299

Eastern Boundary of Proposed 20 Ft. Middle Fork Greenway Easement

Across 9.346 Acres Tract
Ref. from 5/8" Rebar to Point "A" (Mag-nail)
580°30'18"W 34.58'

From:	Mag-nail	529°31'36"W 335.16'	To:	5/8" rebar
5/8" rebar	R= 140.00'; Arc= 52.53'	(ch. 518°46'42"W 52.23')	5/8" rebar	
5/8" rebar	508°01'42"W 97.25'		5/8" rebar	
5/8" rebar	515°14'42"W 93.41'		5/8" rebar	
5/8" rebar	505°07'24"W 53.70'		Cal. Pt. (Pt. "B")	

Ref. from Point "B" to 5/8" rebar
581°59'48"E 121.75'

Across 30.000 Acres Tract
Ref. from 5/8" rebar to Point "B" (Cal. Pt.)
N81°59'48"W 121.75'

From:	Cal. Pt.	505°07'24"W 167.43'	To:	5/8" rebar
5/8" rebar	533°24'00"W 69.01'		5/8" rebar	
5/8" rebar	573°00'06"W 69.59'		5/8" rebar	
5/8" rebar	554°20'12"W 47.92'		5/8" rebar	
5/8" rebar	525°25'54"W 58.18'		5/8" rebar	
5/8" rebar	511°34'42"E 125.98'		5/8" rebar	
5/8" rebar	517°45'42"E 78.93'		5/8" rebar	
5/8" rebar	534°23'00"E 95.62'		5/8" rebar	
5/8" rebar	557°22'36"E 84.17'		5/8" rebar	
5/8" rebar	551°13'30"E 70.00'		5/8" rebar	
5/8" rebar	536°50'30"E 92.97'		5/8" rebar	
5/8" rebar	554°41'36"E 106.81'		5/8" rebar	
5/8" rebar	556°05'30"E 105.24'		5/8" rebar	
5/8" rebar	533°30'42"E 07.48'		Cal. Pt. (Pt. "C")	

Ref. from Point "C" to 5/8" rebar
546°08'00"W 67.66'

Owen S. Coffey Family Trust
B/R 1342 pg. 269

John T. McCarthy
B/R 1333 pg. 828

Robert F. Shore
D.B. 134 pg. 658

Floy White
D.B. 094
pg. 012

Appalachian Professional Land Surveyors & Consultants, PA
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