DEED & PLAT BOOK

PROJECT NUMBER: 17BP.11.R.129

TIP NUMBER: 130262

COUNTY: Caldwell

ROUTE: SR 1107 (Falls Avenue)

Bridge No. 262 on SR 1107 Gunpowder Creek Lake in Caldwell County

January 2017

Deed Book Index

TIP No: 130262 **Project No: 17BP.11.R.129** **County(s): CALDWELL**

Project Description: **Replace Bridge No. 262 on SR 1107 (Falls Avenue) over Gunpowder Creek Lake**

Property Owners	Deed Book / Page Num	Page Num
Mr. and Mrs. Baysel J. Knox	1897 / 653	4
Mrs. Nancy K. Tramble Life Estate	1901 / 1231	8
Lennis A. Scott	1182 / 1932	11
Mr. and Mrs. Jaha Seechang	1903 / 41	13

Plat Book Index

TIP No: 130262 **Project No: 17BP.11.R.129** **County(s): CALDWELL**

Project Description: **Replace Bridge No. 262 on SR 1107 (Falls Avenue) over Gunpowder Creek Lake**

Property Owners	Plat Book / Page Num	Page Num
Mr. and Mrs. Baysel Knox	32 / 119	15
Nancy K. Tramble Life Estate	2 / 71	16
Lennis Scott	2 / 71	16
Mr. and Mrs. Jaha Seechang	32 / 119	15

BK 1897 PG 653 - 656 (4)

This document presented and filed:
06/07/2016 01:29:06 PM
DEED
Fee $26.00 Excise Tax: $71.00

10001150

Caldwell County North Carolina
Wayne L. Rash, Register of Deeds

John Sigmon

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $71.00

Parcel Identifier No. 2785-46-7912 Verified by _____ County on the ____ day of_____, 20_____
By:_____

Mail/Box to: Colton M. Sexton, Patrick Harper & Dixon L.L.P., PO Box 218, Hickory, NC 28603

This instrument was prepared by: Colton M. Sexton, Patrick Harper & Dixon L.L.P., PO Box 218, Hickory, NC 28603

Brief description for the Index: Falls Ave. (S.R. #1107), 5.886 acres

THIS DEED made this _____ day of _____, 2016, by and between

GRANTOR	GRANTEE
Shuford Development, Inc. 1985 Tate Blvd SE Suite 756 Hickory, NC 28602	**Baysel Knox and Sylvia Knox,** husband and wife 183 Falls Avenue Granite Falls, NC 28630

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, parcel of land or condominium unit situated in Lovelady Township, Caldwell County, North Carolina and more particularly described as follows:

See attached EXHIBIT A

The property herein conveyed does not include the primary residence of Grantor.

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 is seized of 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, other than the following exceptions:

1. **Title to that portion of the property lying within the bounds of Falls Avenue (State Road #1107);**
2. **Riparian rights of adjoining properties;**
3. **Ad valorem taxes for 2016 to be prorated as of the closing date;**
4. **All easements, restrictions, and rights-of-way of record; and**
5. **Any local, county, state or federal laws, ordinances or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.**

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

GRANTOR:

Shuford Development, Inc.

By: _____
C. Hunt Shuford, Jr.
President

State of North Carolina

County of CATAWBA

I, the undersigned Notary Public of the County and State aforesaid, certify that **C. Hunt Shuford, Jr**. personally came before me this day and acknowledged that he is the **President** of **Shuford Development, Inc.**, a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 24th day of May, 2016.

My Commission Expires: 2-12-17

Tammy S McMahan
Notary

Tammy S McMahan
Notary's Printed or Typed Name

(Affix Seal)

Tammy S McMahan
Notary Public
Catawba County
North Carolina

EXHIBIT A

PROPERTY DESCRIPTION

BEGINNING at an existing 1" iron rod set in the southeast corner of the property conveyed to Baysel J. Knox and wife, Sylvia M. Knox by a deed recorded in Book 698, Page 522, Caldwell County Registry (the "Knox Property"); thence with the high water line of Gunpowder Creek Lake the following forty-two (42) calls:

1) South 08° 22' 24" East 4.32 feet to a point;
2) South 45° 02' 10" West 22.82 feet to a point;
3) South 54° 45' 15" West 74.38 feet to a point;
4) South 76° 21' 12" West 77.48 feet to a point;
5) South 59° 02' 43" West 90.56 feet to a point;
6) South 56° 25' 27" West 51.35 feet to a point;
7) South 41° 25' 22" West 44.31 feet to a point;
8) South 64° 24' 29" West 83.33 feet to a point;
9) South 59° 54' 56" West 61.76 feet to a point;
10) North 78° 26' 44" West 40.62 feet to a point;
11) North 60° 18' 27" West 59.34 feet to a point;
12) North 50° 55' 02" West 40.82 feet to a point;
13) North 39° 34' 34" West 48.06 feet to a point;
14) North 87° 34' 56" West 47.17 feet to a point;
15) South 68° 25' 20" West 42.34 feet to a point;
16) South 37° 10' 59" West 44.16 feet to a point;
17) South 21° 20' 57" West 70.13 feet to a point;
18) South 07° 59' 18" East 68.02 feet to a point;
19) South 15° 09' 42" West 33.70 feet to a point;
20) South 32° 22' 21" West 20.04 feet to a point;
21) North 77° 21' 31" West 36.23 feet to a point;
22) North 67° 59' 02" West 104.00 feet to a point;
23) North 86° 08' 02" West 55.10 feet to a point in the southeast edge of a Falls Avenue (S.R. #1107) bridge;
24) North 51° 21' 31" West 27.14 feet to a point in the northwest edge of a Falls Avenue (S.R. #1107) bridge;
25) North 17° 19' 11" West 21.44 feet to a point;
26) North 06° 43' 50" East 29.86 feet to a point;
27) North 06° 46' 13" East 36.36 feet to a point;
28) North 13° 18' 27" West 41.29 feet to a point;
29) North 58° 15' 35" West 38.20 feet to a point;
30) North 59° 53' 29" West 49.52 feet to a point;
31) North 64° 20' 49" West 26.50 feet to a point;
32) North 33° 08' 41" West 19.58 feet to a point;

33) South 49° 49' 35" West 24.45 feet to a point;
34) South 61° 58' 57" West 40.42 feet to a point;
35) South 71° 45' 12" West 37.62 feet to a point;
36) South 67° 33' 12" West 36.45 feet to a point;
37) North 76° 08' 51" West 27.31 feet to a point;
38) North 47° 04' 08" West 41.52 feet to a point;
39) North 42° 44' 14" West 40.93 feet to a point;
40) North 53° 59' 28" West 50.72 feet to a point;
41) North 57° 45' 11" West 78.28 feet to a point;
42) North 66° 16' 02" West 45.32 feet to a point;

thence North 70° 05' 46" West 79.21 feet to a point in the southwest corner of the property conveyed to Gunpowder Lake Properties, LLC and described as Tract 1 in a deed recorded in Book 1766, Page 1075, Caldwell County Registry (the "GLP Property"); thence with the southern line of the GLP Property the following five (5) calls: South 89° 58' 30" East 87.74 feet to a ½-inch rebar; South 89° 58' 30" East 801.87 feet to a ½-inch rebar; South 89° 58' 30" East 53.66 feet to a point in the centerline of Falls Avenue (S.R. # 1107); South 89° 58' 30" East 55.75 feet to a ½-inch rebar; South 89° 58' 30" East 490.98 feet to an existing 1-inch iron rod being the PLACE OF BEGINNING.

Containing 5.886 acres more or less, according to a survey titled "Shuford Development, Inc." drawn by Carl D. Bunton and dated March 1, 2016.

BK 1901 PG 1231 - 1233 (3)

This document presented and filed:
08/05/2016 12:06:55 PM
DEED
Fee $26.00 Excise Tax: $0.00

10003073

Caldwell County North Carolina
Wayne L. Rash, Register of Deeds

REVENUE $ -0- Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. **2785.10 46 5208**

LRK (REID) 241781
Verified by _____ County on the ____ day of _____, _____
by _____

Mail after recording to **Nancy Tramble**
This instrument was prepared by: **William R. Sigmon, SIGMON CLARK MACKIE HANVEY & FERRELL, P.A., Attorneys at Law, P.O. Drawer 1470, Hickory, NC 28603**

Brief Description for the index | Part of Lot No. 22, PB 2/71 |

Does property include the Primary Residence of Grantor ? X YES _____ NO

NORTH CAROLINA DEED OF GIFT WITH LIFE ESTATE RESERVED

THIS DEED made August 5, 2016, by and between

GRANTOR	GRANTEE
Nancy Keller Tramble, widow **133 Falls Avenue** **Granite Falls, NC 28630**	**Christopher Alan Keller and wife, Melissa Walker Keller** **133 Falls Avenue** **Granite Falls, NC 28630**

Enter in appropriate block for each party: name, 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, in consideration of natural love and affection, but subject to the life estate herein reserved, 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_____, Lovelady Township, **Caldwell** County, North Carolina and more particularly described as follows:

BEGINNING at a point in the center of Falls Avenue, a new corner in the line of Lot No. 22 as shown on the Plat of the Granite Falls Mfg. Company's property, said point being located South 59°21' East 183.5 feet from an iron pin in the southeast edge of Lake Street, corner of Lots No. 20 and 22, and runs a new line and with the center of Falls Avenue, North 44°30' East 360 feet to a point in the center of Falls Avenue and in the line of Lot No. 22, a new corner in said line; thence with the line of Lot 22, South 60°11' East 265 feet to an iron pin, corner of Lot No. 22; thence still with the line of Lot No. 22 South 76°24' West 315 feet to a stake, corner of said lot; thence still with the line of Lot No. 22 South 54°31' West 145 feet to an iron pin, corner of Lots Nos. 20 and 22; thence with the line of Lots No. 20 and 22 North 59°21' West 66.5 feet to the point of **BEGINNING**, containing 1.16 acres, more or less.

BEING a part of Lot No. 22 as shown on the Plat of Granite Falls Mfg. Company's property, as recorded in Plat Book No. 2, Page 71, Caldwell County Registry.

The above described land is subject to the easement of Granite Falls Mfg. Company, as fully set out in that deed from Boyce Starnes, widower, to Nancy Keller Fowler, single, (now Nancy Fowler Tramble), dated June 13, 1986, and recorded in Book 894, Page 409, Caldwell County Registry.

This conveyance is made subject to a life estate reserved to the Grantor who shall have the right of occupancy and to the rents and income and other benefits during the term of her life.

THE DRAFTSMAN OF THIS INSTRUMENT DID NOT SEARCH TITLE NOR ABSTRACT TITLE TO THIS PROPERTY; THEREFORE, HE MAKES NO CERTIFICATION NOR ACCEPTS ANY LIABILITY FOR THE CONDITION OF THE TITLE THERETO; AND IS NOT THE CLOSING AGENT.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1042, Page 116.

A map showing the above described property is recorded in Book 2, Page 71.

TO HAVE AND TO HOLD, subject to the life estate of Grantor, 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 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 restrictive covenants and easements of record, and to any and all easements and rights-of-way on location on the above-described property heretofore granted or existing in favor of any individuals, corporations, public or private associations of individuals, public utilities, and governmental agents, commissions or departments for the purpose of constructing, erecting, laying, building or maintaining any streets, roads, highways, signs, service alleys, power lines or poles, gas lines, water lines, lines for pipes or sewer lines and any and all other similar or related public or private utility service facilities or otherwise.

Subject to ad valorem taxes for 2016.
Subject to the life estate of Grantor.

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 by authority of its Board of Directors, the day and year first above written.

_____
(Corporate Name)

By: _____
President

ATTEST:

_____
Secretary

(Corporate Seal)

Nancy Keller Tramble (SEAL)
Nancy Keller Tramble

SEAL-STAMP

NORTH CAROLINA, **Catawba** County.

I, the undersigned, a Notary Public of the Alexander County and State aforesaid, certify that **Nancy Keller Tramble,** Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal on this the 5th day of August, 2016.

Dorene Orthey
Notary Public
Printed Name: Dorene Orthey
My commission expires: 9-5-2016

DORENE ORTHEY
NOTARY
PUBLIC
ALEXANDER COUNTY, NC

BK 1182 PG 1932

CALDWELL COUNTY NC 02/28/97

$60.00

STATE OF NORTH CAROLINA

Real Estate Excise Tax

FILED
LOIS GREENE

'97 FEB 28 P12:12

REGISTER OF DEEDS
CALDWELL CO., N.C.

Excise Tax $60.00

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....

Verified by ..... County on the ..... day of ....., 19.....

by .....

Mail after recording to .....

.....

This instrument was prepared by Robbins & Hamby, P.A., PO Drawer A, Granite Falls, NC 28630

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of November, 19 96, by and between

GRANTOR	GRANTEE
MACK R. BYRD and wife, ANNY BYRD and OLIVE B. ALDRIDGE and husband, JOE B. ALDRIDGE Heirs of FRED BYRD	LENNIS A. SCOTT and WEEMS R. SCOTT 11 Lake Street Granite Falls, NC 28630

Enter in appropriate block for each party: name, 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 ....., Lovelady Township, Caldwell County, North Carolina and more particularly described as follows:

BEING Lot No. 22 of the Granite Falls Mfg. Company property, and lying and being in the Town of Granite Falls on Lake Street, as shown by plat made by Barb & Jones, Surveyors, which plat is recorded in the office of the Register of Deeds for CaldwellCounty, in Plat Book 2, Page 71, and more fully described as follows:

BEGINNING at a stake on the NE margin of Lake Street, and runs North 42° 30' East 318 feet to an iron stake; thence south 60° 11' East 490.8 feet to an iron stake; thence South 76° 24' West 234.7 feet to an iron stake; thence south 54° 31' West 134 feet to an iron stake, corner of Lot No. 20; thence with the line of Lot 20, North 59° 21' West 250 feet to an iron stake on the SE margin of Lake Street; thence with Lake Street North 30° 39' East 31.6 feet to an iron stake; thence, continuing with said Lake Street, North 47° 30' West 21.3 feet to the beginning.

The above property is subject to the easement of Granite Falls Mfg. Company, its successors and assigns, for the maintenance, use and operation of light and power lines and water and sewer lines; and this company has now and the successor of same shall continue to have, the right of ingress, egress and regress, and the right to use such portions of said propery as may be necessary to inspect, repair, maintain use and operate said lines.

N. C. Bar Assoc. Form No. 3 © 1976, Revised © 1977 – James Williams & Co., Inc., Box 127, Yadkinville, N. C. 27055
Printed by Agreement with the N. C. Bar Assoc. – 1981

10.00

6.00

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

The property hereinabove described was acquired by Grantor by instrument recorded in .....
Book 194, page 11, Caldwell County Registry.

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

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 is seized of 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:

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.

USE BLACK INK ONLY

..... (Corporate Name)

By: .....

..... President

ATTEST:

..... Secretary (Corporate Seal)

Mack R. Byrd (SEAL)
Mack R. Byrd

Ann Byrd (SEAL)
Ann Byrd

Olive B. Aldridge (SEAL)
Olive B. Aldridge

Joe Aldrige (SEAL)
Joe Aldrige

SEAL-STAMP

NORTH CAROLINA, ~~Caldwell~~ CHARLOTTE County.

I, a Notary Public of the County and State aforesaid, certify that MACK R. BYRD AND ANN BYRD Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of November, 1996

My commission expires: 7-5-99 Karen Lokker Notary Public

Karen Lokker
Notary Public, State of Florida
Commission No. CC 478186
My Commission Expires 07/05/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

Use Black Ink

SEAL-STAMP

NORTH CAROLINA, BURKE County.

I, a Notary Public of the County and State aforesaid, certify that OLIVE B. ALDRIDGE, personally came before me this day and acknowledged ~~that~~ the execution of the foregoing instrument as JOE ALDRIDGE ~~his~~ ~~Secretary of~~ GRANTORS a ~~North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its~~ ~~President~~, sealed ~~with its corporate seal and attested by~~ ..... as its ..... Secretary.

Witness my hand and official stamp or seal, this 20th day of NOVEMBER, 1996.

My commission expires: 11-6-99 Alene G. Dale Notary Public

Use Black Ink

The foregoing Certificate(s) of Karen Lokker & Alene A Dale, Notaries Public

.....

.....

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 the first page hereof.

Lois Greene REGISTER OF DEEDS FOR Caldwell COUNTY

By Faye S. Greene Deputy/~~Assistant~~ Register of Deeds

N. C. Bar Assoc. Form No. 3 © 1976, Revised © 1977 — James Williams & Co., Inc., Box 127, Yadkinville, N. C. 27055
Printed by Agreement with the N. C. Bar Assoc. — 1981

BK 1903 PG 41 - 42 (2)

This document presented and filed:
08/30/2016 12:12:17 PM
DEED
Fee $26.00 Excise Tax: $76.00

10003737

Caldwell County North Carolina
Wayne L. Rash, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $76-

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

Mail/Box to: Fleischer Law Office, PLLC, 309 Main St. NW, Lenoir, NC 28645

This instrument was prepared by: Fleischer Law Office, PLLC, 309 Main St. NW, Lenoir, NC 28645

Brief description for the Index:_____

THIS DEED made this 26th day of August, 2016, by and between

GRANTOR	GRANTEE
Baysel Knox and wife Sylvia KNox 183 Falls Avenue Granite Falls, NC 28630	Jaha Seechang and wife Ekong Seechang 2128 Stove Drive Newton, NC 28658

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, parcel of land or condominium unit situated in the City of _____, Lovelady Township, Caldwell County, North Carolina and more particularly described as follows:

Being all of that 2.855 acre parcel designated as Lot 1 on that survey performed by Carl D Bunton & Associates Land Surveying Services, PA titled "Baysel J Knox and wife Sylvia Knox", said survey being their Job Number 16080105 , dated 08/01/2016 and recorded 08/24/2016 in Plat Book 31, Page 119, Caldwell County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1897 page 653.
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 32 page 119.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013
Printed by Agreement with the NC Bar Association – 1981

This standard form has been approved by:
North Carolina Bar Association – NC Bar Form No. 3

2

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 is seized of 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, other than the following exceptions:

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

_____ (Entity Name)	_____ (SEAL) Print/Type Name: Baysel Knox
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: Sylvia KNox
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina - County or City of Caldwell

I, the undersigned Notary Public of the County or City of Caldwell and State aforesaid, certify that Baysel Knox and wife Sylvia KNox 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 26th day of August, 20 16.

My Commission Expires: 06/09/18
(Affix Seal)

Brenda F Edge
Brenda F Edge Notary Public
Notary's Printed or Typed Name

BRENDA F. EDGE NOTARY PUBLIC CALDWELL COUNTY, NC

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____
_____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, __he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____
_____ Notary Public
Notary's Printed or Typed Name

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Printed by Agreement with the NC Bar Association – 1981

This standard form has been approved by:
North Carolina Bar Association – NC Bar Form No. 3

CARL D. BUNTON & ASSOCIATES
LAND SURVEYING SERVICES, P.A.

SUITES 5–8 HEAFNER OFFICE COMPLEX
214 MAIN AVENUE DRIVE
P.O. BOX 338, TAYLORSVILLE, N.C. 28681
OFFICE: 1–828–635–0333 FAX: 1–828–635–0330
CARL D. BUNTON, PROFESSIONAL LAND SURVEYOR, PLS–3032

60 0 60 120 180

GRAPHIC SCALE – FEET

PLAT NORTH — ORIENTED TO PLAT BOOK 22 PAGE 88

SUBJECT PROPERTY ZONING: R–20A

BUILDING SETBACKS:
FRONT: 40'
REAR: 25'
SIDE: 15'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C–1	1045.14'	11.47'	22.93'	1°15'25"	5°28'56"	22.93'	S 79°39'55"W
C–2	1045.14'	31.20'	62.38'	3°25'11"	5°28'56"	62.37'	S 77°19'37"W

State of North Carolina
County of Caldwell

I, Gregory S. Wilson 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 8/23/16

BK 32 PG 119 - 119 (1)
This document presented and filed:
08/24/2016 10:33:58 AM
PLAT
Fee $21.00
10033568
Caldwell County North Carolina
Wayne L. Rash, Register of Deeds

SEPTIC TANK / WATER SOURCE STATEMENT

Before any lot can be built upon, an improvement permit must be obtained from the Caldwell County Health Department to allow a septic tank disposal system and an approved water source to be located thereon. Neither the approval of the Town of Granite Falls nor the recordation of this plat in any way guarantees that any lot shown hereon can or will be permitted for a septic tank or an approved water source.

Date

Caldwell County Health Officer or their Authorized Representative

CERTIFICATION OF APPROVAL BY THE PLANNING BOARD

The Granite Falls Planning Board hereby approves the final plat for the "Baysel J. Knox" subdivision.

8-23-2016
Date

Chairman or Agent, Granite Falls Planning Board

SPECIAL NOTES

NOTE: ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.

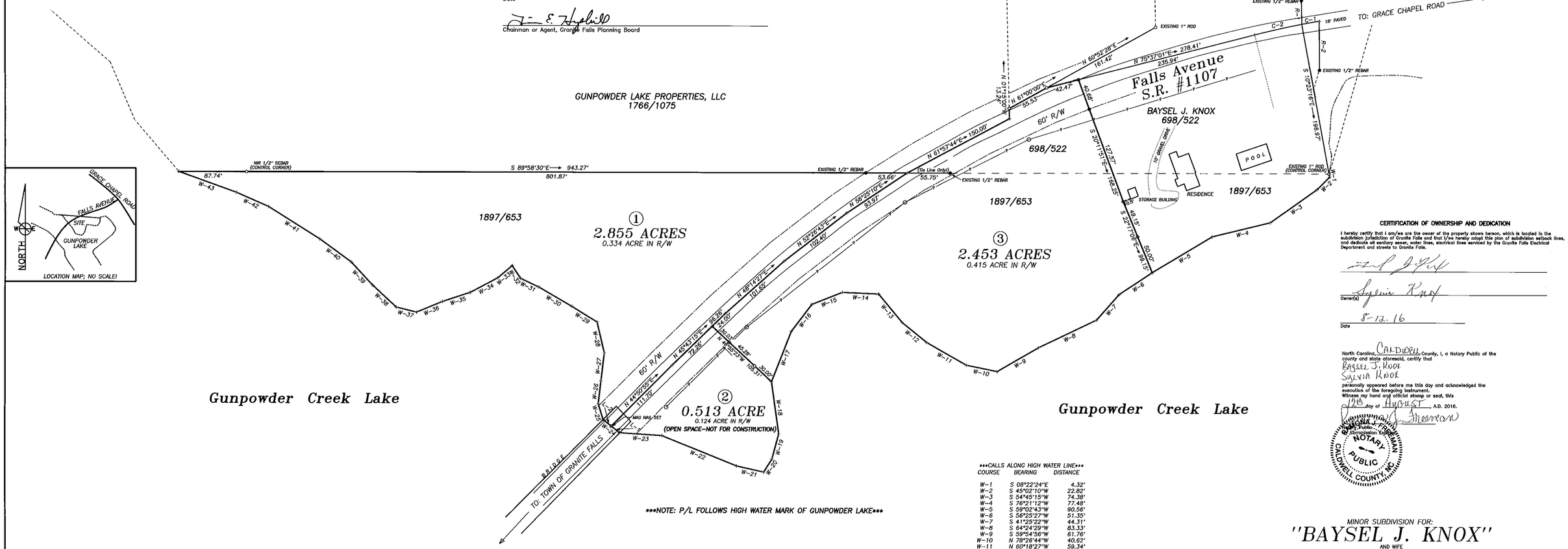
NOTE: PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS–OF–WAY, COVENANTS, RESTRICTIONS, AND CONDITIONS OF RECORD AFFECTING SAID PREMISES.

NOTE: THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE BY CARL D. BUNTON, PLS–3032 AND REFLECTS GROUND EVIDENCE FOUND AT THE TIME OF SAID SURVEY.

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY(S) NAMED HEREON. CERTIFICATES DO NOT EXTEND TO ANY UNNAMED PERSON(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S).

NOTE: SUBJECT PROPERTY IS LOCATED WITHIN A WS–IV WATERSHED AREA of CALDWELL COUNTY.

NOTE: A PORTION of SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD ZONE AREA of CALDWELL COUNTY. (SEE F.E.M.A. PANEL #3710278500J).



NOTE: P/L FOLLOWS HIGH WATER MARK OF GUNPOWDER LAKE

CALLS ALONG HIGH WATER LINE

COURSE	BEARING	DISTANCE
W–1	S 08°22'24"E	4.32'
W–2	S 45°02'10"W	22.82'
W–3	S 54°45'15"W	74.38'
W–4	S 76°21'12"W	77.48'
W–5	S 59°02'43"W	90.56'
W–6	S 56°25'27"W	51.35'
W–7	S 41°25'22"W	44.31'
W–8	S 64°24'29"W	83.33'
W–9	S 59°54'56"W	61.76'
W–10	N 78°26'44"W	40.62'
W–11	N 60°18'27"W	59.34'
W–12	N 50°55'02"W	40.82'
W–13	N 39°34'34"W	48.06'
W–14	N 87°34'56"W	47.17'
W–15	S 68°25'20"W	42.34'
W–16	S 37°10'59"W	44.16'
W–17	S 21°20'57"W	70.13'
W–18	S 07°59'18"E	68.02'
W–19	S 15°09'42"W	33.70'
W–20	S 32°22'21"W	20.04'
W–21	N 77°21'31"W	36.23'
W–22	N 67°59'02"W	104.00'
W–23	N 86°08'02"W	55.10'
W–24	N 51°21'31"W	27.14'
W–25	N 17°19'11"W	21.44'
W–26	N 06°43'50"E	29.86'
W–27	N 06°46'13"E	36.36'
W–28	N 13°18'27"W	41.29'
W–29	N 58°15'35"W	38.20'
W–30	N 59°53'29"W	49.52'
W–31	N 64°20'49"W	26.50'
W–32	N 33°08'41"W	19.58'
W–33	S 49°49'35"W	24.45'
W–34	S 61°58'57"W	40.42'
W–35	S 71°45'12"W	37.62'
W–36	S 67°33'12"W	36.45'
W–37	N 76°08'51"W	27.31'
W–38	N 47°04'08"W	41.52'
W–39	N 42°44'14"W	40.93'
W–40	N 53°59'28"W	50.72'
W–41	N 57°45'11"W	78.28'
W–42	N 66°16'02"W	45.32'
W–43	N 70°05'46"W	79.21'

COURSE	BEARING	DISTANCE
L–1	N 51°21'31"W	13.57'
L–2	N 51°21'31"W	13.57'

CERTIFICATION OF OWNERSHIP AND DEDICATION

I hereby certify that I am/we are the owner of the property shown hereon, which is located in the subdivision jurisdiction of Granite Falls and that I/we hereby adopt this plan of subdivision setback lines, and dedicate all sanitary sewer, water lines, electrical lines serviced by the Granite Falls Electrical Department and streets to Granite Falls.

Owner(s)

8-12-16
Date

North Carolina, CALDWELL County, I, a Notary Public of the county and state aforesaid, certify that
BAYSEL J. KNOX
SYLVIA KNOX
personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this
12th day of AUGUST A.D. 2016.
Notary Public
My Commission Expires

NOTARY PUBLIC CALDWELL COUNTY, NC

I, CARL D. BUNTON certify:

** A. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
B. That the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
C. Any one of the following:
1. That the survey is of an existing parcel of land and does not create a new street or change an existing street.
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.
D. That the survey is of another category, such as recombination of existing parcels, a court–ordered survey, or other exception to the definition of subdivision;
E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to provisions contained in (A) through (D) above.

PROFESSIONAL LAND SURVEYOR PLS–3032 REGISTRATION NUMBER

I, CARL D. BUNTON, PLS–3032, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn; that the ratio of precision as calculated is 1:20,000+; that this plat was prepared in accordance with G.S. 47–30 as amended. Witness my original signature, registration number and seal this 4th day of August, A.D. 2016.

PROFESSIONAL LAND SURVEYOR PLS–3032 REGISTRATION NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3032 LAND SURVEYOR CARL D. BUNTON

LEGEND

EXISTING IRON ROD – EIR –
EXISTING IRON PIPE – EIP –
NEW 1/2" REBAR SET –NIR–
R.R. SPIKE –
EXISTING STONE CORNER –
CONCRETE MONUMENT–
N.C.G.S. CONTROL MONUMENT –
P.K. NAIL –
CALCULATED POINT – +

MINOR SUBDIVISION FOR:

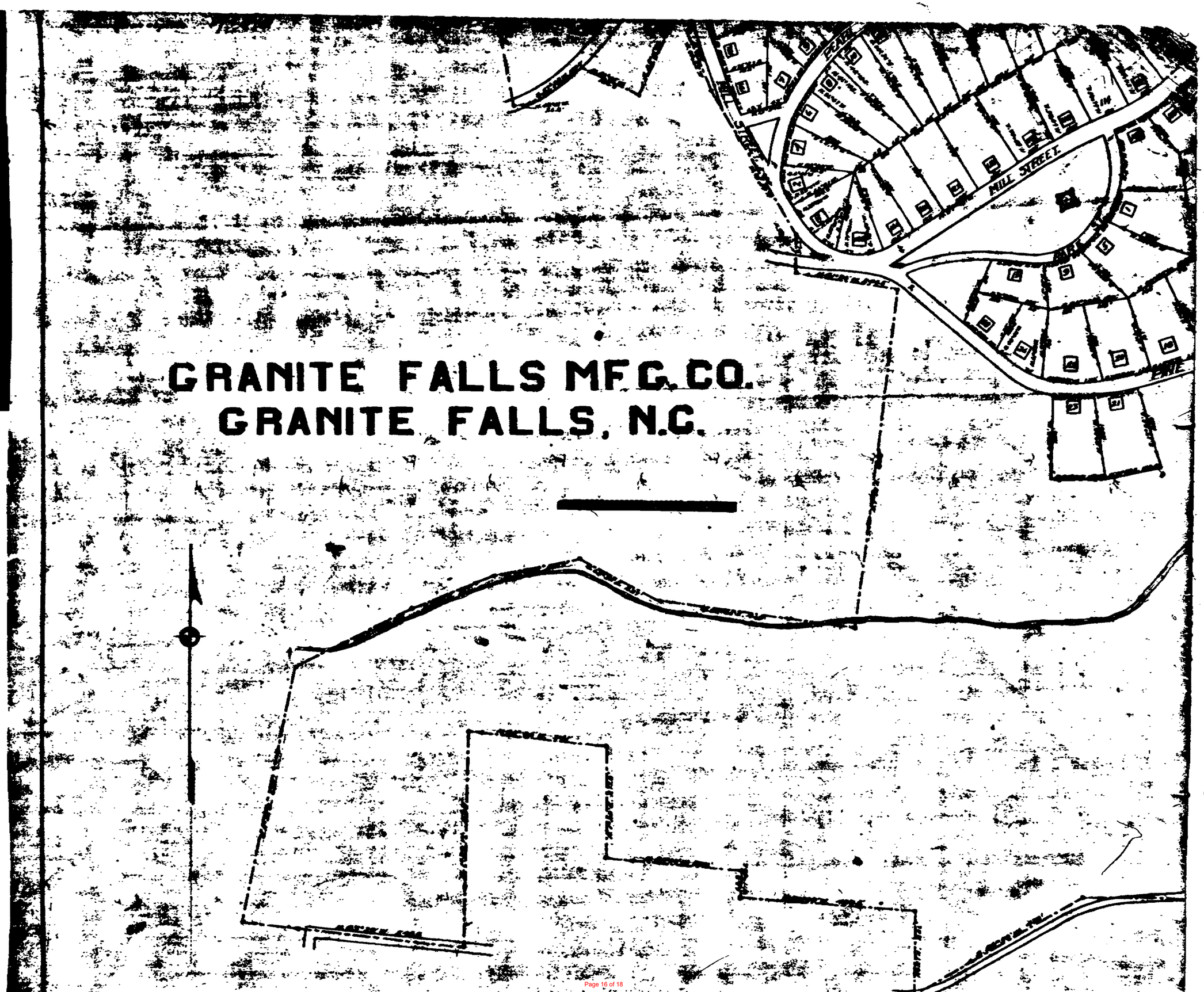
"BAYSEL J. KNOX"
AND WIFE
"SYLVIA KNOX"
LOVELADY TOWNSHIP
CALDWELL COUNTY, N.C.

DATE: 8/01/2016 F.B.: T–146 Pg.25 SCALE: 1"=60'
P.I.N. #2785–46–7912 & 2785–57–5085
REFERENCE DEEDS: 1897/653 & 698/522
REFERENCE RECORDED PLAT BOOK 22 PAGE 88

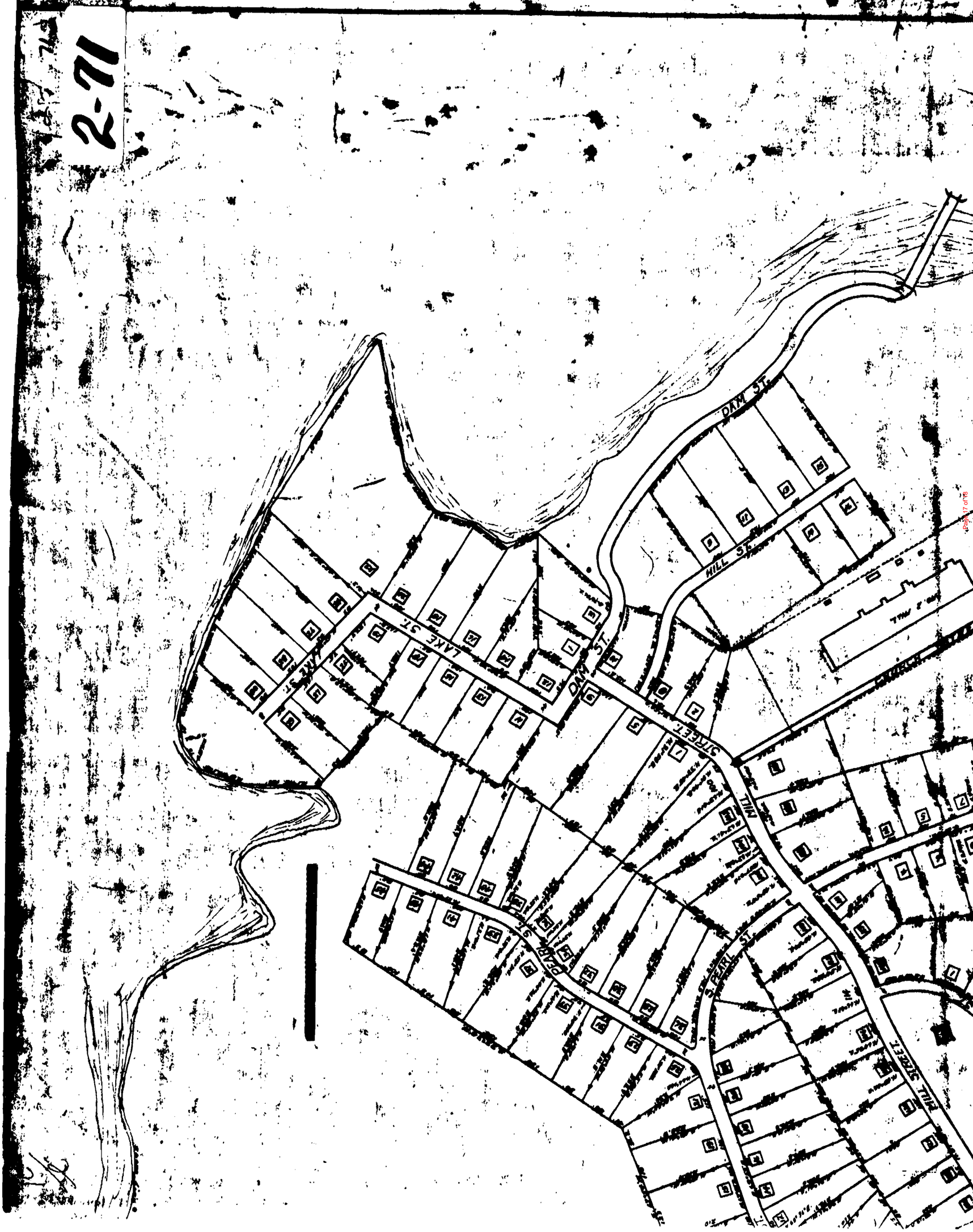
DRAWN BY: CARL D. BUNTON, PLS–3032
DRAWING FILE: "16080105"
JOB #16080105

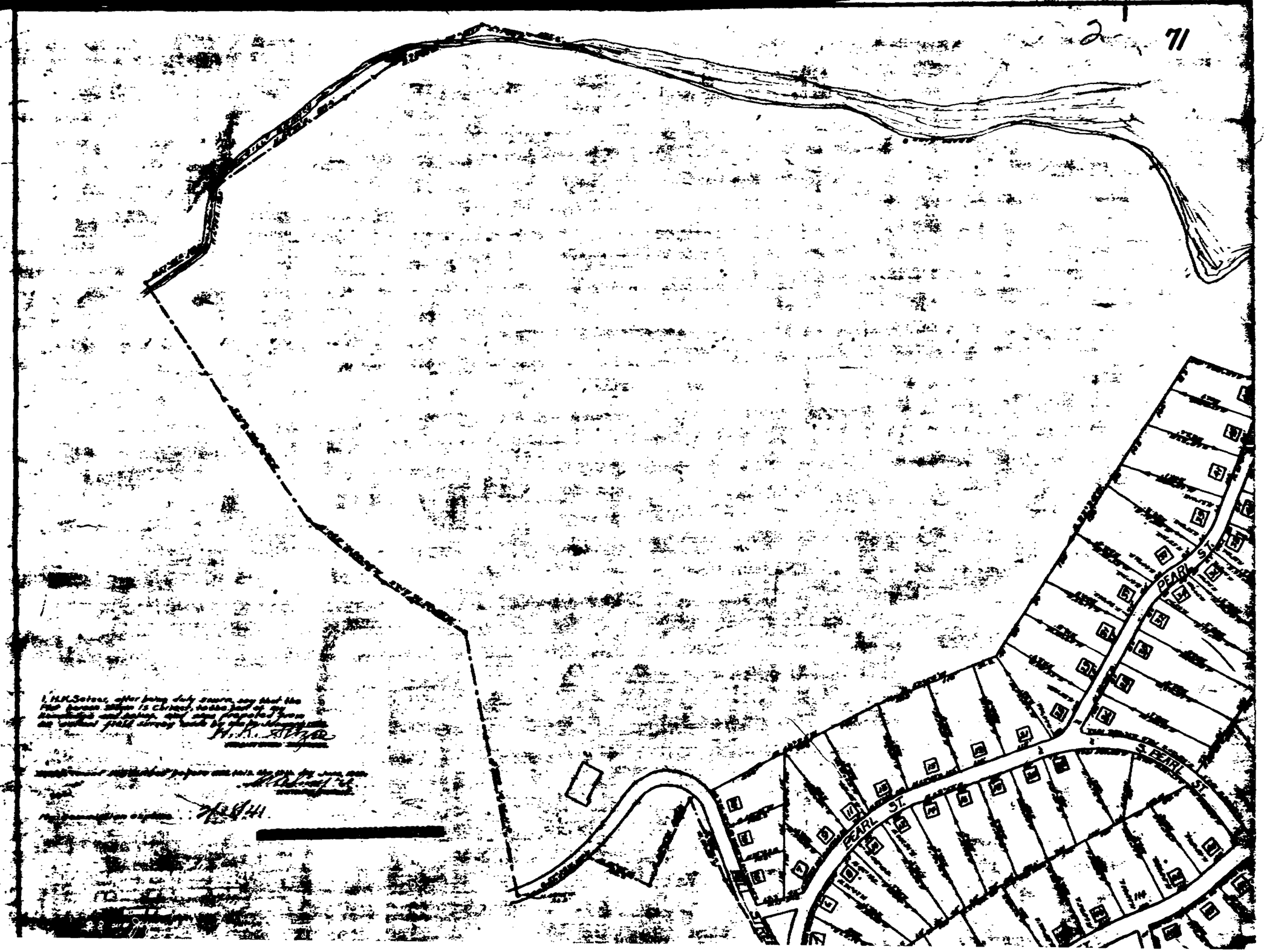
D–2355a

2-71


GRANITE FALLS MFG. CO.
GRANITE FALLS, N.C.
MILL STREET
MILL STREET
MAIN STREET

2-71


DAM ST.
HILL ST.
LAKE ST.
DAM ST.
STREET
MILL
PEARL ST.
S. PEARL ST.
MILL STREET

2-71

2-71