

J. ROBERT SIERRA
DEED BOOK 164, PAGE 1067
MAP BOOK 21, PAGE 76

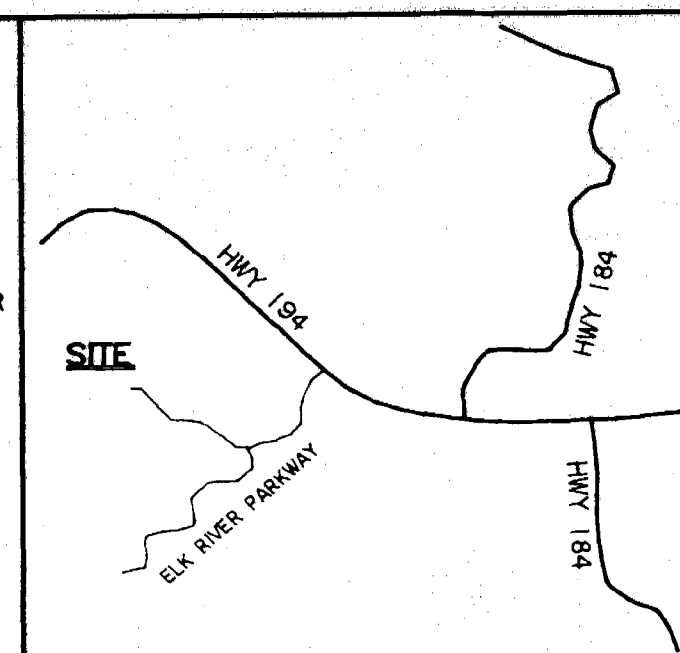
NOTES:
ALL PROPERTY CORNERS ARE COMPUTED
UNLESS OTHERWISE NOTED.

P.O.B. IS LOCATED: N 89°54'01" W, 7564.18'
FROM N.C.G.S. MONUMENT "PIPER"
COMBINED GRID FACTOR - 0.9998366
APPLIED TO TIE ONLY.
NAD 1983 COORDINATES:
"PIPER" N = 888,696.041' E = 1,147,568.167'
P.O.B. N = 888,708.202' E = 1,140,003.999'
P.O.B. IS ALSO LOCATED S 79°24'57" E, 425.63'
FROM A TIE IN THE SOUTHERN COMMON
CORNER OF LOTS 186 AND 187.

THE PROPERTY SHOWN HEREON
(IS NOT) WITHIN A FLOOD HAZARD
AREA ACCORDING TO FIRM AND PHASE NO. 3700-10-00250
EFFECTIVE SEPTEMBER 28, 1993

CERTIFICATE OF APPROVAL
I, CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A RECOMBINATION
IN CONFORMANCE WITH ARTICLE III, SECTION 307 OF THE AVERY COUNTY
SUBDIVISION ORDINANCE, AND IS APPROVED FOR RECORDING IN THE
AVERY COUNTY REGISTER OF DEEDS.

DATE: _____ ORDINANCE ADMINISTRATOR



VICINITY MAP

I, C. Neal Bare, Registered Land Surveyor,
No. L-2425, certify that this survey is of
another category, such as the recombination
existing parcels, a court-ordered survey, or
other exception to the definition of subdivision.

C. Neal Bare
C. Neal Bare, Reg. No. L-2425

COURSE	BEARING	DISTANCE
L-1	S 47°25'31"W	51.33'
L-2	S 51°32'44"W	31.38'
L-3	S 20°33'00"W	44.45'
L-4	S 41°11'00"W	28.97'
L-5	S 74°45'00"W	55.35'
L-6	N 04°46'00"E	60.21'
L-7	N 02°40'00"E	43.05'
L-8	N 03°16'00"W	35.06'
L-9	N 34°17'00"W	26.63'
L-10	N 45°00'00"W	35.56'
L-11	N 59°02'00"W	23.32'
L-12	N 77°48'00"W	92.04'
L-13	N 70°44'00"W	50.72'
L-14	N 31°06'00"W	35.65'
L-15	N 37°19'00"W	53.38'
L-16	N 23°47'00"W	43.88'
L-17	N 15°19'00"W	47.19'
L-18	N 02°29'00"W	76.13'
L-19	S 81°37'00"E	20.07'
L-20	S 68°46'00"E	63.23'
L-21	N 84°43'00"E	46.66'
L-22	N 81°03'00"E	71.25'
L-23	S 84°18'00"E	42.63'
L-24	S 63°43'00"E	43.48'
L-25	S 44°45'00"E	56.37'
L-26	S 40°30'00"E	39.63'
L-27	S 30°53'00"E	33.29'
L-28	S 01°37'00"E	19.50'
L-29	S 13°57'00"E	52.71'
L-30	S 25°43'00"E	48.43'
L-31	S 21°44'00"E	22.70'
L-32	S 55°49'00"W	17.88'
L-33	N 85°50'00"W	30.11'
L-34	N 77°59'00"W	69.33'
L-35	N 78°22'00"W	64.38'
L-36	S 82°19'00"W	70.76'
L-37	S 69°24'00"W	55.14'
L-38	S 77°04'00"W	47.84'
L-39	S 80°41'00"E	61.81'
L-40	S 83°38'00"E	64.54'
L-41	S 82°24'00"E	44.25'
L-42	N 62°42'00"E	45.35'
L-43	S 79°07'00"E	26.01'
L-44	S 85°03'00"E	36.41'
L-45	S 85°14'00"E	65.67'
L-46	S 80°48'00"E	73.46'
L-47	N 89°56'00"E	57.10'
L-48	S 79°50'00"E	36.83'
L-49	S 70°20'00"E	28.18'
L-50	S 70°46'00"E	41.82'
L-51	N 42°50'59"E	41.87' (TIE)

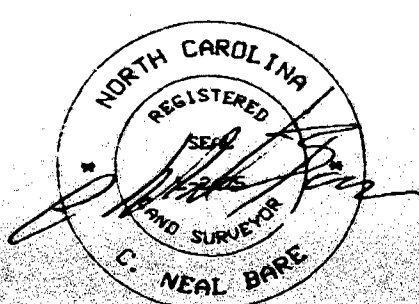
BANNER TRACT
DEVELOPMENT CO., LLC PROPERTY
DEED BOOK 276, PAGE 143

SUBDIVISION APPROVED
3-22-96 *Charles H. Moore*
Date Ordinance Administrator

This Plat was Prepared without the Benefit
Of a Title Report, which may reveal, additional
Conveyances, Easements, Rights of Way, Or
Building Restriction Lines Not Shown.
All Property Ownerships were Taken From
Current Tax Records Only.

I, C. NEAL BARE R.L.S., CERTIFY THAT THIS MAP WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE
UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS
CALCULATED BY LATITUDES AND DEPARTURES IS 1:
10,000; (THAT THE BOUNDARIES NOT SURVEYED
ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION
FOUND IN BOOK AS PAGE SHOWN); THAT THIS
MAP WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS
AMENDED.

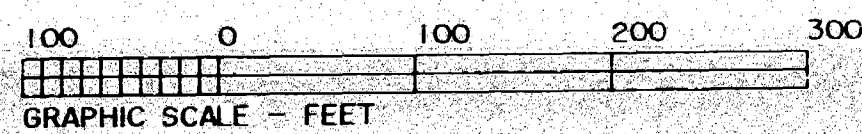
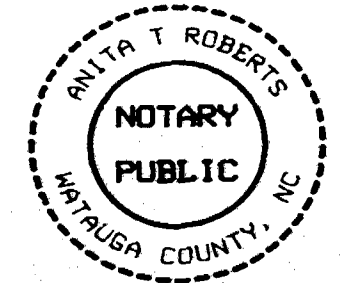
WITNESSED MY HAND AND SEAL THIS 25 DAY OF
MARCH A.D. 1996
SIGNATURE *C. Neal Bare*
R.L.S. L-2425



NORTH CAROLINA
Avery COUNTY

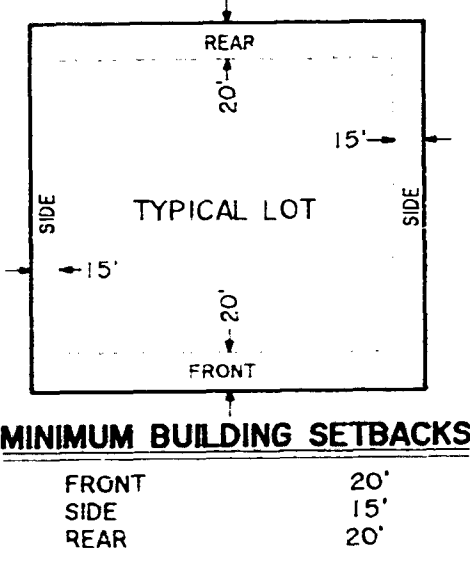
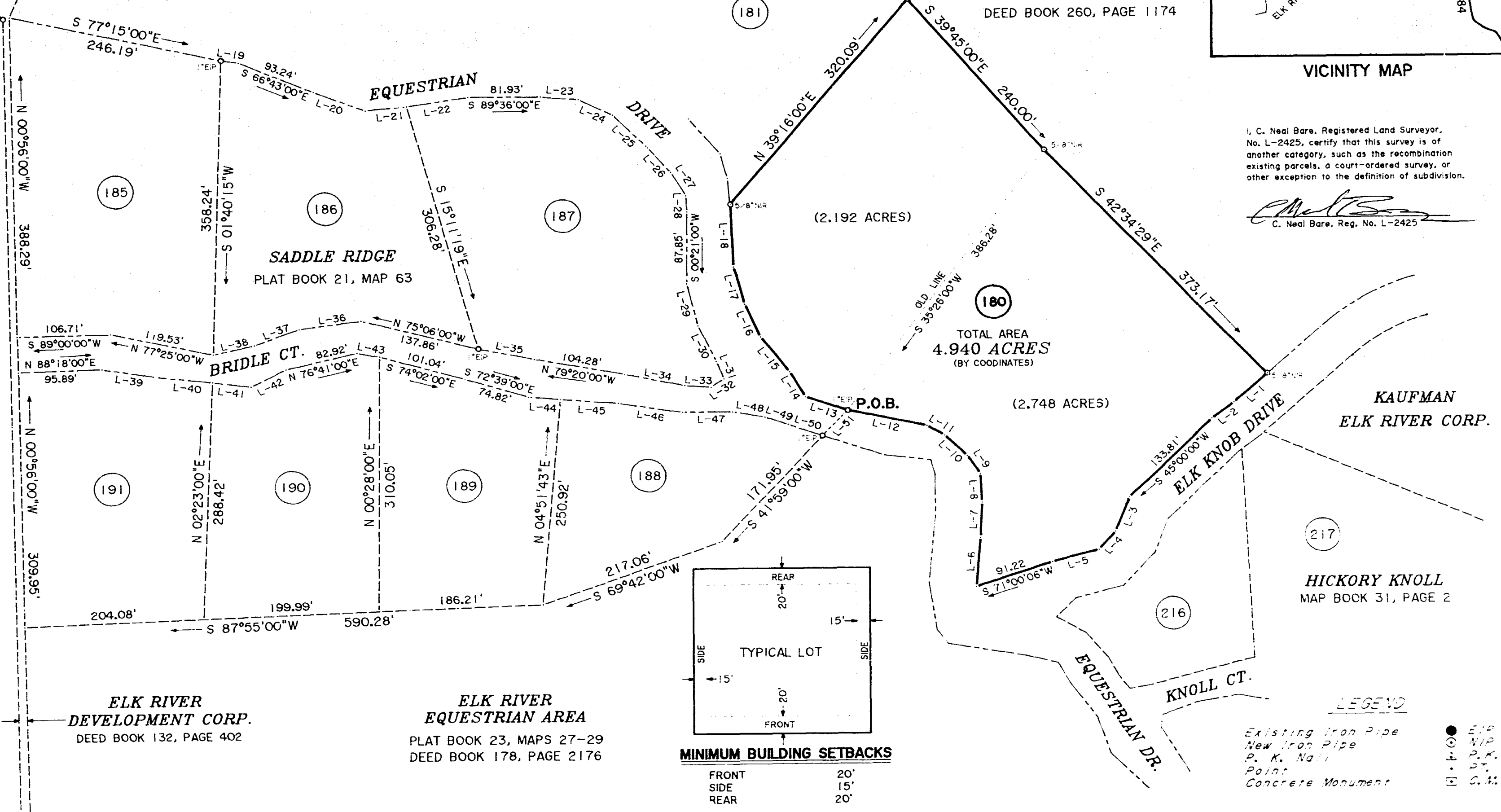
The foregoing certificate of _____
Notary Public is certified to be correct.
This instrument was presented for
registration and recorded in Plat Book
33, Page 65.
This 27, March, 1996 of 321 P.M.
Tammie J. Baker By Rhonda Hildfield
Register of Deeds Assistant Reg. of Deeds

Notary Public
I, a Notary Public of the County and State
of North Carolina, do hereby certify that
a recombination land survey was prepared
before me this day and acknowledged the execution
of the foregoing instrument, signed by the
parties to the same, this 22 day
of March, 1996.
My commission expires 11-26-2000
Antia T. Roberts
Notary Public



SADDLE RIDGE
PLAT BOOK 21, PLAT 78

KAUFMAN
ELK RIVER CORP.
DEED BOOK 260, PAGE 1174



LEGEND

Existing Iron Pipe
New Iron Pipe
P. K. Nail
Point
Concrete Monument

WESTERN CAROLINA SURVEYORS, P.A.			
703 WEST KING STREET BOONE, N.C. 28607 704-264-7473			
TITLE: RECOMBINATION SURVEY OF LOT 180, SADDLE RIDGE			
CLIENT: KAUFMAN ELK RIVER CORP.	TOWNSHIP: BANNER ELK	COUNTY: AVERY	STATE: N.C.
DEED REF. BK. 21 PG. 79	TAX MAP NUMBER:		
APP. BY: CNB	DRAWN BY: BB	DATE: 3-8-96	FILE: B95-027
SCALE: 1" = 100'		Job No.: B95-118	BY: SHEET