

NOTES:

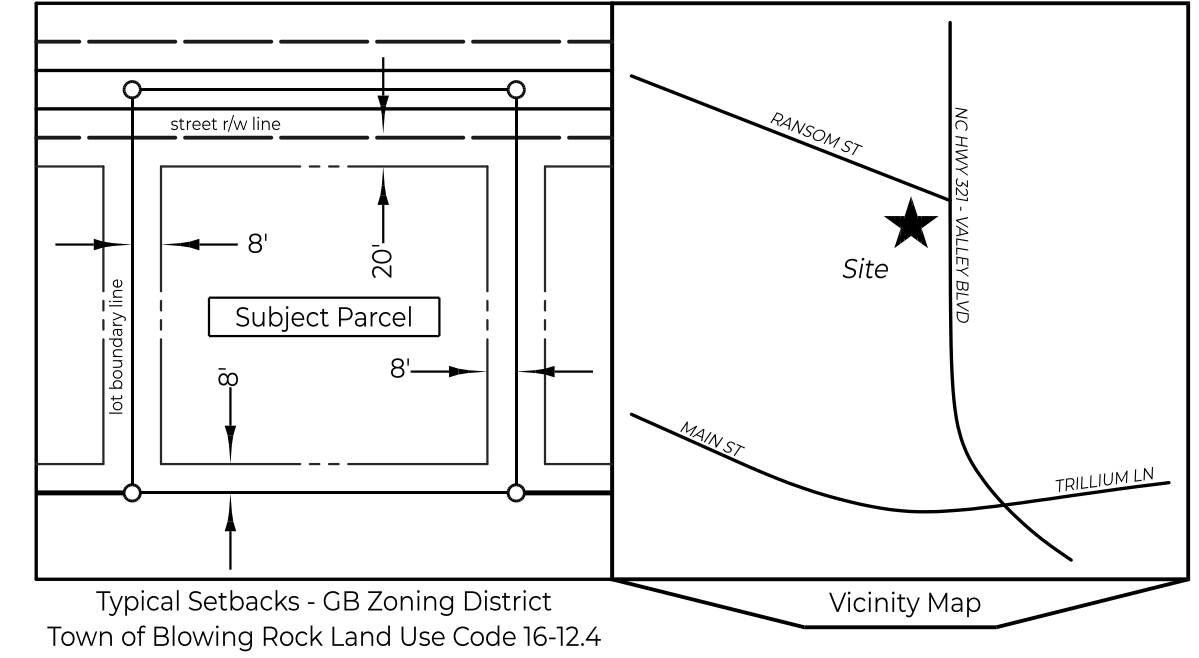
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE LANDS CONVEYED TO TRIP HOSPITALITY USA LLC BY DEED RECORDED IN BOOK OF RECORDS 2208 PAGE 394 OF THE WATAUGA COUNTY PUBLIC REGISTRY.
- BEARINGS ARE RELATIVE TO NCGS NAD '83 (2011) PER GPS TIES (SEE SURVEYOR'S GPS CERTIFICATE) AREAS CALCULATED BY COORDINATE GEOMETRY. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
- THIS PARCEL IS LOCATED IN ZONE "X" (AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING) PER THE NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM.
- THE RATIO OF PRECISION OF THE UNADJUSTED FIELD TRAVERSE IS NOT MORE THAN 1:10,000 AND HAS BEEN ADJUSTED BY LEAST SQUARES.
- THIS PARCEL IS LOCATED IN A PUBLIC WATER SUPPLY WATERSHED (WS-IV (P) - SOUTH FORK NEW RIVER) PER NCDENR SOURCES.
- ELEVATIONS ARE RELATIVE TO NAVD 88 AND THE CONTOUR INTERVAL IS TWO FOOT.
- THIS PROPERTY IS LOCATED IN A GENERAL BUSINESS (GB) ZONING DISTRICT PER THE TOWN OF BLOWING ROCK ZONING GIS MAPS
- FOR RIGHT OF WAY CONVEYED TO NCDOT SEE BOOK OF RECORDS 1493 PAGE 345, SAID RIGHT OF WAY WAS APPARENTLY CONVEYED AS "FEE SIMPLE RIGHT OF WAY". NCDOT PROJECT R2237C PLANS REFERENCE AN EXISTING RIGHT OF WAY WIDTH OF 33' AND REFERENCES DEED BOOK 26 PAGE 2. SAID DEED REFERENCE WAS NOT FOR THE SUBJECT LANDS AND TEXT ON THE PLANS WAS NOT LEGIBLE DUE TO OVERLAPPING LINES. HOWEVER, DEED BOOK 26 PAGE 243 MAY HAVE BEEN THE INTENDED REFERENCE AND CONVEYS TO THE TOWN OF BLOWING ROCK A 33 FOOT WIDE STREET RUNNING THROUGH APPARENT PREDECESSORS IN TITLE LANDS. SURVEYOR HAS PLOTTED THE ALIGNMENT OF SAID STREET PER DEED BOOK 26 PAGE 243 AND IT APPEARS TO REASONABLY FIT THE CURRENT ALIGNMENT OF RANSOM STREET FROM THE INTERSECTION OF HIGHWAY 421/RANSOM STREET TO A POINT APPROXIMATELY 0.5 MILE NW OF THE SUBJECT PROPERTY. SURVEYOR COULD NOT DETERMINE OWNERSHIP OF THE AREA BETWEEN THE FEE SIMPLE R/W TRACT DESCRIBED IN BOOK OF RECORDS 1493 PAGE 345 AND THE LANDS LYING WITHIN THE 33 WIDE AREA OF RANSOM STREET. PER CONVERSATIONS WITH TOWN OF BLOWING ROCK OFFICIALS, THE TOWN CLAIMS A RIGHT OF WAY OF MAINTENANCE LIMITS. SURVEYOR COULD NOT DETERMINE IF A RE-ALIGNMENT OF RANSOM STREET HAD TAKEN PLACE. RECOMMEND EXAMINING ATTORNEY REVIEW THIS AREA FOR OWNERSHIP.
- DIRECTION OF SEWER AND STORM SEWER LINES ARE SHOWN AS REFERENCE PER THE TOWN OF BLOWING ROCK GIS. SURVEYOR LOCATED INVERTS AND ABOVE GROUND FEATURES AND DIRECTION OF BURIED LINES MAY VARY FROM WHAT IS SHOWN HEREON.
- THIS PLAT REFLECTS INFORMATION DISCOVERED DURING THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON. THE PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY OF RECORD NOT SHOWN. OTHER EASEMENTS, RIGHTS OF WAY, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBRANCES MAY ALSO EXIST.

SANITARY SEWER STRUCTURE TABLE
NOTE 9

SSMH #1 RIM 3606.05 IN 3602.45 OUT 3602.27	SSMH #5 RIM 3590.90 IN 3585.20 OUT 3585.15
SSMH #2 RIM 3598.06 IN 3595.00 IN 3594.47 OUT 3594.28	SSMH #6 RIM 3565.04 IN 3560.65 IN 3557.58 IN 3556.68 OUT 3556.68
SSMH #3 RIM 3604.93 IN 3597.76 OUT 3597.65	SSMH #7 RIM 3566.22 IN 3562.06 OUT 3562.03
SSMH #4 RIM 3598.40 IN 3590.91 IN 3590.77 OUT 3590.61	

STORM SEWER STRUCTURE TABLE
NOTE 9

CI #1 TOP 3608.15 IN 3602.85 OUT 3602.90 OUT 3602.75	CI #3 TOP 3598.45 IN 3591.45 OUT 3591.00
CI #2 TOP 3604.70 IN 3598.10 IN 3592.80 OUT 3592.60	DI #4 RIM 3597.60 IN 3590.35 OUT 3583.25



AREA IS 2.076 ACRES

LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- NCDOT R/W DISK
- COMPUTED POINT
- DROP INLET
- CURB INLET
- STORM MANHOLE
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- ELECTRIC TRANSFORMER
- UTILITY PEDESTAL
- UTILITY POLE
- STREET LIGHT
- EVERGREEN TREE
- DECIDUOUS TREE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°31'53"W	14.91'
L2	S24°28'22"W	32.14'
L3	N21°12'55"E	2.11'
L4	N21°12'55"E	36.40'
L5	S21°46'02"W	21.19'
L6	N37°25'49"W	26.91'
L7	S52°30'04"W	13.49'
L8	S37°14'38"E	26.95'
L9	S21°46'02"W	0.70'
L10	S11°42'24"E	43.05'
L11	S07°10'35"W	18.22'
L12	S86°44'47"W	31.27'
L13	S83°08'10"E	10.99'
L14	S21°46'41"W	20.71'
L15	N21°46'02"E	44.08'

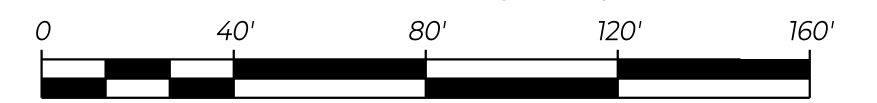
CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N25°18'28"W	7.20'	25.01'	7.22'
C2	N35°31'19"W	94.33'	1416.30'	94.34'
C3	N35°33'50"W	93.21'	1400.28'	93.23'

BOUNDARY & TOPOGRAPHIC SURVEY FOR TRIP HOSPITALITY USA, LLC
BLOWING ROCK TOWNSHIP
WATAUGA COUNTY - NORTH CAROLINA

FEBRUARY 1, 2023

Scale is 1"=40' (1:480)



Job Number: 23002

Surveyor's GPS Certificate
I, Alexander W. Crowe, P.L.S., L-5337, certify that this map was drawn under my supervision and that the horizontal and vertical grid control was established from an actual GPS Survey made under my supervision and the following information was used to perform the survey:
(1) Class of survey: Class A
(2) Positional accuracy: Horizontal: 0.02' Vertical: 0.09'
(3) Type of GPS field procedure: NC VRS NETWORK
(4) Dates of survey: 1/6/2023
(5) Datum/Epoch: NAD83(2011)EPOCH:2010.0000
(6) Published/Fixed-control used: NC VRS NETWORK

(7) Geoid model: GEOID28
(8) Combined grid factor: 0.9998106
(9) Units: US Survey Foot

Surveyor's Certificate

I, Alexander W. Crowe, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book/page as noted or other reference source); that the boundaries not surveyed are indicated as drawn from information in Book page or other reference source; that the ratio of precision or positional accuracy is 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) witness my original signature and seal this 1st day of February 2023.

Email Disclaimer
This document originally issued and sealed by Alexander W. Crowe, PLS L-5337 on February 1, 2023
This medium shall not be considered a certified document



RIGHT OF WAY MONUMENT TABLE

#	NORTH	EAST
1	874569.2945	1211034.8328
2	874574.4220	1211041.6434
3	874488.6919	1211104.4826
4	874496.6632	1211140.4991

- TEMPORARY CONSTRUCTION EASEMENT
BOR 1493 PAGE 345
0.100 AC
- PERMANENT DRAINAGE EASEMENT
BOR 1565 PAGE 773
0.008 AC

Alexander W. Crowe, PLS L-5337

