

ALL BEARINGS & COORDINATES SHOWN ON THIS PLAT ARE REFERRED TO N.C. GRID NORTH - NAD 83 (2011)

ALL DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM. A COMBINED SCALE FACTOR OF 0.999995 WAS APPLIED TO ALL MEASURED HORIZONTAL DISTANCES TO OBTAIN THE GRID DISTANCES (U.S. SURVEY FEET) SHOWN ON THIS PLAT.

THE COORDINATES FOR THE SITE CONTROL POINTS USED TO ORIENT THIS SURVEY TO THE N.C. GRID COORDINATE SYSTEM WERE OBTAINED USING A "CARLSON BR77" GPS RECEIVER UTILIZING (X) THE NATIONAL GEODETIC SURVEY ONLINE POSITION USER SERVICE (OPUS) (DPUS-HS) (X) THE N.C. REAL TIME NETWORK.

CLASS OF GPS SURVEY: SUBURBAN LAND SURVEYS (CLASS A)

GPS POSITIONAL ACCURACY: 0.06' GEOID MODEL: GEOID18

DATES OF GPS SURVEY: DECEMBER 2024

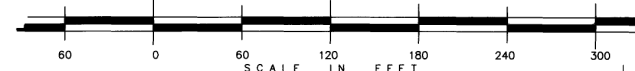


N.C. GRID
NORTH
NAD83
2011

RIVER RUN ESTATES

HAYESVILLE TWP. - CLAY CO., N.C.
(MYERS CHAPEL ROAD)

DATE: 23 JANUARY 2025 SCALE: 1" = 60'



OWNER(S) OF RECORD:
HOME BRIDGE REAL ESTATE, LLC - (BOB SCOTT)
115 JORNADA LOOP
SAVIE, NC 27588
(314) 639-9900 / bob@welland.com
REFERENCE(S):
DEED BOOK 482, PAGE 313
PLAT BOOK 4, PAGE 1359
TOTAL AREA OF 6 LOTS: 7.53 ACRES

DWG # 5785

2025000656

CLAY CO. NC FEE \$21.00

PRESENTED & RECORDED:

03-31-2025 02:31:42 PM

ANGELA SHOOK

REGISTER OF DEEDS

REGISTER OF DEEDS

BK: P 6

PG: 933-933

Angela Shook

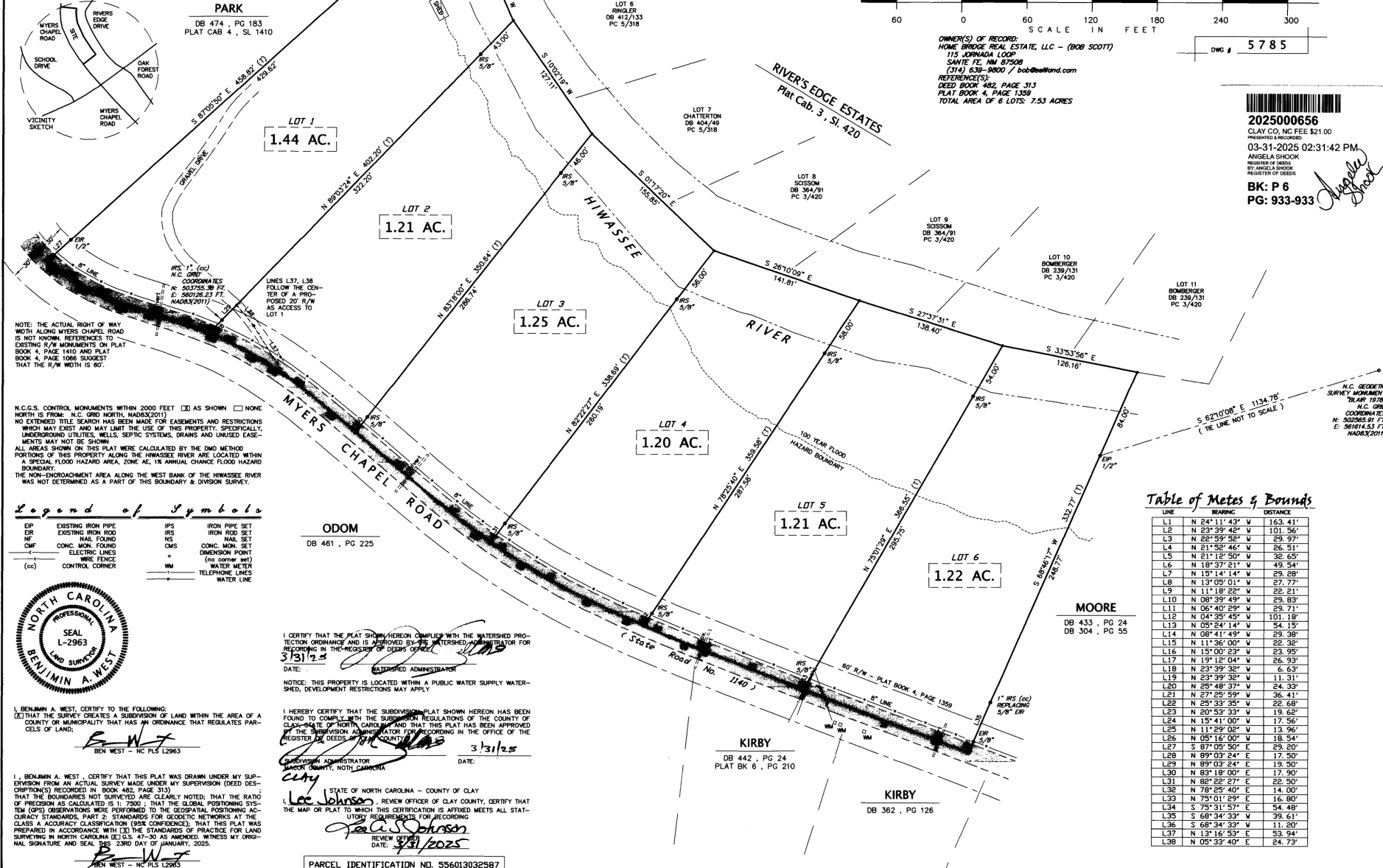


Table of Metes & Bounds

LINE	BEARING	DISTANCE
L1	N 24° 11' 43" E	163.41'
L2	N 23° 39' 42" E	101.56'
L3	N 22° 59' 52" E	29.97'
L4	N 21° 32' 46" E	26.51'
L5	N 21° 12' 50" E	32.65'
L6	N 18° 37' 21" E	49.54'
L7	N 15° 14' 14" E	29.28'
L8	N 13° 05' 01" E	27.77'
L9	N 11° 18' 22" E	22.21'
L10	N 08° 39' 49" E	29.83'
L11	N 06° 40' 29" E	29.71'
L12	N 04° 35' 45" E	101.18'
L13	N 05° 24' 14" E	54.19'
L14	N 08° 41' 49" E	29.38'
L15	N 11° 36' 00" E	22.32'
L16	N 15° 01' 23" E	23.95'
L17	N 19° 12' 04" E	26.93'
L18	N 23° 39' 32" E	6.63'
L19	N 23° 39' 32" E	11.31'
L20	N 25° 48' 37" E	24.33'
L21	N 27° 25' 59" E	36.41'
L22	N 25° 33' 35" E	22.68'
L23	N 20° 53' 33" E	19.62'
L24	N 15° 41' 00" E	17.56'
L25	N 11° 29' 02" E	13.96'
L26	N 05° 16' 00" E	18.54'
L27	S 87° 05' 50" E	29.20'
L28	N 89° 03' 24" E	17.50'
L29	N 89° 03' 24" E	19.50'
L30	N 83° 18' 00" E	17.90'
L31	N 82° 22' 27" E	22.80'
L32	N 78° 25' 40" E	14.00'
L33	N 75° 01' 29" E	16.80'
L34	S 75° 31' 57" E	54.48'
L35	S 68° 34' 33" E	39.61'
L36	S 68° 34' 33" E	11.20'
L37	N 13° 16' 53" E	53.94'
L38	N 05° 33' 40" E	24.73'

Legend of Symbols

IP	EXISTING IRON PIPE	IPS	IRON PIPE SET
EP	EXISTING IRON ROD	IRS	IRON ROD SET
MF	MAIL FOUND	NS	MAIL SET
CMF	CONC. MON. FOUND	CMS	CONC. MON. SET
	ELECTRIC LINES		DIMENSION POINT (no corner set)
	WIRE FENCE		WATER METER
(cc)	CONTROL CORNER	WM	WATER LINE
			TELEPHONE LINES
			WATER LINE



I, BENJAMIN A. WEST, CERTIFY TO THE FOLLOWING:
(X) 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;

BEN WEST - NC PLS L2963

I, BENJAMIN A. WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS) RECORDED IN (BOOK 482, PAGE 313) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 7200; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEOSPATIAL POSITIONING AT THE CLASS A ACCURACY CLASSIFICATION (95% CONFIDENCE); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH (X) THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (S.L.C. 47-30 AS AMENDED); WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 23RD DAY OF JANUARY, 2025.

BEN WEST - NC PLS L2963

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIED WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OF CLAY COUNTY, N.C.

DATE: 3/31/25 WATERSHED ADMINISTRATOR

NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED. DEVELOPMENT RESTRICTIONS MAY APPLY.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF CLAY, STATE OF NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OF CLAY COUNTY, N.C.

DATE: 3/31/25 SUBDIVISION ADMINISTRATOR

JANOR QUINCY, NORTH CAROLINA

STATE OF NORTH CAROLINA - COUNTY OF CLAY

I, Lee Johnson, REVIEW OFFICER OF CLAY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 3/31/2025 REVIEW OFFICER

PARCEL IDENTIFICATION NO. 556013032587