LINE TABLE		
LINE	LENGTH	BEARING
L1	101.56	N27°12'30"E
L2	42.22	N66°06'39"W
L3	7.91	N38°51'51"W
L4	35.72	N38°51'51"W
L5	58.90	N49°09'11"W
L6	30.15	N07°47'11"W
L7	27.14	N08°15'53"E
L8	27.98	N52°17'56"E
L9	35.32	N73°34'50"E
L10	79.19	N13°52'49"E
L11	25.95	N46°09'10"W
L12	41.75	N05°19'47"E
L13	59.33	N08°53'09"E
L14	29.76	N65°04'29"E
L15	22.51	N25°19'56"E
L16	60.16	N00°39'44"E
L17	166.35	N01°54'54"W
L18	58.86	N06°43'34"E
L19	85.81	N03°14'18"W
L20	42.46	N05°45'06"E
L21	62.93	N14°47'14"E
L22	17.56	N50°43'36"W
L23	35.06	N25°02'48"E
L24	20.88	N70°35'26"E
L25	52.36	N03°48'30"W
L26	36.78	N25°42'57"W
L27	185.62	N80°23'06"E
L28	243.11	N32°22'56"W
L29	116.65	N49°56'16"E
L30	200.75	S11°45'10"E
L31	66.05	N38°27'43"E
L32	30.75	N08°27'43"E
L33	24.13	N32°37'01"E
L34	100.64	N10°53'13"E
L35	21.36	N05°29'42"E
L36	11.44	S43°55'07"E
L37	22.56	S27°30'07"E
L38	177.41	S23°34'48"E

LINE TABLE		
LINE	LENGTH	BEARING
L39	80.83	S43°59'23"E
L40	160.59	S23°22'05"E
L41	66.17	S33°15'54"W
L42	7.00	N65°16'04"E
L43	71.94	N41°00'22"E
L44	39.28	N27°17'57"E
L45	29.21	S37°15'03"E
L46	100.85	S22°51'08"E
L47	19.41	S34°59'08"E
L48	9.32	N40°18'30"E
L49	109.75	N10°30'17"E
L50	95.49	N13°19'55"W
L51	11.38	N00°49'02"W
L52	27.62	N21°48'10"E
L53	49.90	S21°14'32"E
L54	10.86	S68°06'06"E
L55	49.40	S83°53'50"E
L56	70.54	S86°24'37"E
L57	37.03	S86°24'37"E
L58	21.45	S81°57'24"E
L59	60.13	S81°57'24"E
L60	28.45	N26°21'07"W
L61	79.79	N39°03'52"W
L62	54.24	N07°25'20"W
L63	72.09	N34°44'00"W
L64	65.71	N04°18'18"E
L65	38.64	N25°34'57"E
L66	3.98	N62°11'26"E
L67	40.36	S36°50'29"E
L68	46.26	S57°00'12"E
L69	10.15	S80°41'10"E
L70	39.29	N14°52'22"E
L71	30.99	N52°30'08"E
L72	34.99	N54°00'01"E
L73	46.90	N54°00'01"E
L74	4.76	N43°13'43"E
L75	27.72	N09°33'13"W
L76	50.00	N26°45'54"E
L77	14.41	N03°25'38"E
L78	117.71	N71°08'11"E
L79	201.49	N40°51'58"E

CERTIFICATE OF OWNERSHIP, DEDICATION AND MAINTENANCE

THE UNDERSIGNED CERTIFIES THAT HE IS AN OFFICER, TO WIT: THE (______________) OF (PROSPECT VENTURE LLC), A CORPORATION, AND THAT HE HAS BEEN AUTHORIZED TO EXECUTE THIS CERTIFICATE PURSUAN TO AUTHORITY GRANTED BY RESOLUTION OF THE BOARD DIRECTORS OF (PROSPECT VENTURE LLC), COPY OF WHICH RESOLUTION IS ATTACHED HERETO.

(PROSPECT VENTURE LLC), THROUGH THE UNDERSIGNED, FREELY DEDICATES ALL REQUIRED RIGHTS-OF-WAY, EASEMENTS, STREETS, UTILITIES, OPEN SPACE, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE USE AS NOTED ON SAID PLAT AND FREELY ESTABLISHES MINIMUM BUILDING SETBACK LINES AS REQUIRED BY THE AVERY COUNTY SUBDIVISION ORDINANCE. (PROSPECT VENTURE LLC) FURTHER (ASSUMES FULL RESPONSIBILITY FOR) (HAS MADE ARRANGEMENTS SUITABLE TO THE COUNTY COMMISSIONERS FOR) THE MAINTENANCE OF SAID IMPROVEMENTS WHICH (ASSUMPTION OF RESPONSIBILITY) (ARRANGEMENTS) SHALL REMAIN IN EFFECT UNTIL SUCH A TIME AS SAID IMPROVEMENTS ARE ACCEPTED FOR MAINTENANCE BY AN APPROPRIATE PUBLIC OR PRIVATE BODY, OR SHALL BE DESIGNATED FOR PERPETUAL OWNERSHIP AND MAINTENANCE IF DEDICATED FOR PRIVATE USE.

(PROSPECT VENTURE LLC)

BY:______________

ATTEST:

____
SECRETARY

____
DATE

NORTH CAROLINA
AVERY COUNTY

REGISTERED THIS THE ________ DAY OF__________ AT
RECORDED IN PLAT BOOK _________ PAGE _________ BY:

____
REGISTER OF DEEDS

NORTH CAROLINA
AVERY COUNTY

I,______________ A NOTARY PUBLIC OF SAID STATE AND COUNTY, CERTIFY THAT ______________, PERSONALLY CAME BEFORE ME AND THAT S(HE) IS ______________ SECRETARY OF ______________ A CORPORATION, AND BY AUTHORITY GIVEN AS AN ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS PRESIDENT, SEALED WITH ITS COPORATE SEAL AND ATTESTED BY __________SELF, AS ITS __________SECRETARY.

WITNESS MY HAND, AND NOTORIAL SEAL, THIS THE _______ DAY OF __________ 20__.

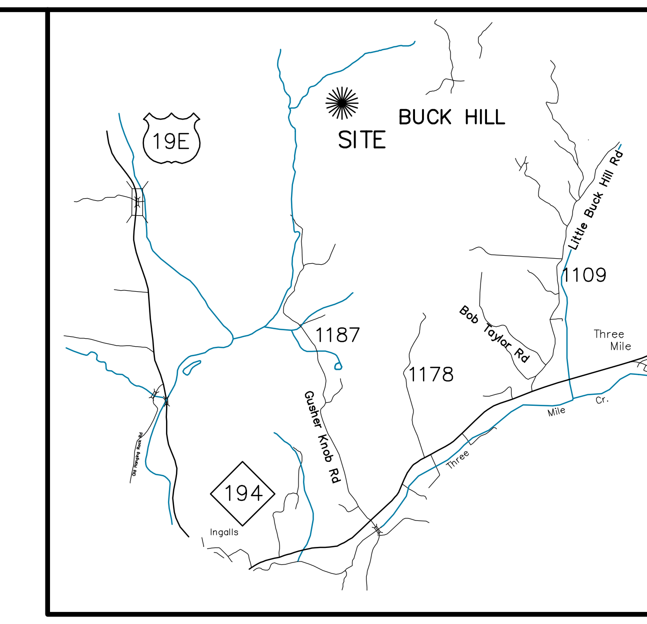
____
NOTARY PUBLIC

MY COMMISSION EXPIRES:______________

NORTH CAROLINA:
AVERY COUNTY:

I,______________________, REVEIW OFFICER FOR AVERY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

____
REVIEW OFFICER DATE



VICINITY MAP (NTS)

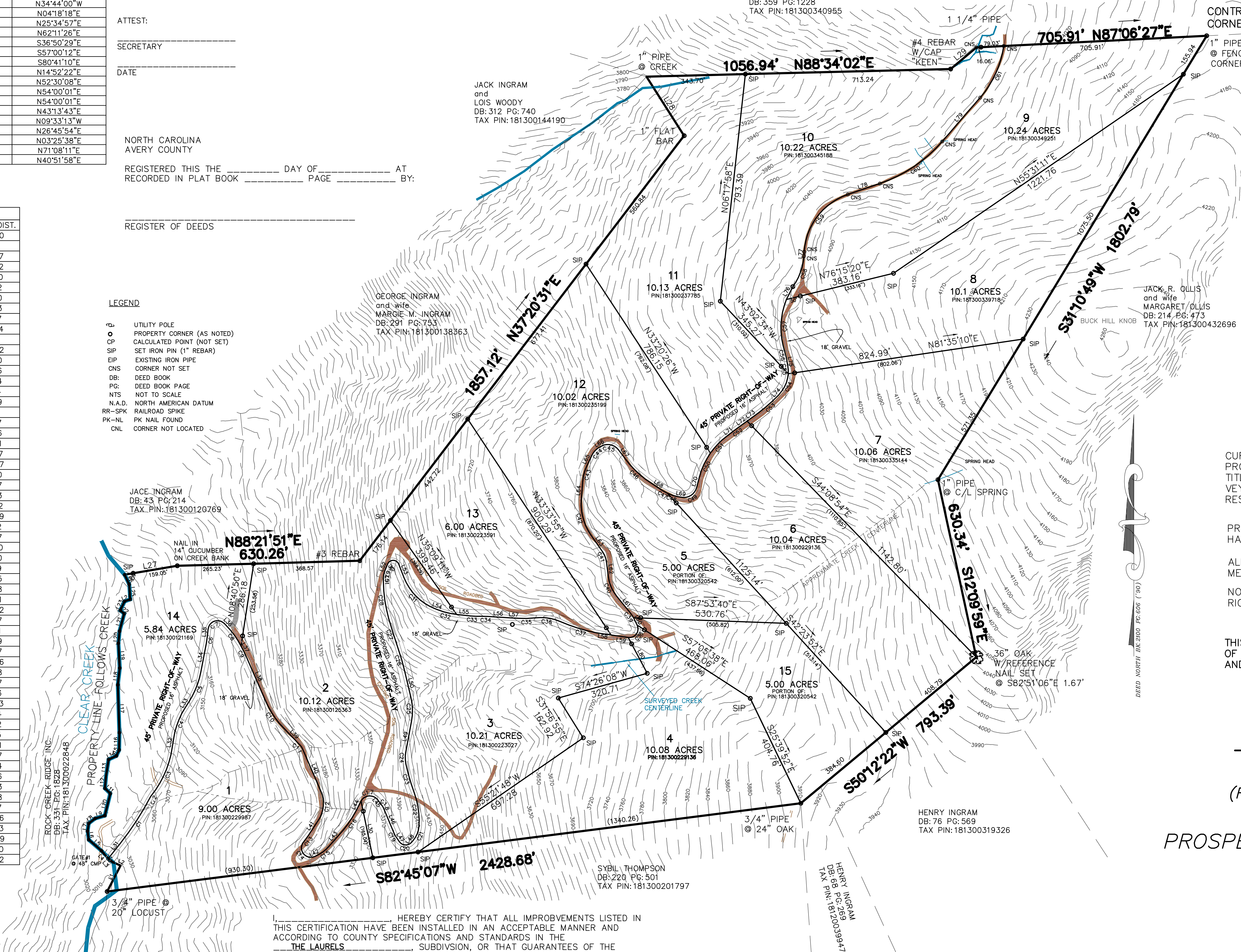
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANACE THAT REGULATES PARCELS OF LAND

THIS DOCUMENT IS NOT VALID FOR CONVEYANCE PURPOSES UNLESS SIGNED AND SEALED.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG:	CHORD DIST.
C1	194.69	1040.00	10°43'33"	N33°05'57"E	194.40
C2	5.64	30.00	10°46'41"	S33°07'31"W	5.64
C3	185.29	353.27	30°03'08"	N23°29'17"E	183.17
C4	114.67	272.00	24°09'18"	S20°32'22"W	113.82
C5	113.78	300.00	21°43'48"	N21°45'07"E	113.10
C6	28.33	301.00	5°23'31"	N08°11'28"E	28.32
C7	74.64	32.75	130°35'11"	S70°47'18"W	59.50
C8	86.53	302.00	16°24'59"	N35°42'37"W	86.23
C9	10.27	150.00	3°55'19"	N25°32'28"W	10.27
C10	113.54	318.75	20°24'35"	S33°47'05"E	112.94
C11	16.20	45.00	20°37'18"	N33°40'44"W	16.11
C12	104.53	105.75	56°38'00"	N04°56'55"E	100.32
C13	24.51	178.00	7°53'28"	N37°12'38"E	24.50
C14	89.11	32.75	155°53'18"	S36°47'17"E	64.06
C15	55.05	130.00	24°15'43"	N53°08'13"E	54.64
C16	81.34	340.00	13°42'25"	N34°09'09"E	81.14
C17	68.51	34.00	115°27'00"	S85°01'27"W	57.49
C18	5.03	20.00	14°23'55"	N30°03'05"W	5.01
C19	10.59	50.00	12°08'00"	S28°55'08"E	10.57
C20	49.34	27.00	104°42'22"	S87°20'19"E	42.76
C21	51.74	82.75	35°49'39"	N22°23'41"E	50.91
C22	117.05	275.02	24°23'08"	N07°42'43"W	116.17
C23	107.35	800.00	7°41'19"	S16°03'37"E	107.27
C24	39.26	99.00	22°43'14"	S00°51'20"E	39.00
C25	85.08	204.50	23°50'12"	N01°24'49"W	84.47
C26	75.46	750.00	5°45'53"	N16°12'52"W	75.43
C27	113.14	1919.63	3°22'37"	S17°24'30"E	113.12
C28	130.05	500.00	14°54'10"	S08°16'07"E	129.69
C29	24.28	61.50	22°37'11"	S10°29'34"W	24.12
C30	50.20	21.00	136°57'18"	N89°43'11"W	39.07
C31	155.39	190.00	46°51'34"	S44°40'19"E	151.10
C32	68.92	250.00	15°47'45"	S75°59'58"E	68.70
C33	35.22	250.00	8°04'19"	S87°56'00"E	35.19
C34	24.26	250.00	5°33'33"	N89°11'23"W	24.25
C35	56.45	309.75	10°26'33"	N88°22'06"E	56.38
C36	90.06	170.00	30°21'06"	N81°40'37"W	89.01
C37	161.31	598.00	15°27'20"	S74°13'44"E	160.82
C38	65.13	30.00	124°23'43"	N35°50'45"E	53.07
C39	16.64	75.00	12°42'45"	N32°42'29"W	16.61
C40	70.69	128.00	31°38'31"	S23°14'36"E	69.79
C41	38.13	80.00	27°18'40"	N21°04'40"W	37.77
C42	127.41	187.00	39°02'18"	S15°12'51"E	124.96
C43	55.70	150.00	21°16'39"	S14°56'37"W	55.38
C44	44.73	70.00	36°36'30"	S43°53'11"W	43.97
C45	66.42	47.00	80°58'05"	N77°19'31"W	61.03
C46	122.46	348.00	20°09'43"	S46°55'20"E	121.83
C47	20.15	150.00	7°41'49"	S60°51'06"E	20.14
C48	41.85	150.00	15°59'10"	S72°41'35"E	41.72
C49	67.06	45.50	84°26'28"	N57°05'36"E	61.15
C50	91.18	260.00	20°05'34"	S24°55'09"W	90.71
C51	79.58	260.00	17°32'12"	S43°44'02"W	79.27
C52	24.45	935.00	1°29'53"	S53°15'05"W	24.44
C53	94.00	500.00	10°46'18"	N48°36'52"E	93.86
C54	79.32	114.00	39°52'05"	N23°40'11"E	77.73
C55	26.44	114.00	13°17'22"	N02°54'32"W	26.38
C56	23.19	150.00	8°51'34"	N13°59'00"W	23.17
C57	185.82	265.71	40°04'10"	S01°37'18"W	182.06
C58	114.59	200.00	32°49'42"	N19°50'30"E	113.03
C59	265.89	225.00	67°42'33"	S37°16'55"W	250.69
C60	264.16	500.00	30°16'13"	N56°00'04"E	261.10
C61	199.72	350.00	32°41'38"	N24°31'09"E	197.02

LEGEND

- UTILITY POLE
- PROPERTY CORNER (AS NOTED)
- CP CALCULATED POINT (NOT SET)
- SIP SET IRON PIN (1" REBAR)
- EIP EXISTING IRON PIPE
- CNS CORNER NOT SET
- DB: DEED BOOK
- PG: DEED BOOK PAGE
- NTS NOT TO SCALE
- N.A.D. NORTH AMERICAN DATUM
- RR-SPK RAILROAD SPIKE
- PK-NL PK NAIL FOUND
- CNL CORNER NOT LOCATED



PROJECT DATA:

TOTAL ACREAGE: 131.95

TOTAL NUBMER OF LOTS: 15

MINIMUM LOT SIZE: 5.00 ACRES

MAXIMUM LOT SIZE: 10.22 ACRES

ALL LOTS ARE TO BE SERVED BY PRIVATELY MAINTAINED WELL AND SEPTIC SYSTEMS

SETBACK REQUIREMENTS:

FRONT: 20'

SIDE: 15'

REAR: 20'

CURRENT TAX RECORDS USED TO IDENTIFY ADJOINING PROPERTY OWNERS. SURVEY PERFORMED WITHOUT A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CON-VEYANCES, RIGHT OF WAY, EASEMENTS OR OTHER RESTRICTIONS NOT SHOWN.

PROPERTY DOES( ) DOES NOT (X) LIE IN A FLOOD HAZARD AREA AS DEFINED BY THE F.E.M.A.

ALL BEARINGS AND DISTANCES ARE GROUND MESUREMENTS UNLESS OTHERWISE NOTED

NO CORNERS SET ALONG CL OF PROPOSED RIGHT-OF-WAY OR CENTER LINE OF CREEK CALLS.

THIS MAP IS A REVISION TO REFLECT RECONFIGURATION OF ALL LOTS BASED ON THE AS-BUILT ROAD LOCATION AND TO CHANGE THE NAME OF THE SUBDIVISION

CERTIFICATE OF SURVEY AND ACCURACY

STATE OF NORTH CAROLINA,
AVERY COUNTY

I, KEVIN A. HOLLAR CERTIFY THAT THIS PLAT WAS (DRAWN BY ME) FROM AN ACTUAL SURVEY MADE BY ME. DEED DESCRIPTION RECORDED IN BOOK: 210 PAGE: 606, AND PLAT FILE: N/A , SLIDE: N/A : THAT THE RATIO OF PRECISION OF THE SURVEY BEFORE ADJUSTMENT WAS ONE PART IN 15,000, AS CALCULATED BY LATITUDES AND DEPARTURES, AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMMENDED, WITNESS MY ORIGINAL SIGNITURE, REGISTRATION NUMBER, AND SEAL THIS THE 31st DAY OF JANUARY , 20 07 .

OFFICIAL SEAL

____
PROFESSIONAL LAND SURVEYOR #4239

SUBJECT PROPERTY IS ACCESSED VIA A 45' NON-EXCLUSIVE EASEMENT RECORDED IN DB: 354 PG: 421 (FROM GUSHER KNOB ROAD)

I,______________, HEREBY CERTIFY THAT ALL IMPROBVEMENTS LISTED IN THIS CERTIFICATION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS AND STANDARDS IN THE THE LAURELS SUBDIVSION, OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE COUNTY COMMISSIONERS HAS BEEN RECIEVED, AND THAT THE FILING FEE FOR THIS PLAT IN THE AMOUNT OF $_______ HAS BEEN PAID.

LIST OF COMPLETED IMPROVEMENTS (OR GUARANTEE OF IMPROVEMENTS):

LIST ANY KNOWN DEFECTS:

____
DATE

____
ORDINANACE ADMINISTRATOR
(AVERY COUNTY)

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

(NEW) PROJECT NAME:

THE LAURELS

(FORMERLY BUCK HILL FALLS)

PROPERTY OWNER(S)

PROSPECT VENTURE GROUP L.L.C.

1054 BELLVIEW PL
MC LEAN VA 22102-0000

AS-BUILT SURVEY OF:

THE LAURELS

GUSHER KNOB ROAD

TOE RIVER TOWNSHIP AVERY COUNTY NC

SCALE: 1"=300' DRAWN BY: KAH FILE: 0524
DEED REFERENCE BOOK 210 PAGE 606
SURVEY BY: PBK,MBG,CB DATE: 01/31/07
DRAWING No.: 0524-BASE

PESTERFIELD P.A.
CIVIL ENGINEERS & LAND SURVEYORS
370 N. LOUISIANA AVE. BLDG B ASHEVILLE, NC 28804
OFFICE (828) 252-8423 FAX (828) 252-8463