

LEGEND:

- EXISTING IRON REBAR (EIR)
 ✱ CABLE TELEVISION RISER (CATV)
 — SURVEYED BOUNDARY LINE
 - - - ADJOINER'S DEED LINE (NOT SURVEYED)
 - - - SETBACK LINE
 — RIGHT-OF-WAY LINE
 - - - TIE LINE ONLY

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	275.23'	48.28'	S 78°24'10" E	48.22'
C2	180.62'	33.61'	N 15°33'39" W	33.66'

ABBREVIATIONS:

NTS...NOT TO SCALE
 (T)...TOTAL
 DB...DEED BOOK
 PG...PAGE
 PF...PLAT FILE
 SL...SLIDE
 P, TRANS...POWER TRANSFORMER
 PIN...PARCEL IDENTIFICATION NUMBER

STATI
COUN

FILED

AT

BY:

BY:

**2015002616**TRANSLYVANIA CO, NC FEE \$21.00
PRESENTED & RECORDED

06-09-2015 01:19:21 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS**BK: PF 16**
PG: 423-423

DEPUTY

NOTES

- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY (WRITTEN OR UNWRITTEN).
- THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
- DEED REFERENCES: DEED BOOK 235 PG 324; PLAT FILE 11 SLIDE 522; PLAT FILE 12 SLIDE 237. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE TRANSLYVANIA COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
- AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
- HORIZONTAL CONTROL MONUMENT WAS NOT RECOVERED WITHIN 2000' OF THIS PROPERTY.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS ZONED OPEN USE HAVING NO DIMENSIONAL REQUIREMENTS (SEE NOTE 9) * PLEASE REFER TO THE TRANSLYVANIA COUNTY ZONING ORDINANCE AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
- BY GRAPHICAL LOCATION, PROPERTY IS SHOWN AS LYING FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3700857300J, EFFECTIVE DATE 10-02-2009.
- THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DEED BOOK 282 PAGE 263, DEED BOOK 293 PAGE 620, DEED BOOK 412 PAGE 352, DEED BOOK 450 PAGE 178, AND ANY FURTHER AMENDMENTS THERETO. SETBACKS: FRONT OR ROADSIDE = 70' FROM CENTERLINE (50' FROM RIGHT-OF-WAY); SIDE = 20'.
- THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
- ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.



WES COLE LAND SURVEYING, PA
 1328D PATTON AVENUE • ASHEVILLE, NC 28806
 OFFICE: 828.251.7025 • WWW.WESCOLESURVEYING.COM
 NC FIRM #C-3106 • SC COA #4052
 NC L-4561 • SC 27443 • TN 2432

KELLY MOUNTAIN ROAD
 50' PRIVATE RIGHT-OF-WAY
 PER PF 11 SL 552
 (ASPHALT)

LOT 19
SYLVAN RESOURCES, LLC
 DB 235 PG 324
 PF 11 SL 552
 PIN 8573-74-2519

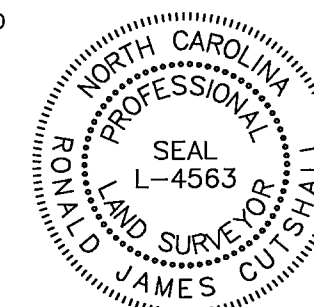
LOT 17
 2.24 ACRES
 DB 235 PG 324
 PF 11 SL 552
 PIN 8573-74-4444

LOT 43
CARDINAL LAND DEVELOPMENT
 DB 418 PG 45
 PF 12 SL 237
 PIN 8573-74-5076

KELLY MOUNTAIN ROAD
 50' PRIVATE RIGHT-OF-WAY
 PER PF 11 SL 552
 (ASPHALT)

LOT 47
MICHAEL J. MCLAIN
 DB 414 PG 478
 PF 12 SL 237
 PIN 8573-74-8509

LOT 46
WILLIAM D. SKINNER
 DB 412 PG 714
 PF 12 SL 237
 PIN 8573-74-6390



STATE OF NORTH CAROLINA
 COUNTY OF TRANSLYVANIA

I, RONALD JAMES CUTSHALL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 235 PAGE 324); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13th DAY OF MAY, A.D., 2015.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(1)(c)(1):

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Ronald James Cutshall L-4563
 RONALD JAMES CUTSHALL, P.L.S. L-4563

BOUNDARY SURVEY OF THE PROPERTY OF:

SYLVAN RESOURCES, LLC

(SURVEY REQUESTED BY MARY ANN & ASHOK IYER)

DUNNS ROCK TOWNSHIP, TRANSLYVANIA COUNTY, NC

DATE: MAY 13, 2015	REVISIONS		
PROJECT NO.: 15-045	NO.	DATE	DESC.
FIELD WORK: ADW/CF			
DRAWN BY: RJC			
SCALE: 1" = 40'			
PIN: 8573-74-4444			



BASED ON PLAT FILE 11 SLIDE 237