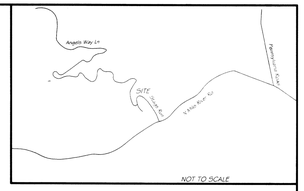
SLIDE 10436

State of North Carolina, County of HENDERSON
filed for registration on the 28TH day of NOV. 20 16
at 2:08 o'clock P M and recorded in
slide 10436 in the office of the
Register of Deeds of HENDERSON County.
William Lee King
Register of Deeds
By: William Lee King ~~Deputy~~

State of North Carolina
County of Henderson
I, Tina Ball Review Officer of Henderson County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.
Review Officer 11-28-2016
Date



Vicinity Map

NORTH CAROLINA PROFESSIONAL SEAL L-4920 LAND SURVEYOR CAMERON S. BAKER

I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in book as shown page _____) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 28 day of NOV. 20 16.

Professional Land Surveyor No. L-4920

I, Cameron S. Baker,
Professional Land Surveyor, certify that this survey is for the recombination of property and is exempt from the local regulation under section NCGS 47-30 (f)(11)(d).

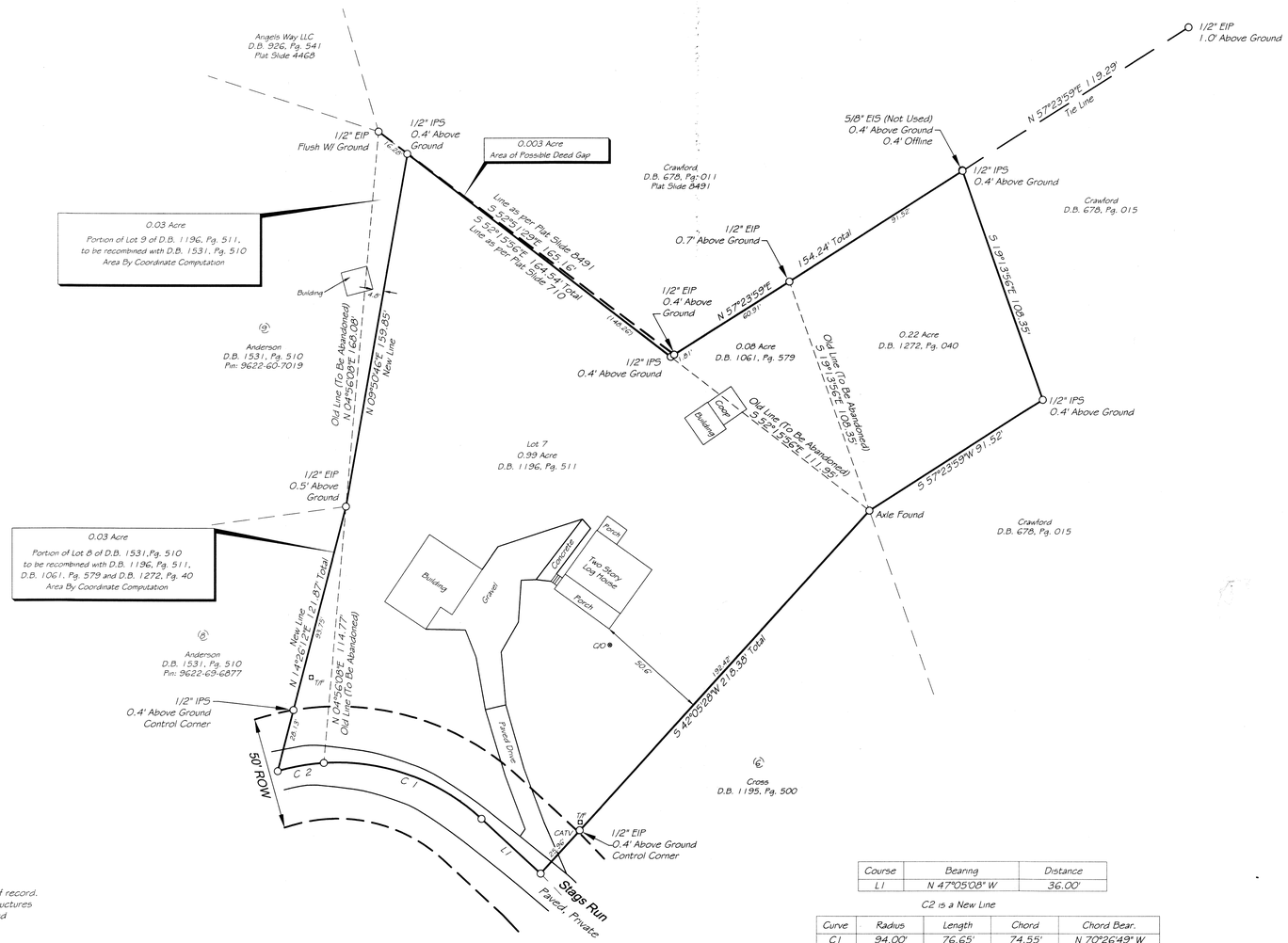
Professional Land Surveyor L-4920

BOOK 2016 PAGE 10436 (1)
853361

This document presented and filed:
11/28/2016 02:08:21 PM
WLK
WILLIAM LEE KING, Henderson COUNTY, NC

1.29 Acres
Total Acreage of the remaining portion of D.B. 1196, Pg. 511, D.B. 1061, Pg. 579, D.B. 1272, Pg. 40 and a portion of D.B. 1531, Pg. 510 recombined
Area By Coordinate Computation

Plat North
Plat Slide 710



Building Setbacks as per Henderson County R3 Zoning:
Front: 15'
Side: 15'
Rear: 15'

Course	Bearing	Distance
L1	N 47°05'08" W	36.00'

C2 is a New Line

Curve	Radius	Length	Chord	Chord Bear.
C1	94.00'	76.65'	74.55'	N 70°26'49" W
C2	94.00'	20.88'	20.84'	S 79°49'40" W

Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
5. All miscellaneous survey related matenals, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
7. Property is currently zoned R3 by Henderson County.
8. Property is located in a Water Supply Watershed WS-II Upper Mills River
9. Property is not located within 1/2 mile of a designated Farmland Preservation District.
10. Properties are located in Zone X (Minimal Flood Risk) as per FRIS Map Panel 9621, Map # 3700962100J and FRIS Map Panel 9622, Map # 3700962200J effective date 10/2/2008.

30 0 15 30 60 120

Remaining portion of Lot 7 & a portion of Lot 8 of Mills River North recorded at Plat Slide 710, D.B. 1061, Pg. 579 & D.B. 1272, Pg. 40 recombined

Map of Recombination for

Phillip V. Pedersen

-Owners-
D.B. 1196, Pg. 511
D.B. 1061, Pg. 579
D.B. 1272, Pg. 40

Randine Anderson
D.B. 1531, Pg. 510

Pin: 9621-69-9908
Pin: 9622-70-1165
Pin: 9621-69-6877
Pin: 9622-60-7019

Legend:
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pipe Set
O = Unmarked Point, Unless Otherwise Noted
ROW/MON = Right of Way Monument
ROW = Right of Way
CATV = Cable Television Pedestal
T/F = Transformer

Mills River Township	Henderson County, NC

ASSOCIATED LAND SURVEYORS
& PLANNERS PC.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

SCALE: 1 Inch = 30 Feet	DATE: November 28, 2016
JOB NO.: 5-16-208	DRAWN BY: JTB CAD 7.0