

17, 134

- LEGEND**
- CMF CONCRETE MONUMENT FOUND
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - APF ALUMINUM PIPE FOUND
 - N/F NAIL FOUND
 - PSF PLANTED STONE FOUND
 - ISF IRON STAKE FOUND
 - UP UNMARKED POINT
 - IRS 5/8" IRON ROD SET
 - IPF IRON PIPE FOUND
 - CMS CONCRETE MONUMENT SET
 - N/S NAIL SET
 - OVERHEAD UTILITY LINES
 - N/A NOT APPLICABLE
 - RAW RIGHT OF WAY
 - TR TRANSFORMER
 - T/P TELEPHONE PEDSTAL
 - WM WATER METER
 - SR STATE ROAD
 - D.B. DEED OR DOCUMENT BOOK
 - P.B. PLAT BOOK
 - P.F. PLAT FILE
 - NTS NOT TO SCALE
 - UB UTILITY BOX
 - CULVERT +/-
 - STREAM +/-
 - WV WATER VALVE
 - MH MAN HOLE
 - x--- FENCE +/-
 - ∅ UTILITY POLE

SLICK ROCK MOUNTAIN ROAD

ALLEN ROAD

BOUNDARY SURVEYS PREPARED FOR :

Jean R. Ballentine

PROPERTY LOCATED IN :
DUNNS ROCK TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

DEED REFERENCE : D.B. 367, PAGES 262-264 (TRACTS 2,3 & 4).
PLAT REFERENCES : P.F. 7, SLIDE 516 and P.F. 7, SLIDE 515
and P.F. 6, SLIDE 550.

SURVEY DATE : JULY, 2016.

NOTES

- 1) This property is located in Zone X, areas determined to be outside the 500-year floodplain per F.I.R.M. of this area dated October 02, 2009.
- 2) This property is subject to matters found by a title examination and also subject to all restrictions, setback lines, roadways, zoning ordinances and right of ways appearing on this property and/or of record.
- 3) Area computed by coordinate method, including all right of ways.
- 4) This is a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.
- 5) This map is not transferable, and may not be used by any person or entity without written authorization from E. Roger Raxter, PLS. This plat is provided for the use of the parties named hereon.
- 6) The corners found and set are 1 inch to 12 inches above the ground, unless otherwise noted.
- 7) The building ties are to the structural walls, unless otherwise noted.
- 8) The right of way width of Lake Road is 30', per P.F. 7, Slide 516.
- 9) The present owners are : Michael G. McShane and wife, Genette D. McShane.
- 10) The Tax Pin numbers are : 8593-36-8518 and 8593-46-0113.
- 11) The corners not labeled are unmarked points.
- 12) Allen Road is an existing 10' +/- private gravel road, and Slick Rock Mountain Road is an existing 15' +/- gravel road, the right of way width is unknown.
- 13) The points along the water line of Long Lake are unmarked points.
- 14) The lines from L45 through L63 are along and with the water line on Long Lake.

LAKE ROAD
PRIVATE 12' +/- GRAVEL
ROADBED WITH 30' PRIVATE R/W.

TRACT "A"
27.73 ACRES +/-

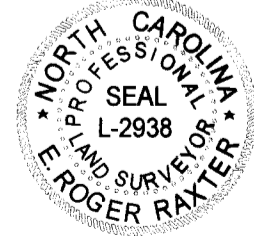
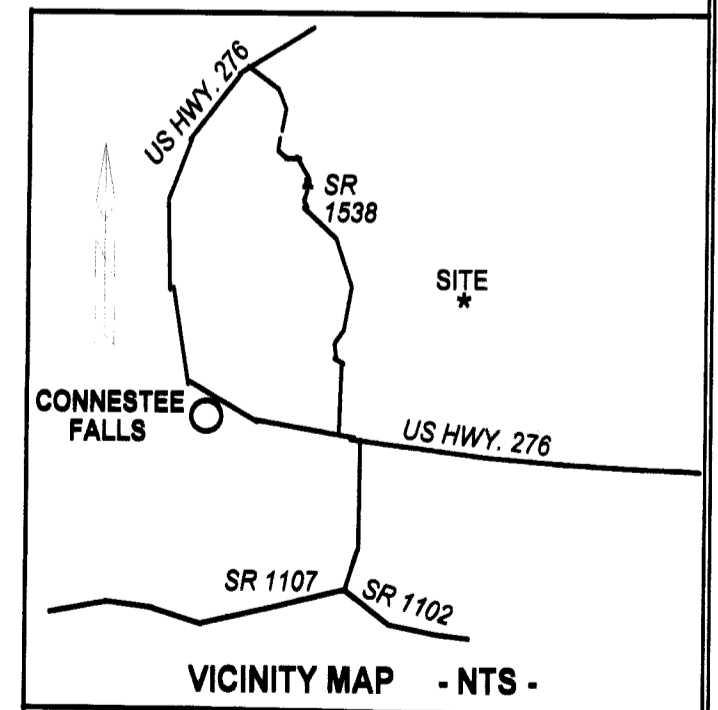
CALL TABLE

Id	Bearing	Distance
L1	N 49°04'40" E	44.17'
L2	N 24°29'26" E	234.12'
L3	N 46°39'23" E	132.32'
L4	N 30°19'18" E	99.97'
L5	N 18°48'14" E	102.05'
L6	S 48°03'36" E	79.59'
L7	S 33°36'18" E	45.64'
L8	S 05°23'52" E	41.25'
L9	S 19°35'14" W	32.33'
L10	S 53°58'20" E	119.24'
L11	S 15°16'39" W	31.64'
L12	S 08°54'16" W	124.09'
L13	S 12°10'49" W	113.95'
L14	S 00°21'43" W	67.12'
L15	S 70°46'07" W	24.46'
L16	S 05°47'40" W	53.30'
L17	S 20°08'07" W	47.06'
L18	S 33°33'17" W	70.32'
L19	S 06°28'59" E	57.48'
L20	S 49°13'06" W	93.91'
L21	S 61°59'38" W	89.94'
L22	S 19°39'04" W	88.17'
L23	S 65°57'52" W	72.01'
L24	S 43°14'32" W	79.01'
L25	S 37°09'56" W	100.14'
L26	S 37°11'43" W	246.24'
L27	S 80°15'50" E	87.87'
L28	S 86°02'35" W	50.44'
L29	S 78°38'01" W	52.39'
L30	S 79°17'10" W	9.32'
L31	N 85°21'21" W	78.96'
L32	N 29°16'27" W	36.20'
L33	N 01°39'54" W	72.05'
L34	N 18°30'20" W	46.37'
L35	N 18°30'21" W	18.00'
L36	N 87°31'18" W	36.94'
L37	S 62°44'48" W	61.75'
L38	N 80°43'38" W	59.25'
L39	N 63°56'54" W	97.41'
L40	N 48°06'01" E	120.12'
L41	N 01°02'06" W	111.30'
L42	N 47°24'09" W	184.17'
L43	S 49°15'08" W	230.88'
L44	N 35°55'09" W	241.10'

CALL TABLE

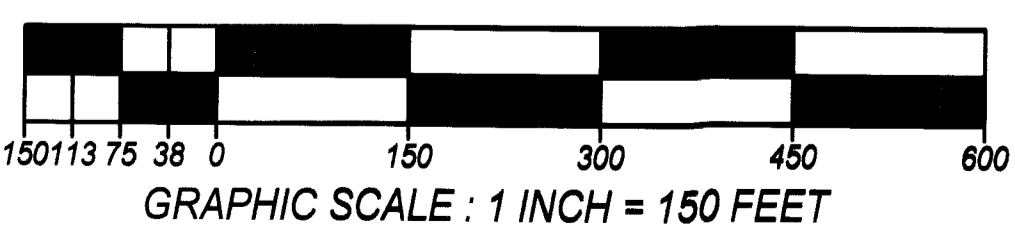
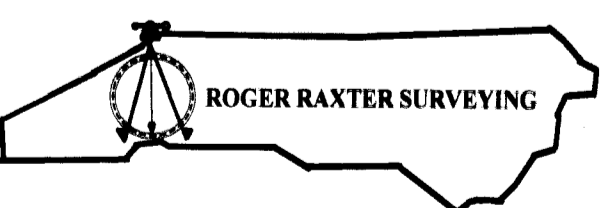
Id	Bearing	Distance
L45	S 62°52'06" E	17.66'
L46	S 42°18'19" W	13.22'
L47	S 70°30'16" W	5.05'
L48	S 70°19'39" W	9.39'
L49	S 56°54'23" W	18.05'
L50	S 53°43'51" W	35.20'
L51	S 71°59'22" W	17.11'
L52	S 56°27'54" W	17.42'
L53	S 26°38'17" W	18.97'
L54	S 02°23'32" W	20.42'
L55	S 13°42'23" W	38.19'
L56	S 26°08'27" W	26.08'
L57	S 65°24'18" W	5.58'
L58	S 88°25'43" W	15.02'
L59	N 72°56'04" W	7.59'
L60	S 88°53'07" W	15.64'
L61	N 69°23'17" W	23.27'
L62	S 77°13'04" W	11.80'
L63	S 44°46'36" W	15.54'
L64	N 01°14'20" E	3.00'
L65	N 01°14'20" E	25.05'

REVISION DATE : APRIL 22, 2017.
ADDED TRACT "B"



I, E. Roger Raxter, N.C. PLS certify that this a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.

E. Roger Raxter
E. ROGER RAXTER, NC PLS
August 12, 2016
DATE



I, E. Roger Raxter, Professional Land Surveyor, certify that this plat was drawn under my supervision from information found in D.B. 367, Page 262-264. That the boundaries not surveyed are shown as broken lines and are platted from information noted hereon. That the ratio of precision as calculated does not exceed 1' in 10,500'. That this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this the 12th day of August, 2016.

E. Roger Raxter
SURVEYOR L-2938 REGISTRATION NUMBER

19, 69

19, 69

SURVEY BY

KEVIN D. GOLDSMITH P.L.S.

2847 PLEASANT GROVE CHURCH ROAD

HENDERSONVILLE NORTH CAROLINA

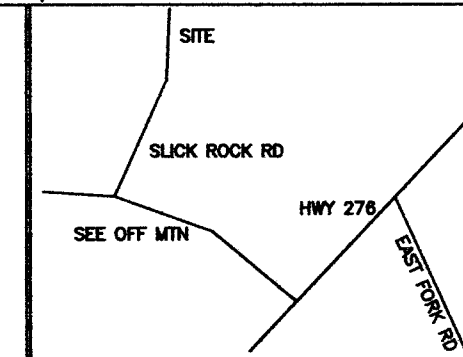
28739 (828) 506-4962

COURSE	BEARING	DISTANCE
L-1	S 38°41'54"W	32.45'
L-2	S 09°14'23"E	29.01'
L-3	S 19°52'55"W	33.71'
L-4	S 04°20'26"W	39.40'
L-5	S 38°06'10"W	20.41'
L-6	S 79°35'10"W	15.16'
L-7	S 47°45'02"W	44.06'

NOTES:

1. FOR SOURCE OF TITLE SEE D.B. 810 PG. 356
2. TAX ID # 8593-37-8037 & 8593-36-5770
3. SUBJECT TO ALL R-O-W, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD OR THAT EXIST ON THE GROUND
4. AREA BY COORDINATE COMPUTATION
5. THAT THE SURVEY IS OF ANOTHER CATEGORY SUCH AS A RECOMBINATION SURVEY, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION SUBDIVISION

KEVIN D. GOLDSMITH P.L.S.



I, Kevin D. Goldsmith P.L.S. certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book... page... that the boundaries not surveyed are clearly indicated as drawn from information found in book... page... that the ratio of precision as calculated is 1:7500. that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number AND SEAL THIS... DAY OF... A.D. 2019

Kevin D. Goldsmith P.L.S.
L-3669



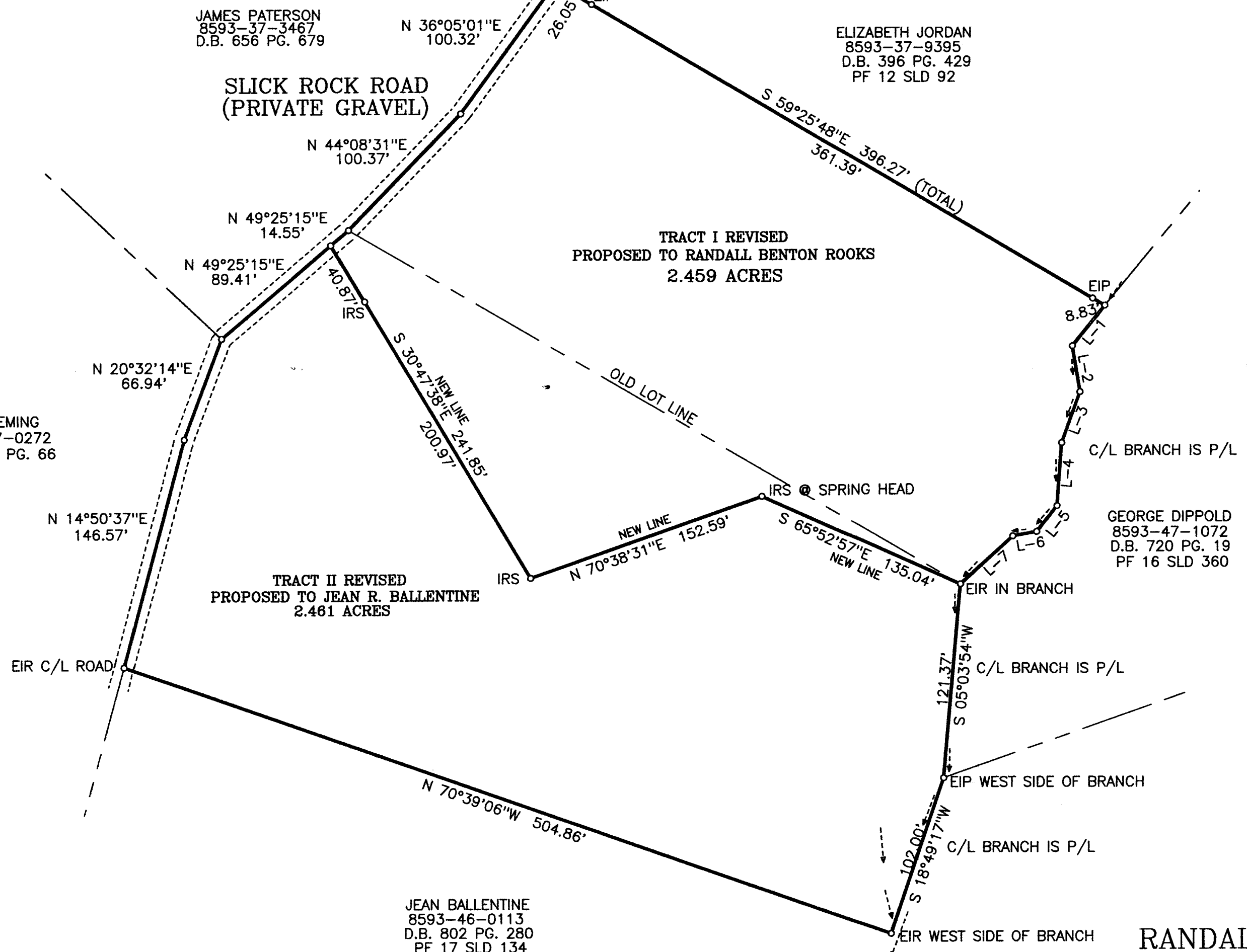
- LEGEND
- EIP EXISTING IRON PIPE
 - EIR EXISTING IRON ROD
 - IRS IRON ROD SET
 - PP POWER POLE
 - C/L CENTER LINE
 - P/L PROPERTY LINE
 - R-O-W RIGHT OF WAY
 - CP CALCULATED POINT
 - MH MAN HOLE
 - X-X-X-X FENCE LINE

The foregoing certification of... a Notary Public in and for the state and county designated is certified to be correct THIS... DAY OF... 2019

REGISTER OF DEEDS

FILED FOR REGISTRATION ON THIS... DAY OF... 2019 at... and recorded on Slide...

REGISTER OF DEEDS



JAMES PATERSON
8593-37-3467
D.B. 656 PG. 679

ELIZABETH JORDAN
8593-37-9395
D.B. 396 PG. 429
PF 12 SLD 92

TRACT I REVISED
PROPOSED TO RANDALL BENTON ROOKS
2.459 ACRES

TRACT II REVISED
PROPOSED TO JEAN R. BALLENTINE
2.461 ACRES

MARY FLEMING
8593-37-0272
D.B. 451 PG. 66

GEORGE DIPPOLD
8593-47-1072
D.B. 720 PG. 19
PF 16 SLD 360

JEAN BALLENTINE
8593-46-0113
D.B. 802 PG. 280
PF 17 SLD 134

CURRENT OWNER
JEAN BALLENTINE
829 ARCADIA LAKE DR
COLUMBIA S.C. 29206

Joy Fields, Review Officer of Transylvania County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer, Joy Fields, 3-12-19

Reviewed by the Transylvania County Planning Department. Exception 1.9 met.

Joy Fields, 3-12-19

2019001253
TRANSPYLVANIA CO. NC FEE \$21.00
03-13-2019 02:07:13 PM
CINDY M OWNBAY
BK: PF 19
PG: 69-69

PLAT OF SURVEY FOR
RANDALL BENTON ROOKS
AND
JEAN R. BALLENTINE
DUNNS ROCK TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA
MARCH 4, 2019

