

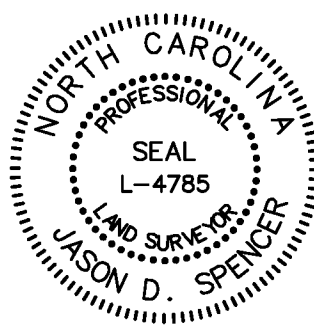


- LEGEND:**
- = FOUND CORNER (AS NOTED)
  - = CALCULATED & UNMARKED POINT
  - = SET #5 REBAR W.I.D. CAP
  - ▲ = SET MAG NAIL
  - = FOUND MONUMENT
  - = UTILITY POLE
  - = OVERHEAD UTILITY LINE(S)
  - = FENCE
  - ⊕ = DRAINAGE INLET
  - ⊕ = MAILBOX
  - ⊕ = GUY ANCHOR
  - = SEWER MANHOLE
  - ⊕ = WATER METER
  - ⊕ = RIGHT OF WAY
  - B/L = BUILDING SETBACK LINES
  - CMP = CORRUGATED METAL PIPE

**202006935**  
 TRANSYLVANIA COUNTY NC FEE \$21.00  
 PRESENTED & RECORDED  
 11/06/2020 02:52:29 PM  
 CINDY W GAINBEY  
 REGISTER OF DEEDS  
 BY: KARIN SMITH  
 DEPUTY REGISTER OF DEEDS  
 BK: PF 20  
 PG: 406 - 406

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L8	N 02°28'26" W	49.02'
L9	N 62°21'18" W	85.12'
L10	N 42°41'25" W	22.48'
L11	S 88°34'10" W	27.33'
L12	N 04°21'41" W	115.46'
L13	N 85°38'19" E	10.00'
L14	S 04°21'41" E	105.95'
L15	N 88°34'10" E	22.36'
L16	S 42°41'25" E	25.28'
L17	S 62°21'18" E	83.37'



I, JASON D. SPENCER, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AND PLATS AS SHOWN IN THE TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

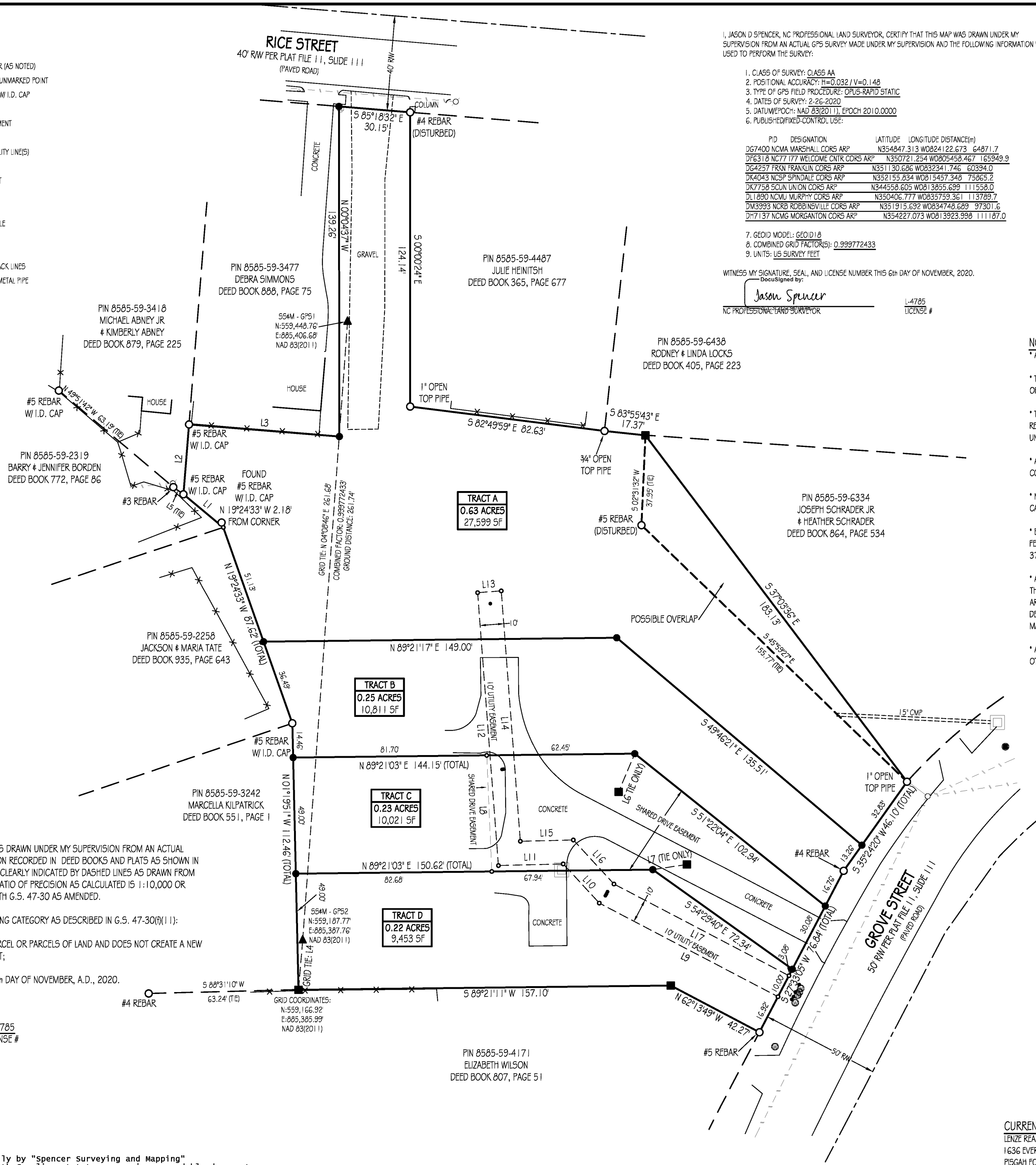
(c)(1.) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 6th DAY OF NOVEMBER, A.D., 2020.

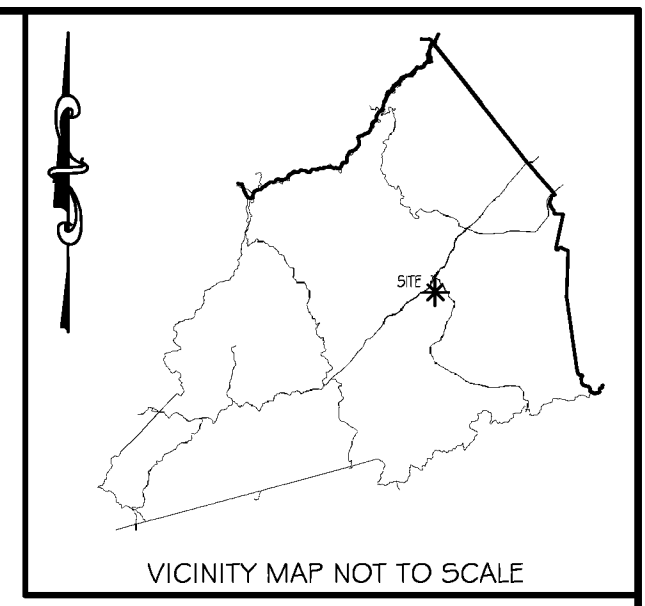
DocuSigned by:  
**Jason Spencer**  
 20C3C9223870446...  
 N.C. PROFESSIONAL LAND SURVEYOR

L-4785  
 LICENSE #

Submitted electronically by "Spencer Surveying and Mapping" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Transylvania County Register of Deeds.



- I, JASON D SPENCER, NC PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- CLASS OF SURVEY: CLASS AA
  - POSITIONAL ACCURACY: H=0.032 / V=0.148
  - TYPE OF GPS FIELD PROCEDURE: OPUS-RAPID STATIC
  - DATES OF SURVEY: 2-26-2020
  - DATUM/EPOCH: NAD 83(2011), EPOCH 2010.0000
  - PUBLISHED/FIXED CONTROL USE:
- | PD     | DESIGNATION                   | LATITUDE    | LONGITUDE    | DISTANCE(m) |
|--------|-------------------------------|-------------|--------------|-------------|
| DG7400 | NOMA MARSHALL CORP ARP        | N354847.313 | W0824122.673 | 64871.7     |
| DF6318 | NC77177 WELCOME CNTR CORP ARP | N350721.254 | W0805458.467 | 165949.9    |
| DG4257 | FRKN FRANKLIN CORP ARP        | N351130.686 | W0832341.746 | 60394.0     |
| DK4043 | NCSP SPINDALE CORP ARP        | N352153.834 | W0813457.348 | 75865.2     |
| DK7758 | SCUN UNION CORP ARP           | N344558.605 | W0813855.699 | 111558.0    |
| DL1890 | NCVU MURPHY CORP ARP          | N350406.777 | W0835759.361 | 113789.7    |
| DM3993 | NCRB ROBBINSVILLE CORP ARP    | N351915.692 | W0834748.699 | 97301.6     |
| DM7137 | NCWG MORGANTON CORP ARP       | N354227.073 | W0813923.998 | 111187.0    |
7. GEOID MODEL: GEOID18  
 8. COMBINED GRID FACTOR(S): 0.999772433  
 9. UNITS: US SURVEY FEET
- WITNESS MY SIGNATURE, SEAL, AND LICENSE NUMBER THIS 6th DAY OF NOVEMBER, 2020.
- DocuSigned by:  
**Jason Spencer**  
 NC PROFESSIONAL LAND SURVEYOR L-4785 LICENSE #



- NOTES:**
- \* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
  - \* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
  - \* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - \* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE TRANSYLVANIA COUNTY GIS WEBSITE.
  - \* NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.
  - \* BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 37008585001, DATED 10-2-2009.
  - \* ANY RIVERS, 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 PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
  - \* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	N 50°19'18" W	21.88'
L2	N 04°35'49" E	29.56'
L3	S 85°24'11" E	63.64'
L4	S 04°50'53" W	20.93'
L5	N 54°35'22" W	5.22'
L6	S 22°54'29" W	2.00'
L7	N 81°24'03" E	14.58'



SCALE 1" = 30'

**SPENCER**  
 SURVEYING & MAPPING  
 1095 HENDERSONVILLE RD, SUITE 92, ASHEVILLE, NC 28803  
 jason@spencer-surveying.com (828)384-1480 P-1720

CURRENT OWNER:  
 LENZE REAL ESTATE, LLC  
 1636 EVERETT RD  
 PISGAH FOREST, NC 28768