File 6 Slide 498

Slide 498

The foregoing certificates of Roger Raxter, and Bobbie Raxter a Registered Land Surveyor, and a Notary Public are certified to be correct. This plat was presented for registration and recorded in this office in Plat File 6, at Slide 498, this the 30 day of Sept, 1996, A.D. at 11:15 o'clock A M.

Walter L. Edwards
Register of Deeds

North Carolina: Transylvania County
I, a Notary Public of the County and State aforesaid certify that Roger Raxter a Registered Land Surveyor personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and offical stamp or seal, this the 21 day of Sept, 1996.

My comission expires on 7-18-2000.

Notary Public

I, E. Roger Raxter, certify that this plat was drawn under my supervision (deed description recorded in Book 400, page 150), that the lines not surveyed are clearly indicated as drawn from information as noted on this plat; that the ratio of precision as calculated by latitudes and departures is 1' in 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 21 day of Sept. A.D., 1996.

E. Roger Raxter
Surveyor

L-2938
Registration Number

N.C.G.S. NORTH
NAD 83

N.C. G.S. MONUMENT
"CECH"
N 539, 266.91'
E 821, 200.04'
(PRELIMINARY NAD 83)

(NOT TO SCALE)
-TIE-
S22-38-34E
2,633.52' (CHORD.)

MARKET PROPERTY
400/150

S59-57-42E
126.39'

I.R.S.

N25-44-00E
119.55'

TRACT "B"
0.35 ACRES ±

I.P.F.

LOT 10

N59-55-44W
126.39'

LOT 11
HOLLIS B. BLACK
394/593

S25-44-00W
119.62'

S59-57-42E
377.28'

MARKET PROPERTY
400/150

TRACT "A"
1.04 ACRES ±

N60-05-16W
101.06'

LOT 12
DAVID L. VERMEULEN

LOT 22

S23-04-44W
120.00'

N59-50-15W
174.01'

LOT 13
REVISED
ROBERT A. HAWKINS
352/657

N60-08-06W
107.78'

LOT 15
DONALD L. GRADER
225/210

INDIAN LAKE ESTATES
P.B.5, PAGE 45
SECTION 3

BOUNDARY SURVEY FOR:

ROBERT A. HAWKINS AND WIFE, (TRACT "A")
PATRICIA B. HAWKINS
AND
HOLLIS B. BLACK (TRACT "B")

PROPERTY LOCATED IN:
HOGBACK TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

DEED REF.: D.B. 400, PAGE 150.

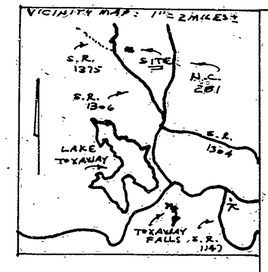
SURVEY DATE: SEPT. 17, 1996.

NOTES:

1.) THIS PROPERTY IS LOCATED IN ZONE "C", AREAS OF MINIMAL FLOODING PER H.U.D. FLOOD INSURANCE RATE MAP OF THIS AREA DATED 01/02/1980.
2.) THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ZONING ORDINANCES, ROADWAYS, EASEMENTS AND RIGHT OF WAYS APPEARING ON THIS PROPERTY AND/OR OF RECORD.
3.) THIS SURVEY CREATES A SUBDIVISION WITHIN AN AREA OF TRANSYLVANIA COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
4.) THE SOUTHERN LINES OF TRACTS "A" AND "B" WERE SURVEYED WITH THE REAR LOT LINES OF THE ADJOINING LOTS TO ELIMINATE ANY SMALL GAPS BETWEEN THE TRACTS SURVEYED AND THE INDIAN LAKE ESTATE LOTS.
5.) THE OWNERS ARE RD MARKET POOLS INC., 2123 STOCKMAN ROAD, NEW PORT RICHEY, FL., 34655.
6.) TAX P.I.N. IS: 8523-27-1503.
7.) THIS IS A 6.0.29 ACRE ± TRACT TO BE DIVIDED INTO 3 TRACTS.
8.) THERE WILL BE NO NEW ROADS.
9.) THIS PROPERTY IS ABOVE THE 2540' CONTOUR.
10.) THIS PROPERTY IS WOODLAND.

Reviewed by the Transylvania County Planning Department. Exception 1.9 met.
9/30/96
Date

VICINITY MAP: 1" = 2 MILES ±



LEGEND:

R/W	=	RIGHT OF WAY
I.P.F.	=	IRON PIPE FOUND
I.R.F.	=	IRON ROD FOUND
C.M.F.	=	CONCRETE MONUMENT FOUND
I.S.F.	=	IRON STAKE FOUND
A.P.F.	=	ALUMINUM PIPE FOUND
I.P.S.	=	IRON PIPE SET
I.R.S.	=	IRON ROD SET
C.M.S.	=	CONCRETE MONUMENT SET
U.P.	=	UNMARKED POINT
N/S	=	NAIL SET
	=	UTILITY POLE
★★	=	APPX. FENCE LOCATION

NOTE: ACREAGE COMPUTED BY DMD METHOD

0 20' 40' 80' 120' 160' 200'
SCALE: 1 in. = 40 FT.

E. ROGER RAXTER
Registered Land Surveyor
Lake Toxaway, N.C

NORTH CAROLINA REGISTERED SEAL L-2938 LAND SURVEYOR E. ROGER RAXTER

BOBBIE RAXTER NOTARY PUBLIC TRANSYLVANIA CO., NC

SURVEYED BY:
E. ROGER RAXTER, RLS Nº L-2938
RT. 1, BOX 358-A, LAKE TOXAWAY, N.C.
PHONE: 704-966-4399

DATE: SEPT. 21, 1996

DRAWING NUMBER 960184-(1)