12253

GRID NORTH
NAD 83(2011)

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:

1. CLASS OF SURVEY: CLASS AA
2. POSITIONAL ACCURACY: H=0.040 / V=0.212
3. TYPE OF GPS FIELD PROCEDURE: DPUS-RAPID STATIC
4. DATES OF SURVEY: 11-8-2019
5. DATUM/EPOCH: NAD 83(2011), EPOCH 2010.0000
6. PUBLISHED/FIXED CONTROL USE:

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DH4043	NCSP SPINDALE CORS ARP	N352155.834	W081457.348	62205.6
DH3755	NCSP GREER CPW CORS ARP	N345615.658	W082137.268	51740.
DG4257	PENN FRANKLIN CORS ARP	N351353.686	W083234.746	75745.8
DH3874	NCSP SW COMMUNITY CO.L CORS ARP	N352052.407	W083123.368	55906.8
DJ6801	NCBK BURNSVLLE 2007 CORS ARP	N355429.304	W082049.878	71471.1
DG7404	NCSP SHF BY CORS ARP	N351653.442	W081250.115	102422.3
DJ1890	NCMU MURPHY CORS ARP	N350406.777	W083759.361	12477.4
DG7400	NCMA MARSHALL CORS ARP	N354847.313	W082122.673	57952.7
DH7137	NCMG MORGANTON CORS ARP	N354227.073	W081332.398	86566.6

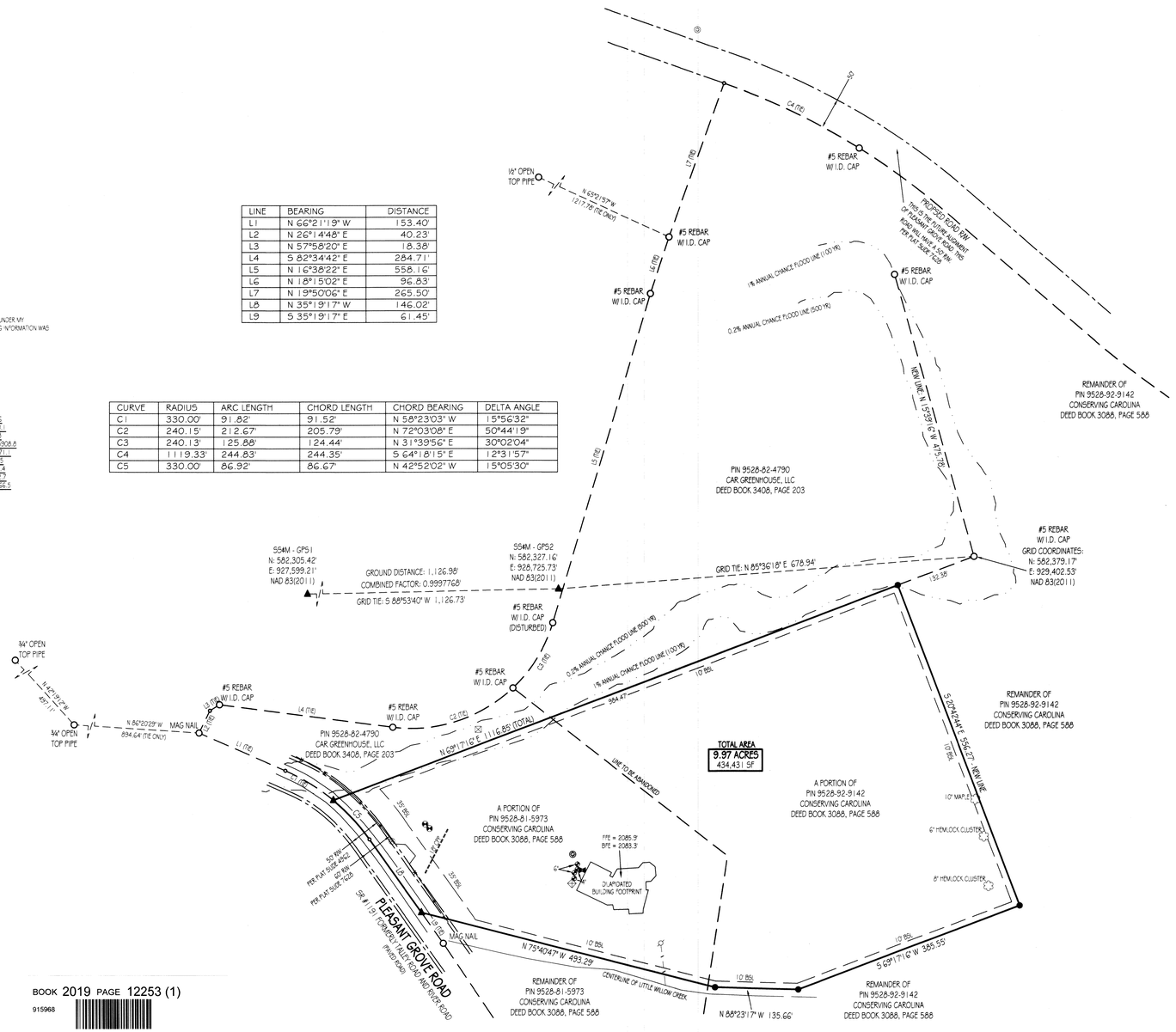
7. GEOID MODEL: GEOID12B
8. COMBINED GRID FACTOR(S): 0.9997768
9. UNITS: US SURVEY FEET

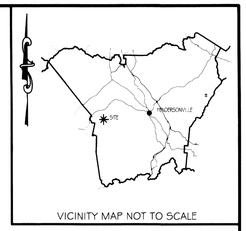
WITNESS MY SIGNATURE, SEAL, AND LICENSE NUMBER THIS 6TH DAY OF DECEMBER, 2019.

N.C. PROFESSIONAL LAND SURVEYOR — L-4785 LICENSE #

LINE	BEARING	DISTANCE
L1	N 66°21'19" W	153.40'
L2	N 26°14'48" E	40.23'
L3	N 57°58'20" E	18.38'
L4	S 82°34'42" E	284.71'
L5	N 16°38'22" E	558.16'
L6	N 18°15'02" E	96.83'
L7	N 19°50'06" E	265.50'
L8	N 35°19'17" W	146.02'
L9	S 35°19'17" E	61.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	91.82'	91.52'	N 58°23'03" W	15°56'32"
C2	240.15'	212.67'	205.79'	N 72°03'08" E	50°44'19"
C3	240.13'	125.88'	124.44'	N 31°39'56" E	30°02'04"
C4	1119.33'	244.83'	244.35'	S 64°18'15" E	12°31'57"
C5	330.00'	86.92'	86.67'	N 42°52'02" W	15°05'30"





VICINITY MAP NOT TO SCALE

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 HENDERSON COUNTY GIS WEBSITE.

* NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

* BASED ON GRAPHIC DETERMINATION, A PORTION OF THIS PROPERTY DOES LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 3700952800K, DATED 10-2-2009. FLOOD LINES SHOWN HEREON WERE SCALED FROM FEMA DATA AND HAVE NOT BEEN FIELD VERIFIED.

* 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.

* THIS PROPERTY IS LOCATED IN ZONE R2-R, BUILDING SETBACKS ARE AS FOLLOWS:

- FRONT - 35'
- SIDE - 10'
- REAR - 10'

LEGEND:

- = FOUND CORNER (AS NOTED)
- = CALCULATED & UNMARKED POINT
- = SET #5 REBAR W/ I.D. CAP
- = SET MAG NAIL
- = FENCE
- = CABLE TV PEDESTAL
- = PVC STUB OUT
- = IRRIGATION BOX
- = WELL
- = UTILITY POLE
- = OVERHEAD UTILITY LINES
- = WATER VALVE
- = FUEL HOLDING TANK
- R/W = RIGHT OF WAY
- BSL = BUILDING SETBACK LINE

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, Tina Ball, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER Tina Ball DATE 12-6-2019

REGISTERED THIS THE 6th DAY OF December
2019 AT 11:05 A.M. RECORDED IN SLIDE 12253
William Lee King
REGISTER OF DEEDS
Alicia Eddy, deputy

BOOK 2019 PAGE 12253 (1)
915968

This document presented and filed:
12/06/2019 11:05:46 AM
WILLIAM LEE KING, Henderson COUNTY, NC

NORTH CAROLINA PROFESSIONAL SEAL L-4785 LAND SURVEYOR JASON D. SPENCER

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)(11):

(d.) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 6th DAY OF DECEMBER, A.D., 2019.

N.C. PROFESSIONAL LAND SURVEYOR — L-4785 LICENSE #

RECOMBINATION SURVEY FOR
BLUE RIDGE CAPITAL, LLC

REFERENCES
PIN 9528-81-5973;
PIN 9528-92-9142;
DEED BOOK 3088, PAGE 588
CRAB CREEK TOWNSHIP, HENDERSON COUNTY, N.C.
DATE: 11-14-2019 DRAWN BY: JDG
JOB #191017 CHECKED BY: JAM III

CURRENT OWNER:
CONSERVING CAROLINA
847 CASE STREET
HENDERSONVILLE, NC 28792

100' 0' 100' 200'
SCALE 1" = 100'

SPENCER SURVEYING & MAPPING
1095 HENDERSONVILLE RD. SUITE G2, ASHEVILLE, NC 28803
jason@spencer-surveying.com (828)384-1480 P-1725