

20, 431

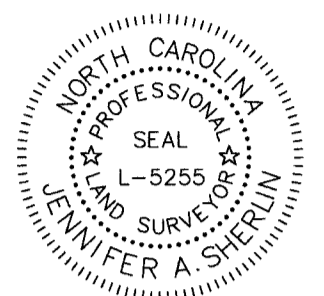
I, Jennifer A. Sherlin, certify that this plat was drawn by me from an actual survey made under my supervision (deed descriptions recorded in D.B. 321 Pg. 141, that the boundaries not surveyed are clearly marked as broken lines drawn from record descriptions as shown for adjoiners; that the ratio of precision is not less than 1:20000, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license no. and seal this 11th day of November, 2020.

I, Jennifer A. Sherlin, certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

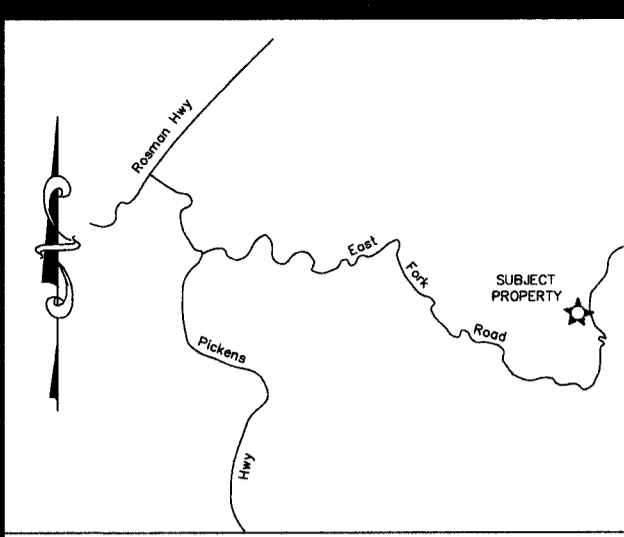
I, Jennifer A. Sherlin, certify that this plat was drawn under my supervision from an actual gnss survey made under my supervision and the following was used to perform the survey.

1. Class of survey: Class A (horizontal)
2. Positional accuracy: Not to exceed 0.10 ft h.
3. Type of field procedure: RTK-VRS
4. Dates of survey: 10/31/2020
5. Datum/epoch: NAD 83-2011 epoch 2010, NAVD 88
6. Published/fix-control used: NC VRS Network
7. Geoid model: Geoid 12b
8. Combined grid factor: 0.99987745
9. Units used: US Survey Foot

*RTK Observations were used only to tie property to NC Grid.



Jennifer A. Sherlin
Jennifer A. Sherlin L-5255



LOCATION MAP (Not to Scale)

Legend

- ... NGS GEODETIC MONUMENT
- ... EXISTING MONUMENT FOUND
- ... EXISTING PIN FOUND
- ... #5 REBAR SET
- ... CALCULATED POINT-NOT SET
- ... FIRE HYDRANT
- ... SEWER CLEANOUT
- ... ELECTRIC METER
- ... GAS METER
- ... PHONE PEDESTAL
- ... WATER VALVE
- ... WATER METER
- ... HEAT PUMP
- ... AREA LIGHT
- ... EXISTING MANHOLE & SEWERLINE
- ... UTILITY POLE & OVERHEAD LINES

Grid North
NAD 83-2011

Robert V. Porter
Denise P. Porter
D.B. 269, P. 809

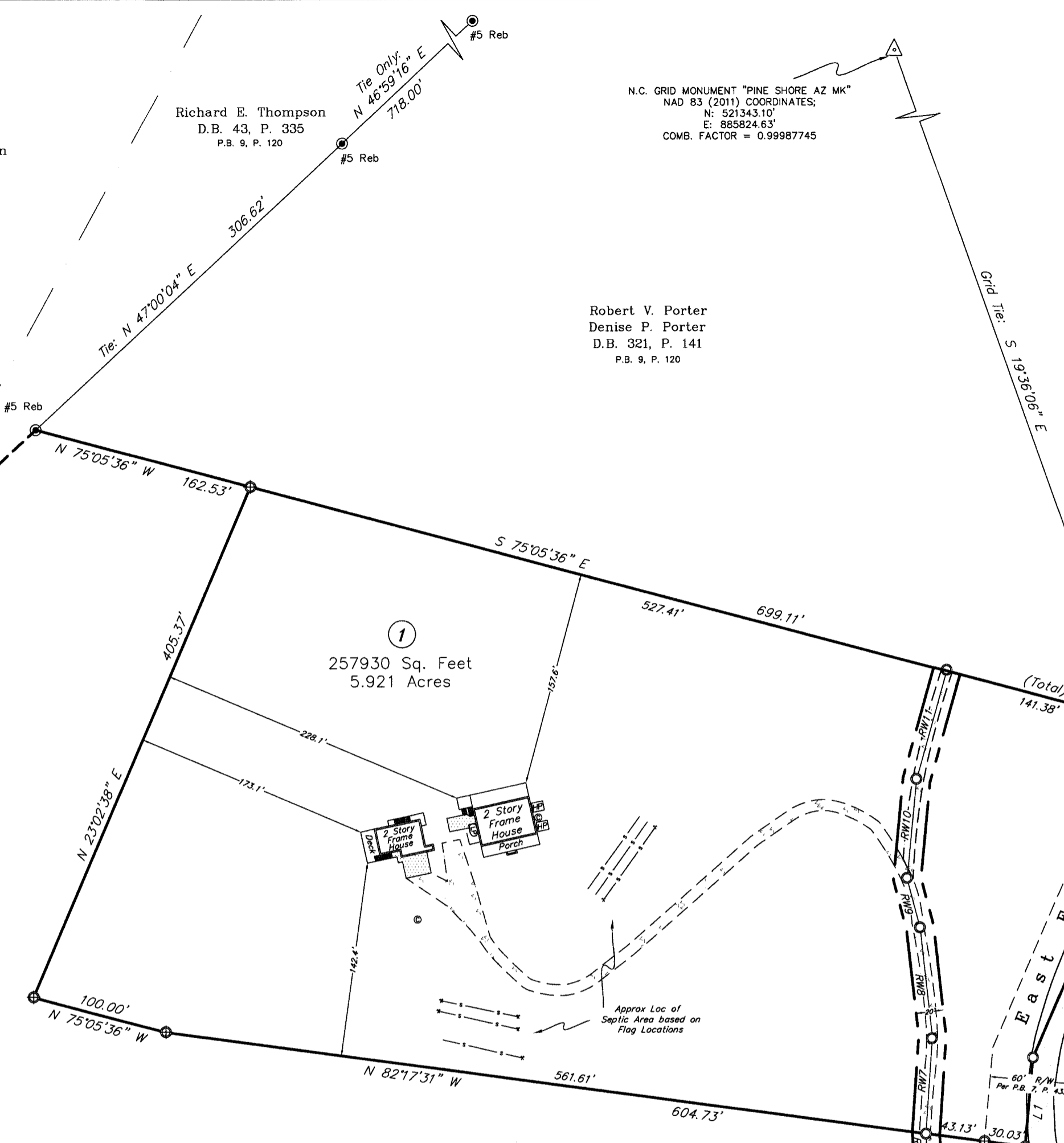
Richard E. Thompson
D.B. 308, P. 451
P.B. 9, P. 120

Richard E. Thompson
D.B. 43, P. 335
P.B. 9, P. 120

Robert V. Porter
Denise P. Porter
D.B. 321, P. 141
P.B. 9, P. 120

N.C. GRID MONUMENT "PINE SHORE AZ MK"
NAD 83 (2011) COORDINATES:
N: 521343.10
E: 885824.63
COMB. FACTOR = 0.99987745

NAD 83 (2011) COORDINATES:
N: 520041.24
E: 886288.78
COMB. FACTOR = 0.99987745



257930 Sq. Feet
5.921 Acres

Robert V. Porter
Denise P. Porter
D.B. 321, P. 141
Remaining Portion of
DB 380 Pg 164
674560 Sq. Feet
15.486 Acres
Approx. Area
By Deed Description

Proposed 20' Right of Way Easement
9715 Sq. Feet
0.223 Acres

50' Utility and Right of Way Easement per P.B. 7, P. 433

L1	S 05°08'27" W	65.65'
L2	S 24°19'23" E	51.04'
L3	S 39°39'37" E	9.68'

LINE	BEARING	DISTANCE
RW1	S 79°06'42" W	36.52'
RW2	N 81°46'42" W	18.43'
RW3	N 62°24'57" W	16.69'
RW4	N 45°44'30" W	22.90'
RW5	N 27°21'26" W	28.95'
RW6	N 03°20'37" W	18.64'
RW7	N 04°32'19" E	71.13'
RW8	N 06°22'21" W	80.01'
RW9	N 14°43'11" W	37.38'
RW10	N 05°25'59" E	72.54'
RW11	N 15°34'00" E	82.52'

Notes:

1. This survey was performed without the benefit of a title search, and may not show all easements, restrictions, rights of way, encumbrances, or other facts that may be disclosed by a full title examination performed by an attorney at law.
2. The distances and acreage shown on this plat are ground measurements.
3. Unless stated otherwise hereon, only evidence of easements, buried utilities, pipelines, or structures thereto which are readily apparent from a casual above ground view of premises are shown. Interested parties should investigate the existence of easements, buried utilities, or pipelines, if any, and verify.
4. This property is not located in a special flood hazard area as determined by FEMA. See firm 3700858000J dated 10.02.2009.
5. This property is in an unzoned portion of Transylvania County. See the County of Transylvania zoning ordinance section for more information.
6. Any 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's/developer's responsibility to have the areas designated by the proper authorities to make these determinations.
7. Septic area shown is from surface observations made on site.
8. References: D.B. 321 Pg. 141, P.B. 7 Pg. 433, P.B. 9 Pg. 120

REGISTERED THIS THE
AT . M. RECDR. **2020007308** 20

PRESENTED & RECORDED
11-19-2020 04:15:29 PM :DS

BY: _____ IT

CINDY M OWNBIEY
REGISTER OF DEEDS
BY: BETH C LANDRETH
ASSISTANT

BK: PF 20
PG: 431-431

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL ROAD RIGHTS-OF-WAY AND OTHER SITES AND EASEMENTS TO PUBLIC USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE. (Sec. 16-45 (d)(2)g)1 ALL ROADS ARE PRIVATE ROADS

11-19-2020 _____
DATE OWNER

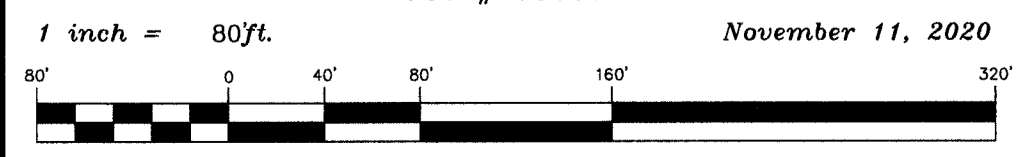
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA
I, **Darby Tomell**, A REVIEW OFFICER OF TRANSYLVANIA COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

11-19-2020 _____
DATE REVIEW OFFICER

AREA = 5.921 AC.
By Coord. Computation

Subdivision Survey For:
Robert V. Porter
and Wife
Denise P. Porter
P.I.N. 8581-59-6787-000

Eastatoe Township, Transylvania County, NC
WNC Surveying & Mapping
(828) 275-5592
PO Box 1835
Weaverville, NC 28787
Job # 181007



David M. Abell
M. L. Abell
D.B. 295, P. 598
P.B. 11, P. 82