

19,164

File 19 Slide 164

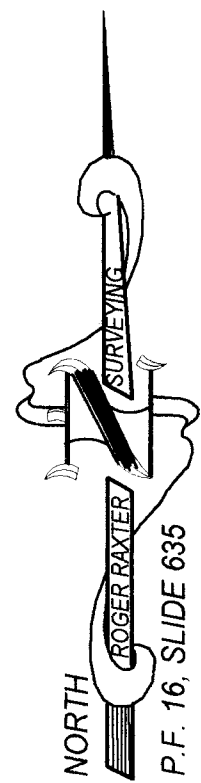
LEGEND
 IRF IRON ROD FOUND
 UP UNMARKED POINT
 IRS 5/8" IRON SET
 RW RIGHT OF WAY
 IPF IRON PIPE FOUND
 SR STATE ROAD
 D.B. DEED OR DOCUMENT BOOK
 P.B. PLAT BOOK
 P.F. PLAT FILE
 CULVERT +/-
 STREAM +/-
 UTILITY POLE
 OVERHEAD UTILITY LINES

CALL TABLE

Id	Bearing	Distance
L1	S 86°03'02" W	25.53'
L2	N 09°44'42" W	32.45'
L3	N 73°39'28" E	20.21'
L4	N 73°39'28" E	32.98'
L5	N 26°00'28" E	90.05'
L6	N 00°48'40" E	47.86'
L7	N 05°56'59" W	76.73'
L8	N 15°06'29" W	39.31'
L9	N 16°32'25" W	40.32'
L10	N 11°10'06" W	21.69'

CURVE TABLE

Id	Radius	Arc Length	Chord	Ch Bear
C1	275.00'	87.81'	87.44'	N 00°35'03" W



LOT NO. 19
 ANNA BALDWIN
 D.B. 879, PAGES 19-21
 P.F. 16, SLIDE 635

TIMBER RIDGE SUBDIVISION
 P.F. 15, SLIDE 228 &
 P.F. 16, SLIDE 655 &
 P.F. 17, SLIDE 58

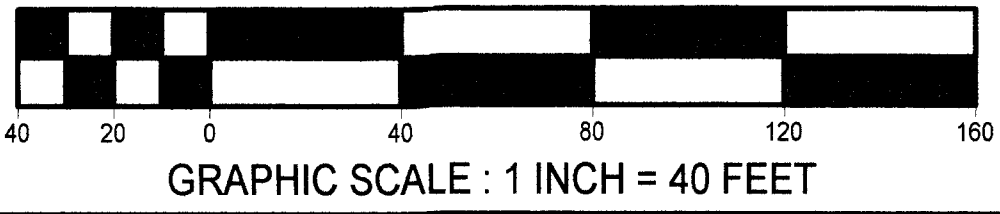
LOT NO. 20
 ANNA BALDWIN
 D.B. 879, PAGES 19-21
 P.F. 16, SLIDE 635

MADLINE LANE
 PRIVATE 16' +/- ASPHALT ROAD AND PRIVATE 50' RW

I, E. Roger Raxter, Professional Land Surveyor, certify that this plat was drawn under my supervision from information found in D.B. 781, Pages 623-626; 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 25th day of May, 2019.

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 DATE May 25, 2019
 (@Copyright E. Roger Raxter 2019)



2.78 ACRES +/-

THOMAS L. FORTENER
 D.B. 25, PAGE 193
 P.F. 7, SLIDE 680

2019003126
 TRANSYLVANIA CO. NC FEE \$21.00
 PRESENTED & RECORDED
 06-24-2019 12:08:09 PM
 CINDY M OWNBNEY
 REGISTERED DEEDS
 DEPUTY REGISTER OF DEEDS

BK: PF 19
 PG: 164-164

THOMAS L. FORTENER
 D.B. 25, PAGE 193
 P.F. 7, SLIDE 680

B & N DYKHOUSE
 D.B. 713, PAGE 274
 P.F. 15, SLIDE 228 &
 P.F. 16, SLIDE 277

LOT NO. 10
 BERNARD PAUL DYKHOUSE
 D.B. 780, PAGES 79-82
 P.F. 16, SLIDE 635

BOUNDARY SURVEY PREPARED FOR:

Phillip John and Tiffiny John

PROPERTY LOCATED IN:
 DUNNS ROCK TOWNSHIP
 TRANSYLVANIA COUNTY
 NORTH CAROLINA

BEING A PORTION OF "THE NEW AREA 3.18 ACRES" IN TIMBER RIDGE SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN P.F. 15, SLIDE 228, LESS AND EXCEPTING THAT PORTION OF LOT 13 AS SHOWN ON P.F. 16, SLIDE 228.

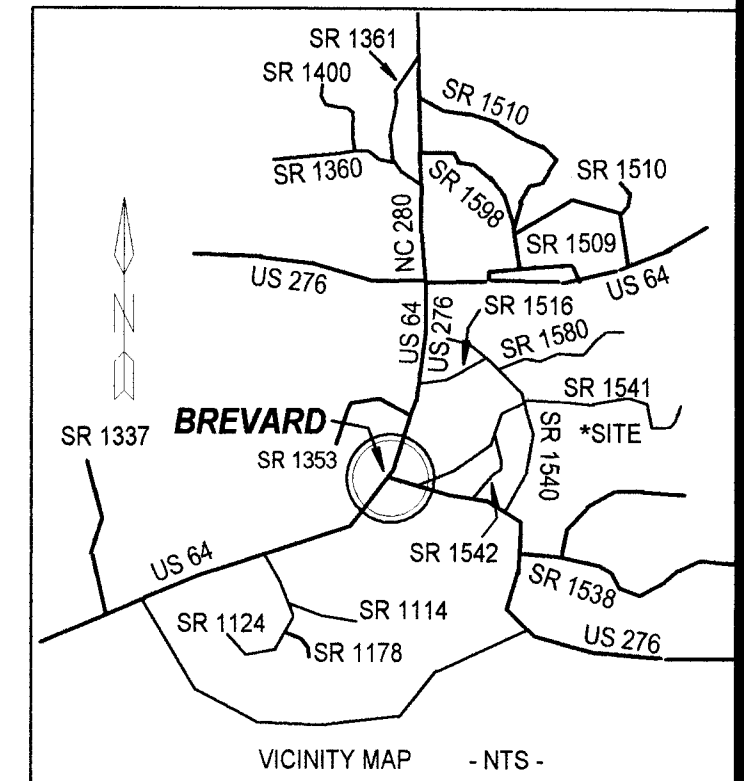
DEED REFERENCE : D.B. 781, PAGES 623-626

PLAT REFERENCE : P.F. 15, SLIDE 228.

SURVEY DATE : MAY, 2019.

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 present owner is : Emily Beth DeBoer.
- 9) The Tax Pin is : 8595-76-3132.
- 10) The house, decks and porch are all under construction and not finished.



Surveyed By :
E. ROGER RAXTER, N.C. PLS L-2938
 1101 SILVERSTEEN ROAD
 LAKE TOXAWAY, N.C. 28747
 PHONE : (828) 966-4399 OR
 CELL : (828) 226-0251
 E-MAIL : erraxter@hotmail.com
 DATE MAY 25, 2019 DRAWING NUMBER 19048A

SURVEYOR L-2938 REGISTRATION NUMBER