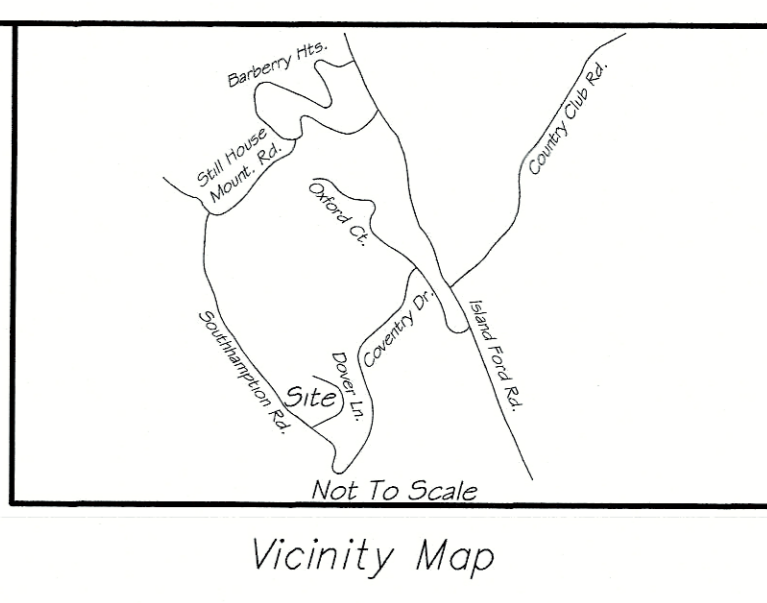


Grand North
140203 (2017)

Point	Description	Point	Description
211	28" Pine	260	24" Pine
212	26" Pine	261	28" Pine
213	18" Pine	262	28" Pine
214	28" Pine	263	16" Pine
215	18" Oak	264	24" Pine
216	14" Pine	265	22" Pine
222	24" Pine	266	10" Poplar
223	12" Pine	267	14" Oak
224	18" Pine	269	24" Pine
225	24" Pine	270	18" Pine
226	22" Pine	271	22" Pine
227	28" Pine	272	24" Pine
228	20" Pine	274	10" Poplar
229	20" Pine	275	22" Poplar
230	20" Pine	276	18" Poplar
231	12" Poplar	277	18" Pine
232	12" Pine	280	20" Pine
233	12" Poplar	281	24" Pine
243	18" Pine	282	24" Pine
244	18" Poplar	283	18" Pine
245	18" Pine	284	14" Pine
246	12" Pine	291	32" Pine
247	12" Pine	292	22" Pine
248	12" Pine	295	32" Pine
249	28" Pine	296	18" Pine
250	8" Poplar	297	14" Pine
251	12" Pine	298	24" Pine
252	14" Pine	299	14" Poplar
253	16" Pine	300	28" Pine
254	14" Pine	301	16" Pine
255	26" Pine	302	16" Poplar
256	18" Pine	303	28" Pine
257	16" Pine	304	28" Pine
258	16" Pine	305	26" Pine
259	12" Poplar	310	14" Dogwood

33
1.51 Acres
Area By Coordinate Computation



I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in Book 1110 Page 715) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 10 day of May, 2024.

Cameron S. Baker
Professional Land Surveyor No. L-4920

Global Positioning System Certification (RTK)
The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical
Horizontal Positions Are Referenced to NAD 83 (NSRS 2011)
Vertical Positions Are Referenced To NAVD 88 (Geoid 12)
Combined Factor 0.99977108 (Ground To Grid)
Equipment Used: Carlson GPS-BR6

34
Wilson
D.B. 209, Pg. 219
P.F. 10, Slide 471

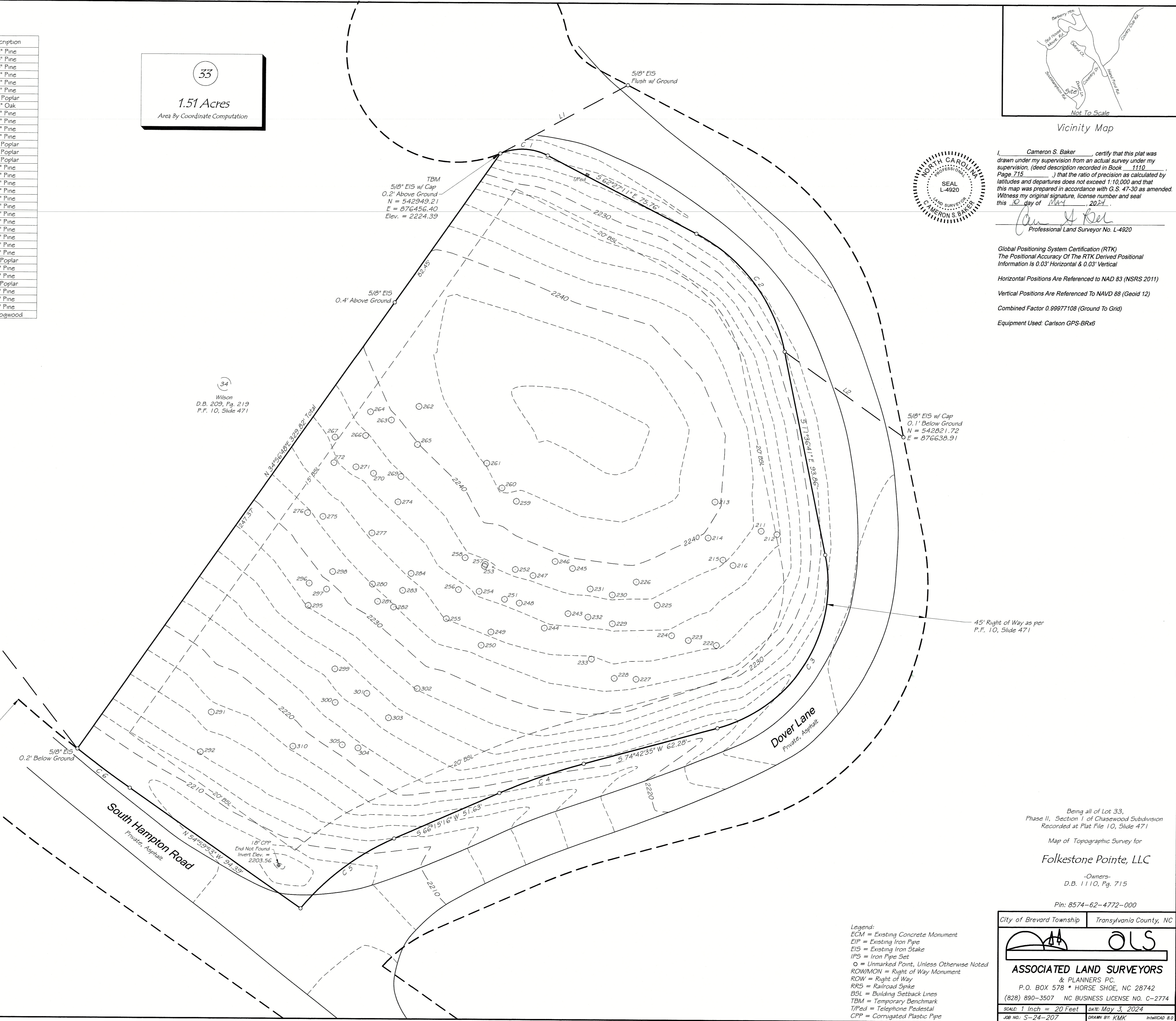
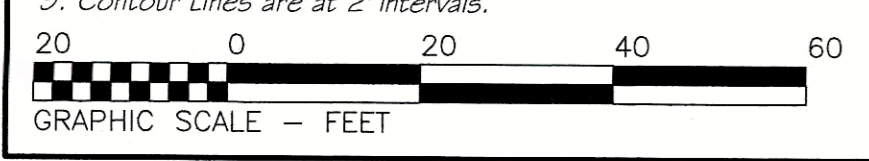
L1 & L2 are Tie Lines

Course	Bearing	Distance
L1	N 61°26'28" E	65.21'
L2	S 54°26'29" E	66.24'

Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	22.11'	21.40'	S 87°47'58" E
C2	77.50'	68.77'	66.54'	S 37°01'56" E
C3	67.50'	101.69'	92.34'	S 31°32'50" W
C4	272.45'	40.21'	40.17'	S 70°28'57" W
C5	112.50'	53.12'	52.63'	S 52°43'39" W
C6	495.30'	29.57'	29.56'	N 53°24'34" W

Building Setbacks as per P.F. 10, Slide 471:
Front: 20'
Side: 15'
Rear: 20'

- Notes:
- Property is subject to all easements, restrictions and right of ways of record.
 - The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
 - The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
 - All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
 - This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
 - Property is located within 1/2 mile of a designated Farmland Preservation District.
 - Property is located in Zone X (Minimal Flood Risk) as per FRI5 Map Panel 8574, Map #3700857400 effective date 1/02/2009.
 - Contour lines are at 2' intervals.



Being all of Lot 33,
Phase II, Section 1 of Chasewood Subdivision
Recorded at Plat File 10, Slide 471
Map of Topographic Survey for
Folkestone Pointe, LLC
-Owners-
D.B. 1110, Pg. 715
Pin: 8574-62-4772-000

City of Brevard Township | Transylvania County, NC

ASSOCIATED LAND SURVEYORS
& PLANNERS PC.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774
SCALE: 1 Inch = 20 Feet DATE: May 3, 2024
JOB NO: S-24-207 DRAWN BY: KMK

- Legend:
- ECM = Existing Concrete Monument
 - EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IPS = Iron Pipe Set
 - O = Unmarked Point, Unless Otherwise Noted
 - ROW/MON = Right of Way Monument
 - RRS = Railroad Spike
 - BSL = Building Setback Lines
 - TBM = Temporary Benchmark
 - T/Ped = Telephone Pedestal
 - CPP = Corrugated Plastic Pipe