State of North Carolina
County of Henderson
I, Matt Champion Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Matt Champion 10/05/2021
Review Officer Date

State of North Carolina, County of Henderson
filed for registration on the ____day of_____ 20 ____
at ____o' clock ____M and recorded in
slide _____ in the office of the
Register of Deeds of Henderson County.

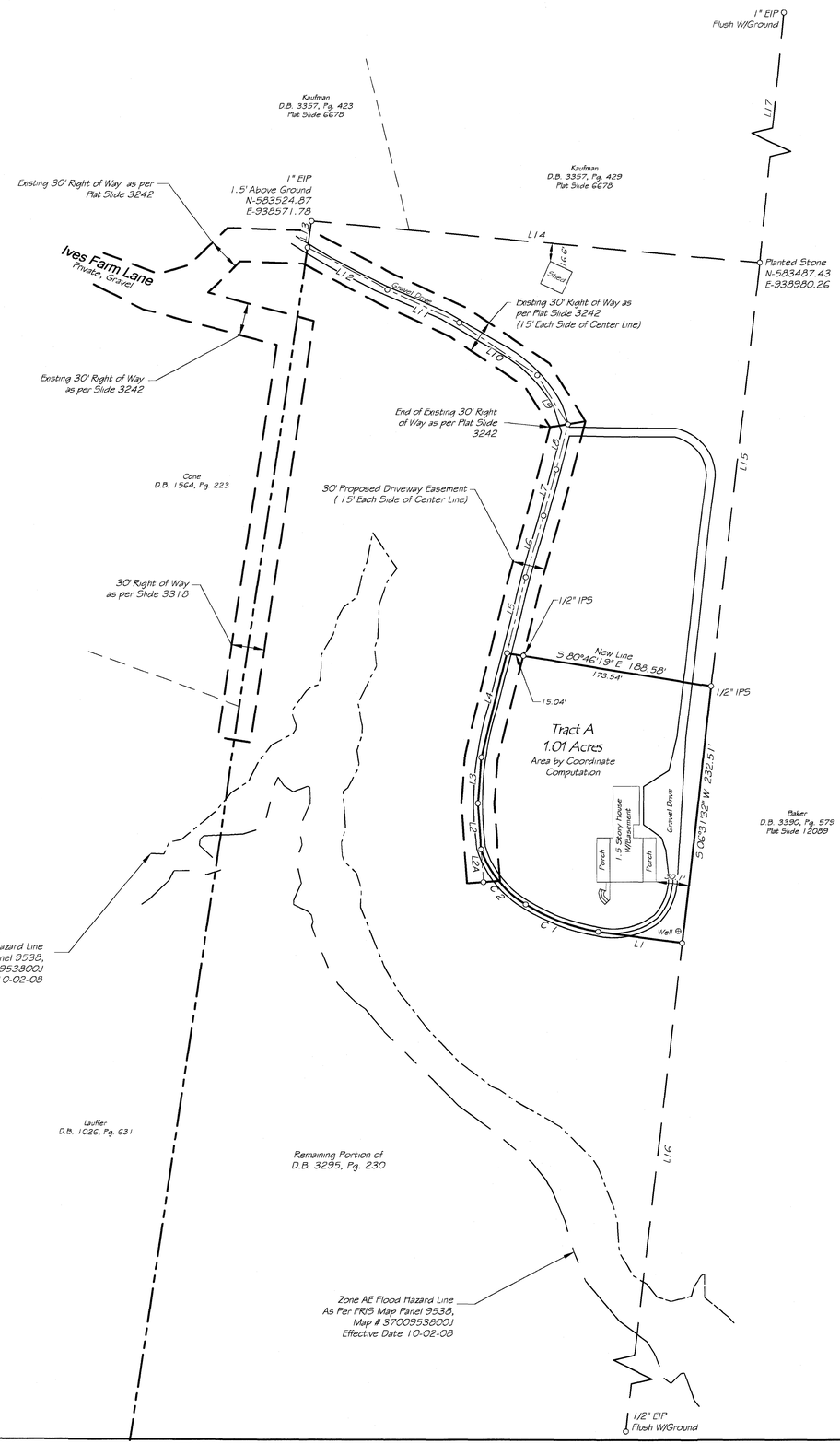
Register of Deeds

By: _____, Deputy.

Grid North
NAD 83 (2011)

BK 2021 PG 13689 - 13689 (1) DOC# 964419
This Document eRecorded: 10/05/2021 01:36:26 PM
Fee: $21.00
Henderson County, North Carolina
William Lee King, Register of Deeds

SLIDE 13689



L13-L17 are Tie Lines
L1-L4 are New Property Lines
L5-L8 are Center Lines for Proposed 30' Driveway Easement (15' Each Side of Center Line)
L9-L12 are Center Lines for existing Right of Way as per Plat Slide 3242 (15' Each Side of Center Line)

Course	Bearing	Distance
L1	N 82°30'41" W	77.04'
L2	N 03°57'42" W	41.32'
L2A	S 03°57'32" E	30.01'
L3	N 04°21'09" E	41.32'
L4	N 13°56'17" E	96.48
L5	N 13°41'37" E	71.88'
L6	N 16°04'51" E	58.97'
L7	N 15°08'56" E	44.19'
L8	N 14°15'54" E	42.69'
L9	N 31°51'19" W	52.80'
L10	N 56°24'33" W	85.53'
L11	N 65°16'28" W	71.87'
L12	N 62°13'07" W	82.32'
L13	N 08°27'02" E	23.99'
L14	S 84°45'49" E	410.18'
L15	S 06°31'32" W	390.15'
L16	S 06°31'33" W	925.25'
L17	N 05°26'18" E	489.11'

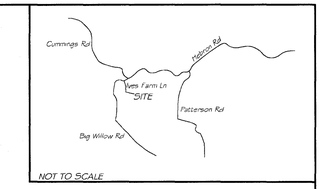
C1-C2 Are New Property Lines

Curve	Radius	Length	Chord	Chord Bear.
C1	173.57'	1019.42'	70.66'	N 69°25'59" W
C2	94.81'	529.64'	64.72'	N 38°57'56" W

Building Setbacks as per R2R Zoning:
Front: 15'
Side: 10'
Rear: 10'
30' Stream Buffer for all Perennial Streams

Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. Property is currently zoned R2R.
8. Property is not located in a Water Supply Watershed.
9. Property is not located within 1/2 mile of a designated Farmland Preservation District.
10. Property is located in Zone AE (1% Annual Flood Chance), 0.2% Annual Flood Chance, and Zone X (minimal flood risk) as per FRIS Map Panel 9538, Map # 3700953800J effective date 10-2-2008.
11. Maintenance responsibility conveyed to the owner(s) utilizing the proposed easement to access their property. Clear passage must be maintained for emergency vehicle access.

50 0 50 100 150
GRAPHIC SCALE – FEET



Vicinity Map

NORTH CAROLINA PROFESSIONAL SEAL L-4920 LAND SURVEYOR CAMERON S. BAKER

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 3295, Page 230 ____) 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 ____day of _____, 20 ____.

Cameron S. Baker 10/05/2021
Professional Land Surveyor No. L-4920

I, Cameron S. Baker,
Professional Land Surveyor, certify that this survey creates a subdivision of land within the jurisdiction of Henderson County, which has an ordinance that regulates parcels of land.

Cameron S. Baker
Professional Land Surveyor L-4920

I, Cameron S. Baker, Professional Land Surveyor, certify that the lot(s) created by this plat is (are) served and accessed by a recorded driveway easement shown hereon. This easement may or may not meet the standards for roads serving subdivisions in the Henderson County Land Development Code. Neither the undersigned nor Henderson County certify whether this easement meets such standards. This ____day of ____, 20 ____.

Cameron S. Baker 10/05/2021
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 Positional Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0.99977286 (Ground To Grid)

Equipment Used: Carlson GPS-BRx6

I, Matt Champion, Subdivision Administrator for Henderson County certify that this plat plan has been reviewed and approved as a(n) Minor Subdivision in accordance with the Henderson County Subdivision Ordinance.

Matt Champion 10/05/2021
Subdivision Administrator Date

Submitted electronically by "Associated Land Surveyors & Planners, PC"
In compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

Being all of that Property Described in D.B. 3295, Pg. 230

Map of Minor Subdivision Survey for

Timothy Lauffer

-Owners-
D.B. 3295, Pg. 230

Pin: 9538-82-6770

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
ROW = Right of Way
RRS = Railroad Spike
= Boundary not surveyed at this time

Crab Creek Township	Henderson County, NC
ALS	

ASSOCIATED LAND SURVEYORS
& PLANNERS P.C.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

SCALE: 1 Inch = 60 Feet	DATE: May 10, 2021
JOB NO.: S-21-117	DRAWN BY: LDJ INTELLICAD 8.0

DocVerify ID: 3FCE2B0A-9926-4A22-AF4B-AA0A7E55868D