

17,280

File 17 Slide 280

PLAT for SCOTT PENROD MONICA PENROD

LOT 22, REVISED, PHASE IIA, THE PRESERVE AT ROCK CREEK AND THE ADJACENT SEPTIC SYSTEM EASEMENT HOGBACK TOWNSHIP, TRANSYLVANIA COUNTY, NORTH CAROLINA AUGUST 14, 2014 SCALE 1" = 60' #1630-22-DATE OF SURVEY-JULY 2013-AUGUST 2014 OWNER AT THE TIME OF SURVEY IS: TPB, LLC PO BOX 2497 CASHIERS, NC 28717

TAX # 8502-74-9953

PREPARED BY

W. EDWARD HALL, L.S.

MAILING ADDRESS OFFICE LOCATION P.O. BOX 2004 13 LIGHTNING LANE CASHIERS, NORTH CAROLINA OFF YELLOW MOUNTAIN ROAD 28717 NORTON COMMUNITY

TEL - 828-743-9836

MOBILE - 828-507-0003

EMAIL - edhallpls@gmail.com

REVISED - 8-18-2014 - ADD SEPTIC EASEMENT NOTES

REVISED - 3-8-2017 - ADD DRIVEWAY EASEMENT AND BUYERS NAME



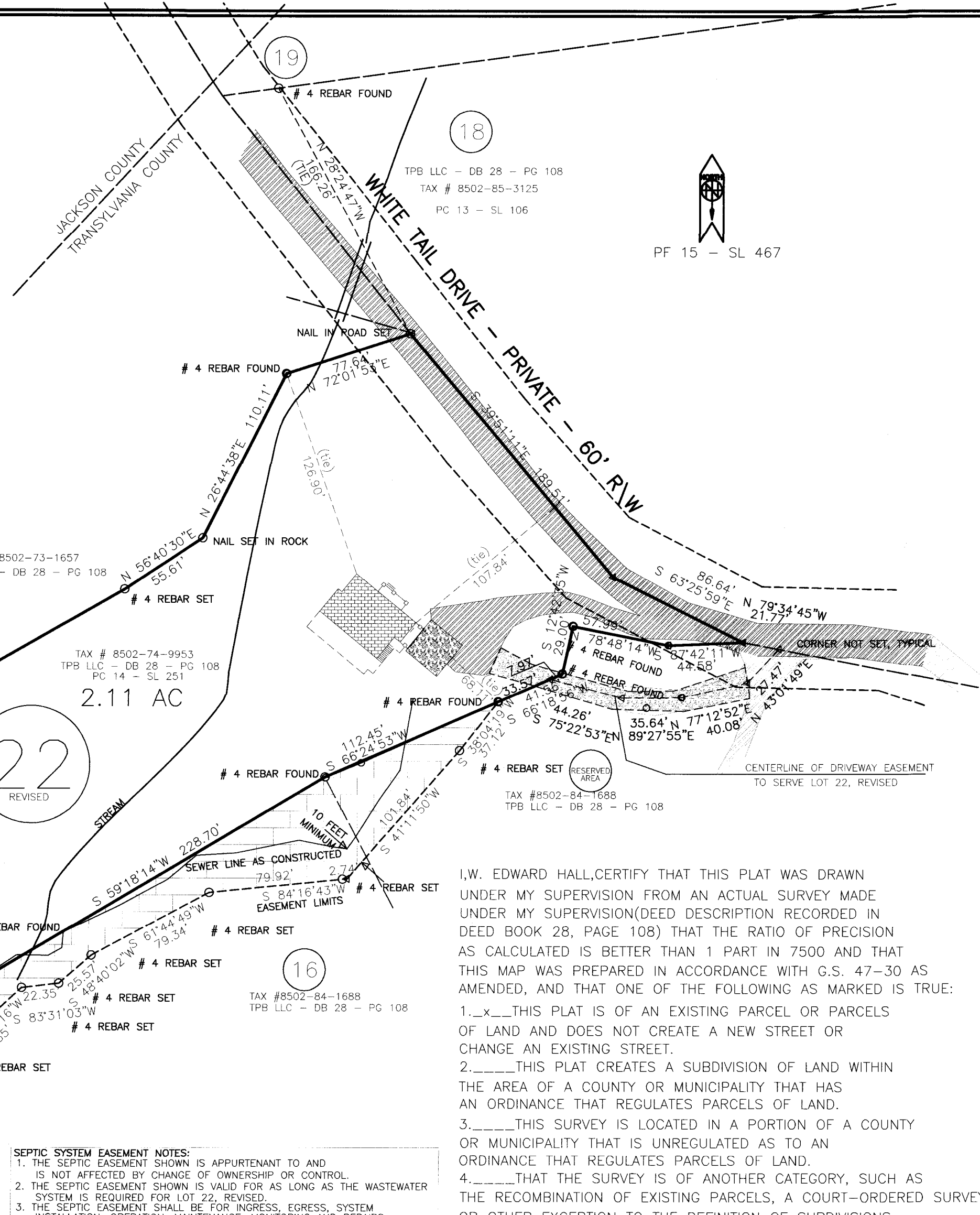
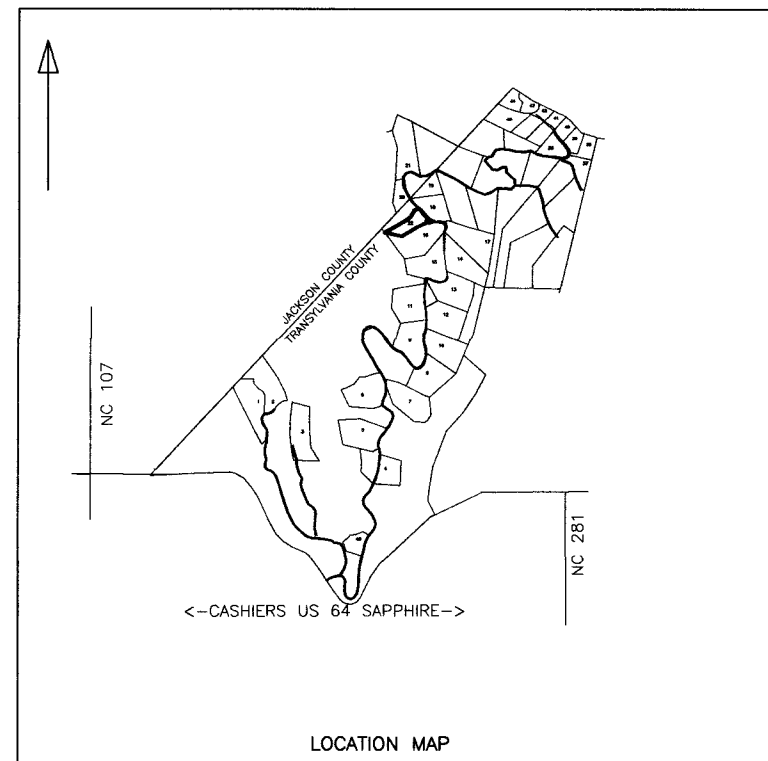
2017004854 TRANSYLVANIA CO, NC FEE \$21.00 PRESENTED & RECORDED 09-15-2017 04:26:40 PM CINDY M OWENBEY REGISTER OF DEEDS BY D REE M POWELL DEPUTY REGISTER OF DEEDS BK: PF 17 PG: 280-280

NOTES:

- 1. DEED REFERENCE: D.B.28,PG.108 2. PLAT REF.: PF 15 - SL 467 3. THERE ARE NO RECOVERABLE HORIZONTAL CONTROL MONUMENTS WITHIN 2000 FEET OF THIS PROPERTY 4. THE OWNER AT TIME OF SURVEY IS TPB LLC 5. AREA DETERMINED BY C & G COMPUTER PROGRAM.

STATE OF NORTH CAROLINA, TRANSYLVANIA COUNTY THE FOREGOING CERTIFICATES OF W. EDWARD HALL, REGISTERED LAND SURVEYOR # L-2976 ARE CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN CABINET (PLAT BOOK) SLIDE (PAGE) THIS DAY OF AT O'CLOCK M. YEAR

REGISTER OF DEEDS

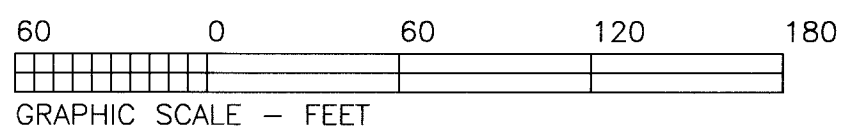
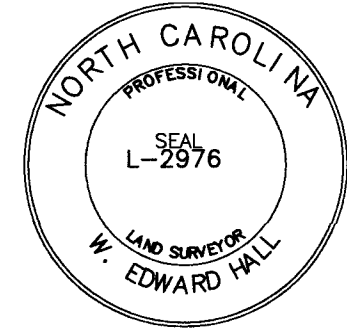


SEPTIC SYSTEM EASEMENT NOTES: 1. THE SEPTIC EASEMENT SHOWN IS APPURTENANT TO AND IS NOT AFFECTED BY CHANGE OF OWNERSHIP OR CONTROL. 2. THE SEPTIC EASEMENT SHOWN IS VALID FOR AS LONG AS THE WASTEWATER SYSTEM IS REQUIRED FOR LOT 22, REVISED. 3. THE SEPTIC EASEMENT SHALL BE FOR INGRESS, EGRESS, SYSTEM INSTALLATION, OPERATION, MAINTENANCE, MONITORING AND REPAIRS.

I, W. EDWARD HALL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 28, PAGE 108) THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1 PART IN 7500 AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND THAT ONE OF THE FOLLOWING AS MARKED IS TRUE:

- 1. THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. 2. THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. 3. THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND. 4. 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 SUBDIVISIONS.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 14th DAY OF AUGUST, A.D. 2014 W. Edward Hall REGISTERED LAND SURVEYOR # L-2976



STATE OF NORTH CAROLINA COUNTY OF Transylvania I, Joy Fields, REVIEW OFFICER OF Transylvania COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. Joy Fields REVIEW OFFICER 3-13-17 DATE

1630-22arevAB2