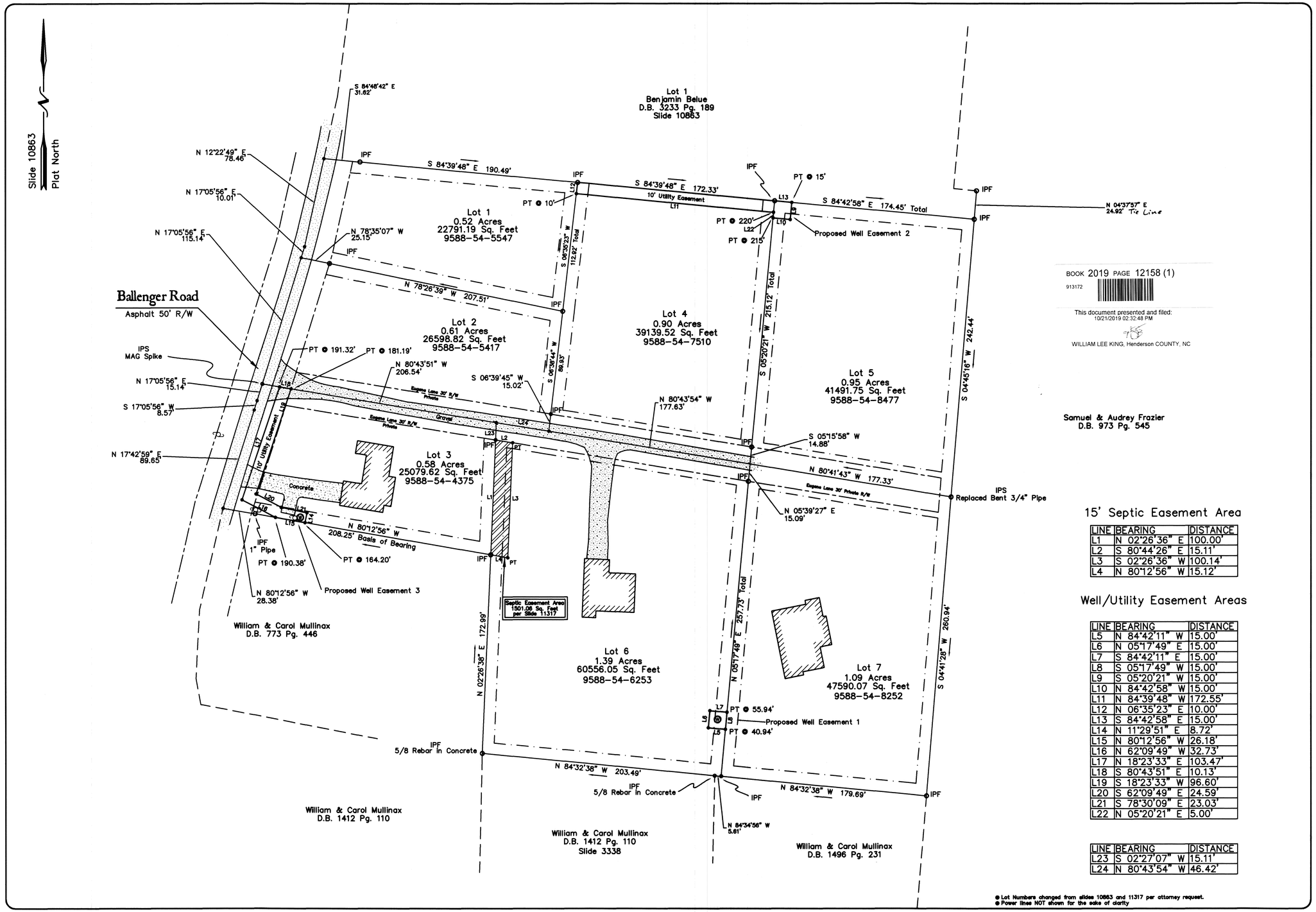
12158



BOOK 2019 PAGE 12158 (1)

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This document presented and filed:
10/21/2019 02:32:48 PM

WILLIAM LEE KING, Henderson COUNTY, NC

15' Septic Easement Area

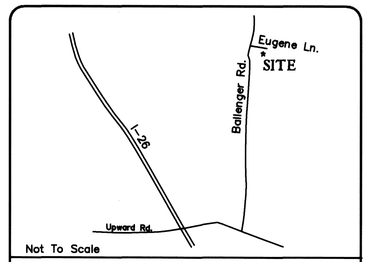
LINE	BEARING	DISTANCE
L1	N 02°26'36" E	100.00'
L2	S 80°44'26" E	15.11'
L3	S 02°26'36" W	100.14'
L4	N 80°12'56" W	15.12'

Well/Utility Easement Areas

LINE	BEARING	DISTANCE
L5	N 84°42'11" W	15.00'
L6	N 05°17'49" E	15.00'
L7	S 84°42'11" E	15.00'
L8	S 05°17'49" W	15.00'
L9	S 05°20'21" W	15.00'
L10	N 84°42'58" W	15.00'
L11	N 84°39'48" W	172.55'
L12	N 06°35'23" E	10.00'
L13	S 84°42'58" E	15.00'
L14	N 11°29'51" E	8.72'
L15	N 80°12'56" W	26.18'
L16	N 62°09'49" W	32.73'
L17	N 18°23'33" E	103.47'
L18	S 80°43'51" E	10.13'
L19	S 18°23'33" W	96.60'
L20	S 62°09'49" E	24.59'
L21	S 78°30'09" E	23.03'
L22	N 05°20'21" E	5.00'

LINE	BEARING	DISTANCE
L23	S 02°27'07" W	15.11'
L24	N 80°43'54" W	46.42'

● Lot Numbers changed from slides 10863 and 11317 per attorney request.
● Power lines NOT shown for the sake of clarity



Vicinity Map

LEGEND

IPF	Iron Pin Found 1/2" Pipe unless noted
IPS	Iron Pin Set 5/8" Rebar
PT	Unmarked Point
	Utility Pole
— OHU —	Overhead Utilities
	Fire Hydrant
S	Sanitary Sewer Manhole
W	Well
	Right of Way
	Set backs

Date:	October 21, 2019
Ref. Deed Book:	D.B. 3157 Pg. 616
Ref. Plat Book:	Slides 10863, 11317
Tax Parcel Number:	See Lots
Drawn By: JHB	Party Chief: JHB
DWG File:	S-1807-025D

I, James H. Briscoe, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3157, page 616); that the boundaries not surveyed are clearly indicated as drawn from information found in Book_____, page_____; that the ratio of precision or positional accuracy as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 21st day of October, A.D., 2019.

This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exemption or exception to the definition of sub-division.

NORTH CAROLINA PROFESSIONAL SEAL L-5206 LAND SURVEYOR James H. Briscoe III

James H. Briscoe III
N.C. PLS L-5206

STATE OF NORTH CAROLINA
County of _____

I, Pam Carver, Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date 10-21-2019

Filed For Registration On The 21 Day of October 2019 At 2:32 O'Clock P.M. And Recorded In 12158

William Lee King
Register Of Deeds
Henderson County
By Deputy:

NOTES:

- All distances are horizontal unless otherwise noted.
- All acreage is by coordinate method.
- This property is Zoned R2R. Building Setbacks are as follows: 20' Front & 10' Rear & 10' Sides.
- This parcel is located in Zone X of FEMA Firm Map. FIRM Map # 3700958800J Effective Date: 10/02/2008.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 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 and current title search may disclose.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; sub-division restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

NORTH CAROLINA PROFESSIONAL SEAL L-5206 LAND SURVEYOR James H. Briscoe III

James H. Briscoe III, PLS
L-5206

J.H. Briscoe Land Surveying, PLLC
P.O. Box 215
Skyland NC, 28776
828-333-1205
License No. P-1688

Eugene Lane Development Survey
D.B. 3157 Pg. 616
for
Belue Holdings 447, LLC

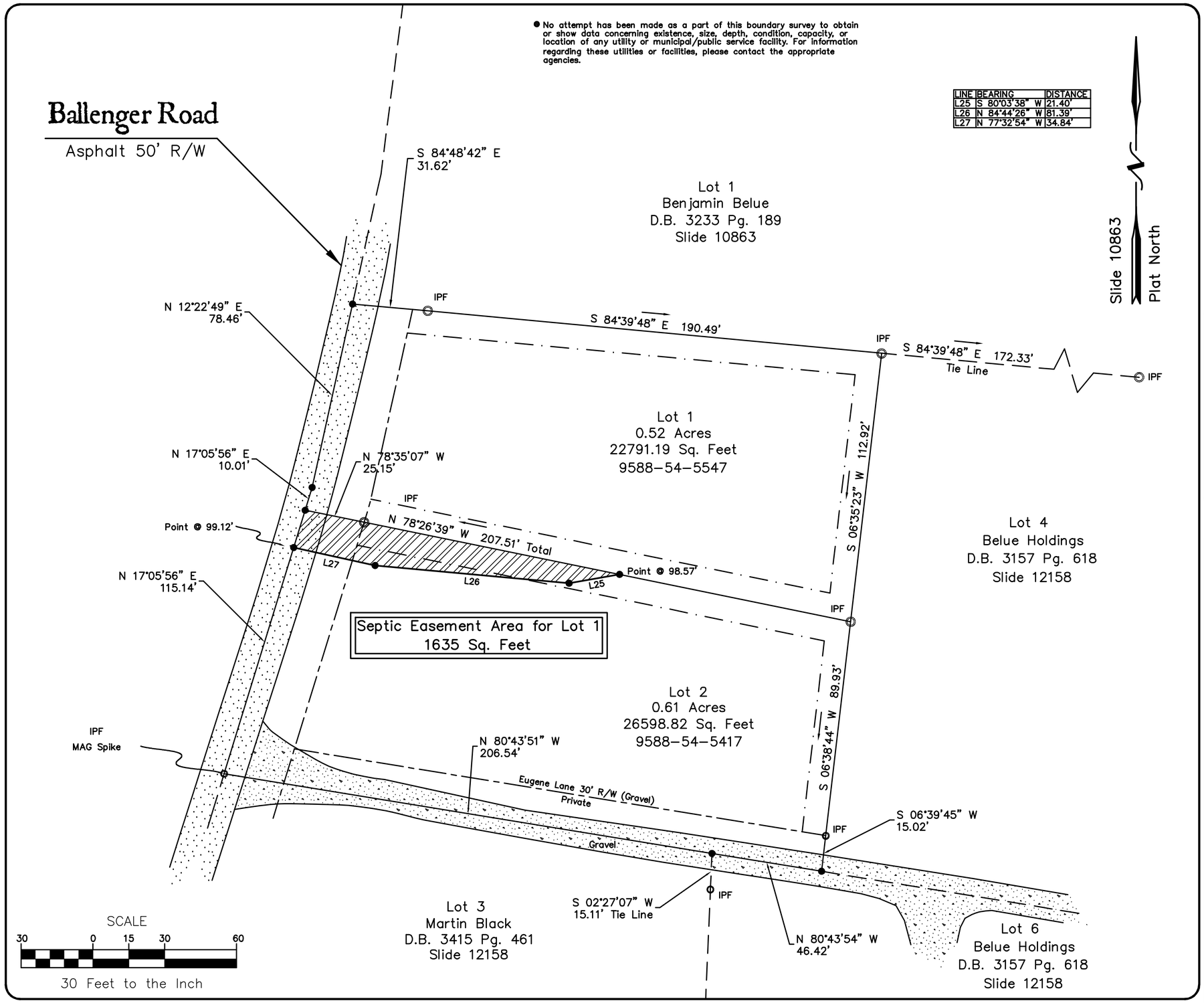
State of North Carolina
Henderson County
Blue Ridge Township

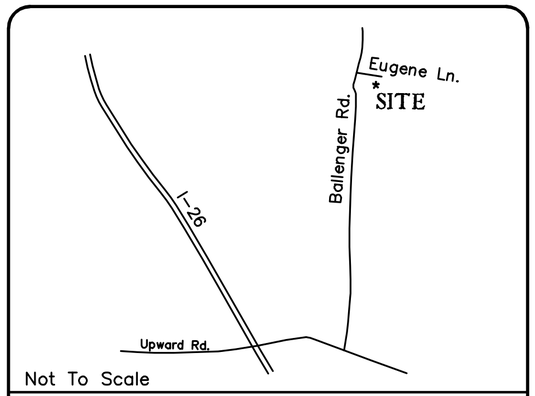
SCALE
40 0 20 40 80
40 Feet to the Inch

Owner:
Belue Holdings 447, LLC
14 Reeds Way
Flat Rock, NC 28731

● No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

LINE	BEARING	DISTANCE
L25	S 80°03'38" W	21.40'
L26	N 84°44'26" W	81.39'
L27	N 77°32'54" W	34.84'





Vicinity Map

LEGEND

IPF	Iron Pin Found 1/2" Pipe unless noted
IPS	Iron Pin Set 5/8" Rebar
PT	Unmarked Point
	Utility Pole
— OHU —	Overhead Utilities
	Fire Hydrant
—— · ——	Set backs
—— – ——	Right of Way

I, James H. Briscoe, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3157, page 616); that the boundaries not surveyed are clearly indicated as drawn from information found in Book_____, page_____; that the ratio of precision or positional accuracy as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 3rd day of April, A.D., 2020.

This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exemption or exception to the definition of subdivision.

NORTH CAROLINA PROFESSIONAL SEAL L-5206 LAND SURVEYOR James H. Briscoe III

_____
N.C. PLS L-5206

STATE OF NORTH CAROLINA
County of Henderson

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

_____ Date_____
Review Officer

● Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

Filed For Registration On The _____Day of _____ At _____ O'Clock __M. And Recorded In _____

_____
Register Of Deeds
Henderson County
By Deputy: _____

NOTES:
- All distances are horizontal unless otherwise noted.
- All acreage is by coordinate method.
- This property is Zoned R2R. Building Setbacks are as follows: 20' Front & 10' Rear & Sides.
- This parcel is located in Zone X of FEMA Firm Map. FIRM Map # 3700958800J Effective Date: 10/02/2008.
- 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 and current title search may disclose.

J.H. Briscoe Land Surveying, PLLC
P.O. Box 215
Skyland NC, 28776
828-333-1205
License No. P-1688

Date:	April 3, 2020
Ref. Deed Book:	D.B. 3157 Pg. 616
Ref. Plat Book:	Slide 12158
Tax Parcel Number:	See Lots
Drawn By: JHB	Party Chief: JHB
DWG File:	S-1807-025F

Septic Easement Survey of
D.B. 3157 Pg. 616
For
Belue Holdings 447, LLC

State of North Carolina
Henderson County
Blue Ridge Township

Owner:
Belue Holdings 447, LLC
14 Reeds Way
Flat Rock, NC 28731