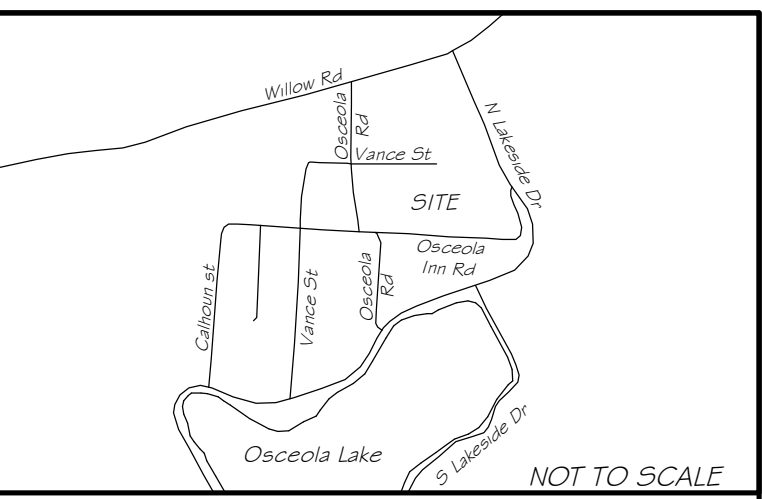


L2 is a Tie Line

Course	Bearing	Distance
L1	S 05°08'17" E	62.94'
L2	S 05°06'54" W	50.00'

3.74 Acres

Area By Coordinate Computation



Vicinity Map

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 1647, Page 149) 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 20 day of February, 2024.

Professional Land Surveyor No. L-4920

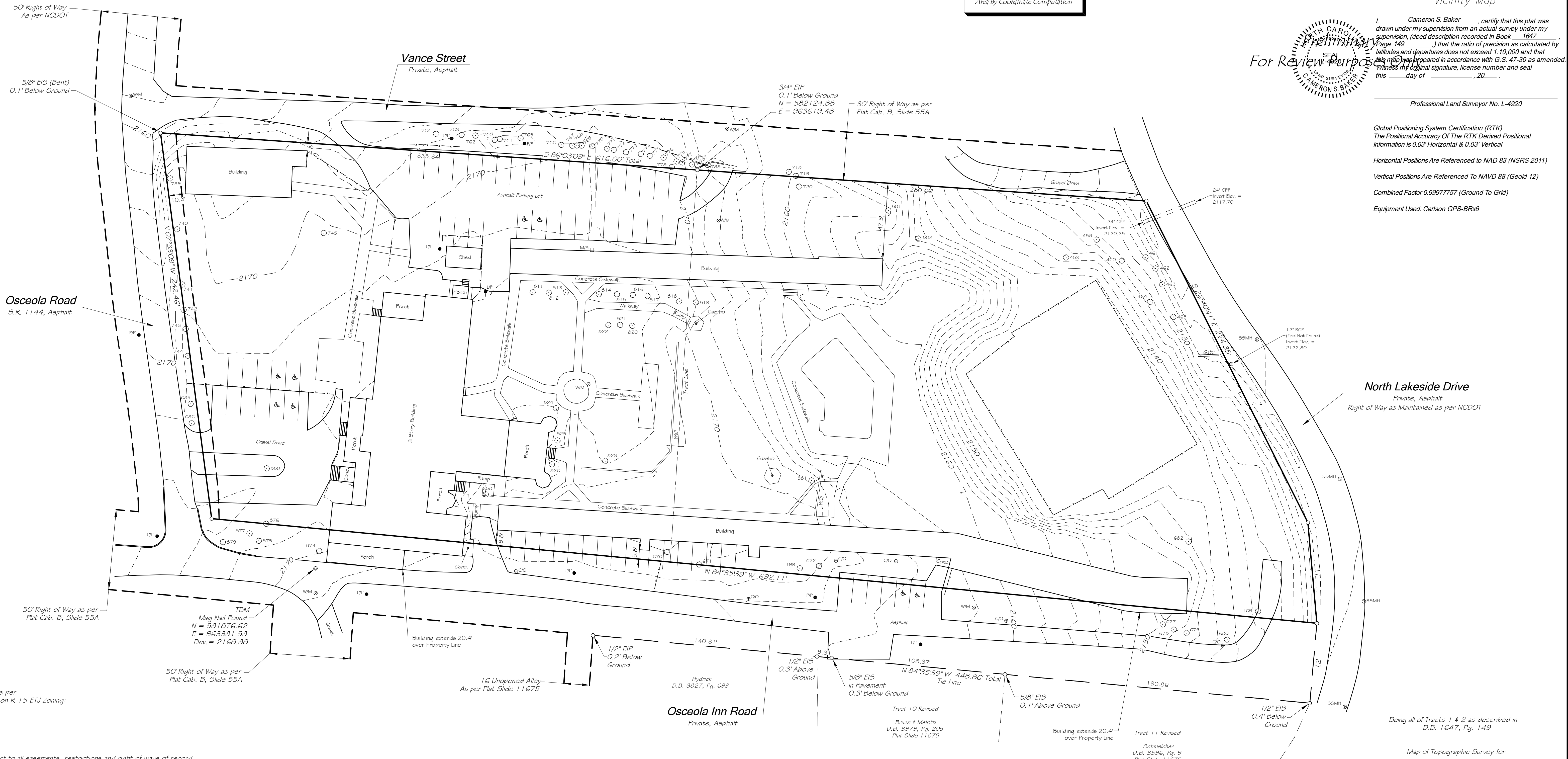
Global Positioning System Certification (RTK)  
The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positions Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0.99977757 (Ground To Grid)

Equipment Used: Carlson GPS-BR6

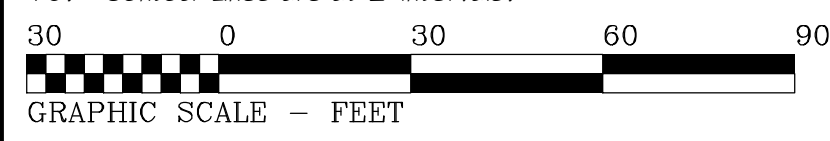


Building Setbacks as per The City of Henderson R-15 ETJ Zoning:  
Front: 30'  
Side: 10'  
Rear: 15'

- 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 currently zoned R-15 ETJ as per the City of Hendersonville.
  - A Portion of the property is located within 1/2 mile of a designated Farmland Preservation District.
  - Property is located in Zone X (Minimal Flood Risk) as per FR15 Map Panel 956B, Map #3700956B00J effective date 10/02/2008.
  - Contour Lines are at 2' intervals.

Point	Description	Point	Description	Point	Description	Point	Description
169	48" OAK	718	48" OAK	772	18" CYPRESS	820	10" PINE
199	40" OAK	719	12" HICKORY	773	14" CYPRESS	821	12" PINE
458	24" OAK x2	720	36" OAK	774	12" CYPRESS	822	8" PINE
459	24" OAK	739	36" PINE	775	20" CYPRESS	823	14" PINE
460	48" OAK	740	32" PINE	776	18" CYPRESS	824	18" BIRCH
461	32" OAK	741	32" PINE	777	20" CYPRESS	825	18" BIRCH
462	28" OAK	742	28" PINE	778	20" CYPRESS	826	18" BIRCH
463	14" OAK	743	28" PINE	779	10" CYPRESS	824	24" PINE
464	36" OAK	744	28" PINE	786	12" CYPRESS	825	18" PINE
465	14" OAK	745	14" PINE	787	10" CYPRESS	826	32" PINE
581	12" PINE x2 & 10" PINE	760	18" CYPRESS	788	24" CYPRESS	827	32" PINE
658	18" BIRCH	761	12" CYPRESS	801	38" PINE	829	24" PINE
670	12" DOGWOOD	762	12" DOGWOOD	802	18" HICKORY	880	20" HICKORY
671	22" OAK	763	14" DOGWOOD	811	24" BRADFORD PEAR		
672	12" OAK	764	10" DOGWOOD	812	24" BRADFORD PEAR		
677	36" PINE	765	14" CYPRESS	813	24" BRADFORD PEAR		
678	28" PINE	766	10" CYPRESS	814	24" BRADFORD PEAR		
679	30" PINE	767	16" CYPRESS	815	24" BRADFORD PEAR		
680	36" PINE	768	8" CYPRESS	816	24" BRADFORD PEAR		
682	52" OAK	769	8" CYPRESS	817	24" BRADFORD PEAR		
685	22" PINE	770	24" CYPRESS	818	24" BRADFORD PEAR		
686	24" PINE	771	18" CYPRESS	819	24" BRADFORD PEAR		

- Legend:
- ECM = Existing Concrete Monument
  - EIP = Existing Iron Pipe
  - EIS = Existing Iron Stake
  - IPS = Iron Pipe Set
  - U = Unmarked Point, Unless Otherwise Noted
  - ROW/MON = Right of Way Monument
  - ROW = Right of Way
  - RSS = Railroad Spike
  - PF = Power Pole
  - LP = Light Pole
  - CO = Clean Out
  - WM = Water Meter
  - MB = Meter Box
  - SSMH = Sanitary Sewer Manhole
  - = Fence



Being all of Tracts 1 & 2 as described in D.B. 1647, Pg. 149

Map of Topographic Survey for  
**BL Corp of NC**

-Owners-  
D.B. 1647, Pg. 149  
Plat Cab. B, Slide 55A

Revised: February 25, 2024; added proposed parking spaces

Pin: 9568-31-5964

Hendersonville Township	Henderson County, NC
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**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 = 30 Feet DATE: February 5, 2024  
JOB NO.: S-23-608 DRAWN BY: KMK/JTB CHECKED BY: [Signature]