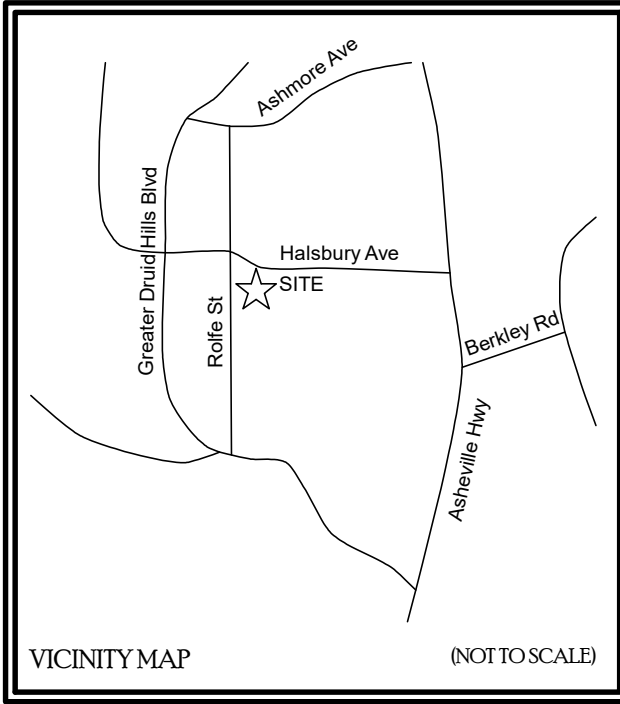


# BOUNDARY SURVEY FOR RICKI & DAVID KRONEN

(OWNERS)  
2420 ROLFE STREET

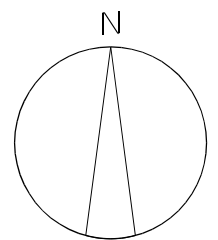
STATE OF NORTH CAROLINA  
HENDERSON COUNTY  
HENDERSONVILLE TOWNSHIP

REFERENCES  
DEED BOOK 4073 PAGE 703  
PLAT BOOK B PAGE 66  
PIN 9569-39-0335



### LEGEND

- NIP ● NEW IRON PIN 1/2" REBAR
- PT ○ UNMARKED POINT
- RBF ● REBAR FOUND
- OTF ● OPEN TOP FOUND
- CMF ● CONCRETE MONUMENT FOUND
- CTF ● CRIMP TOP FOUND
- MNF ● MAG NAIL FOUND
- MNS ● MAG NAIL SET
- PIN ● PARCEL ID NUMBER
- PP ● POWER POLE
- R/W — RIGHT-OF-WAY
- N/F — NOW OR FORMERLY
- DB — DEED BOOK
- PB — PLAT BOOK
- W — WATER METER
- X — FENCE LINE
- BOUNDARY LINE
- - - ADJOINER LINE
- - - SETBACK LINE
- - - R/W LINE
- - - OHU — OVERHEAD UTILITIES



### NOTES

NEW IRON PINS SHOWN HEREIN WERE SET PER DEED DESCRIPTIONS AND MONUMENTS FOUND. ERDMAN LAND SURVEYING RECOMMENDS A BOUNDARY LINE AGREEMENT BE MADE AS OCCUPATION LINES DO NOT NECESSARILY MATCH WITH DEED LINES.

SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

PROPERTY LINES SHOWN AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.

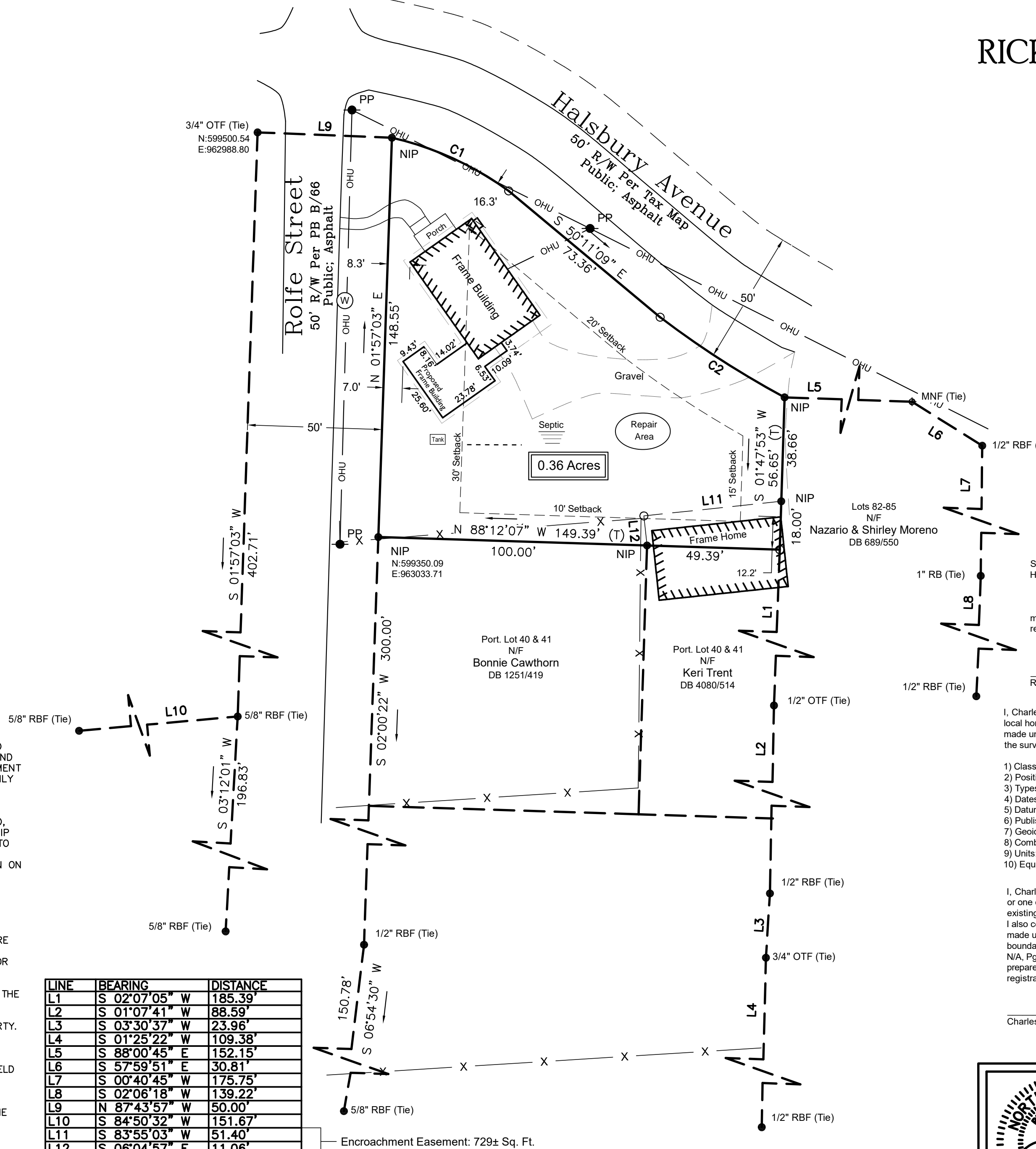
SUBJECT PROPERTY CURRENTLY ZONED R-15 BY THE CITY OF HENDERSONVILLE.  
SETBACKS: FRONT-30' SIDE-10' REAR-15'

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

THERE IS A POSSIBLE 12.2' HOUSE ENCROACHMENT, SHOWN HEREIN.

LINE	BEARING	DISTANCE
L1	S 02°07'05" W	185.39'
L2	S 01°07'41" W	88.59'
L3	S 03°30'37" W	23.96'
L4	S 01°25'22" W	109.38'
L5	S 88°00'45" E	152.15'
L6	S 57°59'51" E	30.81'
L7	S 00°40'45" W	175.75'
L8	S 02°06'18" W	139.22'
L9	N 87°43'57" W	50.00'
L10	S 84°50'32" W	151.67'
L11	S 83°55'03" W	51.40'
L12	S 06°04'57" E	11.06'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.04'	118.10'	23°18'21"	S 65°31'44" E	47.71'
C2	55.09'	350.27'	9°00'42"	S 57°13'15" E	55.04'



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

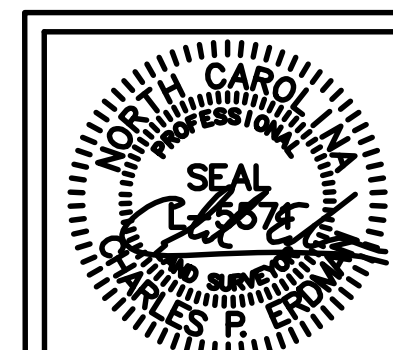
Review Officer \_\_\_\_\_ Date \_\_\_\_\_

I, Charles P. Erdman, certify that this plat was drawn under my supervision and that local horizontal and vertical grid control was established from an actual GPS survey made under my supervision, and that the following information was used to perform the survey:

- 1) Class of Survey: Class A
- 2) Positional Accuracy: Horizontal: 0.05'
- 3) Types of GPS field procedure: VRS
- 4) Dates of Survey: 09/06/2024, 09/13/2024, & 09/25/2024
- 5) Datum/Epoch: NAD '83 (2011)
- 6) Published/Fixed Control Use: NCGS RTN Network
- 7) Geoid Model: GEOID 18
- 8) Combined Grid Factor(s): 0.9997784248
- 9) Units: US Feet
- 10) Equipment: Topcon HiPer HR

I, Charles P. Erdman, certify that this survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. G.S.47-30(f)(11)c.1  
I also certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Bk. 4073, Pg. 703); that the boundaries not surveyed are clearly indicated as drawn from information found in Bk. N/A, Pg. N/A; that the ratio of precision 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 25th day of September, 2024.

*Charles P. Erdman*  
Charles P. Erdman PLS L-5571



PO Box 333  
Flat Rock, NC, 28731  
Phone: (828) 216.3815

Surveying, PLLC

C. P. ERDMAN PLS L-5571	CPE
FIRM LICENSE # P-2807	CPE
	DATE 09/10/2024
	JOB # 24-095

Revision 10/28/2024: Draft Proposed House Addition  
Revision 11/19/2024: Draft Encroachment Easement