

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, _____, REVIEW OFFICER OF HENDERSON
COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

GRID NORTH
N.A.D. 83 / 2001

LINE	BEARING	DISTANCE
L1	N 06°16'35" E	1.18'
L2	S 84°21'40" E	82.31'
L3	N 85°10'57" W	82.28'

LINE	BEARING	DISTANCE
L4	S 85°10'57" E	49.68'
L5	S 05°00'21" W	2.31'
L6	N 85°12'17" W	45.79'
L7	N 84°21'40" W	152.77'

LINE	BEARING	DISTANCE
L8	N 04°49'03" E	0.18'
L9	S 84°21'40" E	234.92'
L10	S 85°12'17" E	45.86'
L11	S 05°00'21" W	6.20'

LEGEND:
EP = EXISTING REIN. PIPE
CTP = CRIMPED TOP PIPE
RSD = RAILROAD SPIKE
RPS = REIN. PIN SET 3/4" REBAR WITH CAP
RW = RIGHT OF WAY
EP = EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
RCP = REINFORCED CONCRETE PIPE
C = CALCULATED UNMARKED POINT
O = PROPERTY CORNER FOUND (AS NOTED)
● = SET 3/4" REBAR WITH "J.R. OWNBEY" I.D. CAP
UT = UTILITY POLE
WM = WATER METER
WV = WATER VALVE
FH = FIRE HYDRANT
TP = TELEPHONE POSTAL
SM = SANITARY SINK MANHOLE
SS = STORM SINKER MANHOLE
OU = OVERHEAD UTILITY LINE
E = UNDERGROUND ELECTRIC
G = UNDERGROUND GAS
SS = SANITARY SINKER LINE
TL = UNDERGROUND TELEPHONE
--- = EDGE OF GRAVEL
--- = FENCE
--- = SUBJECT PROPERTY LINE (SURVEYED)
--- = ADJOINER LINE (LINE NOT SURVEYED)
--- = BUILDING SETBACK LINE (B.S.L.)
--- = RIGHT OF WAY LINE (RW)
--- = TIE LINE

PRELIMINARY
FOR REVIEW PURPOSES ONLY.
NOT FOR RECORDING, SALES, OR
CONVEYANCE

I, JARED R. OWNBEY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE
UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOK 1580, PAGE 534 & DEED BOOK 1026 PAGE 394); THAT THE BOUNDARIES NOT
SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS
CALCULATED IS 1:10,000 OR GREATER, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(f)(1):

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(1):

(d) 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 SUBDIVISION.

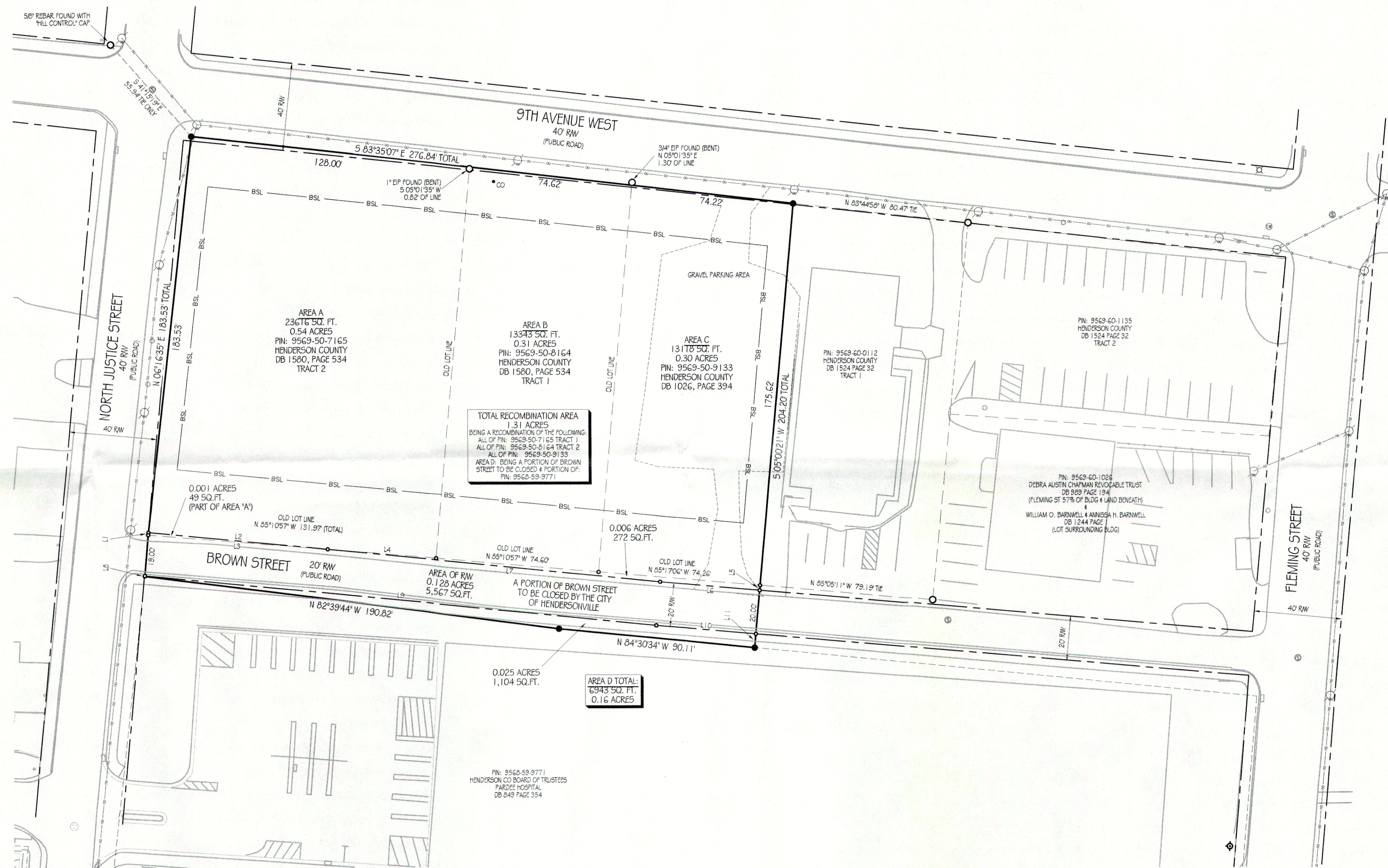
WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____, A.D., 20____.

N.C. PROFESSIONAL LAND SURVEYOR

L-4782
LICENSE #

OWNBEY
LAND SURVEYING, PLLC

FIRM LICENSE NO. P-11189
522 FLEMING STREET
HENDERSONVILLE, NC 28739
PHONE: (828)-595-9668
MOUNTAINLANDSURVEYOR.COM



NOTES:

* THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.

* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT
TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN
ATTORNEY-AT-LAW.

* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS,
EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND
UNWRITTEN, RECORDED AND UNRECORDED.

* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE
HENDERSON COUNTY GIS WEBSITE.

* NO HORIZONTAL CONTROL; FOUND WITHIN 2000'.

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

* BASED ON GRAPHICAL DETERMINATION, A THIS SUBJECT
PROPERTY DOES NOT LIE IN FEMA/FIRM SPECIAL FLOOD HAZARD
AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD
INSURANCE RATE MAP 5700956800, WITH EFFECTIVE DATE OF
OCTOBER 2, 2008.

* ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS,
ETC., LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN
HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE
OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS
DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER
AUTHORITIES, TO MAKE SUCH DETERMINATION.

* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND
DISTANCES UNLESS OTHERWISE NOTED.

* THE SUBJECT PARCELS LIES WITHIN THE CITY OF HENDERSONVILLE
ZONING DISTRICT "MC" AND IS SUBJECT TO THE FOLLOWING
SETBACKS
FRONT = 30'
SIDES = 10'
REAR = 20'

OWNER INFORMATION:

AREAS A, B & C
HENDERSON COUNTY

AREA D
CITY OF HENDERSONVILLE

A RECOMBINATION SURVEY FOR
HENDERSON COUNTY
REFERENCES

BEING A RECOMBINATION OF THE FOLLOWING:
ALL OF PIN: 9569-50-7165 TRACT 1
ALL OF PIN: 9569-50-9133 TRACT 2
ALL OF PIN: 9569-50-9133

AREA D: BEING A PORTION OF BROWN STREET TO BE CLOSED
TOTAL AREA = 1.31 ACRES

CITY OF HENDERSONVILLE
HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, N.C.

DATE: 1/7/2021
DRAWN BY: RAW CREW CHIEF: JRO
CHECKED BY: J.R. OWNBEY
JOB #201216

30' 0 30' 60'
SCALE 1" = 30'