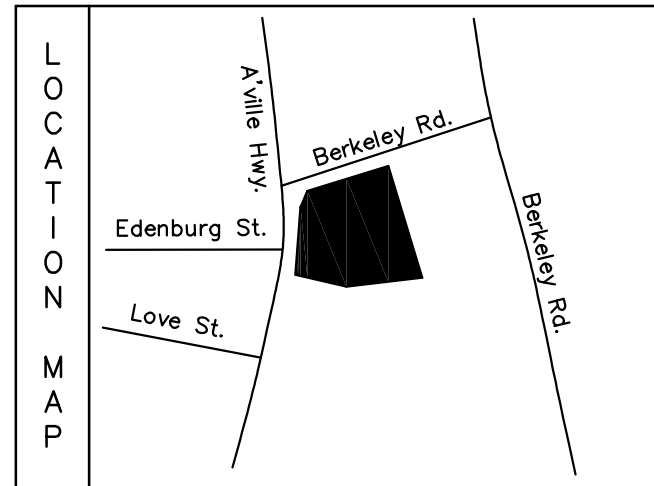


Plat of Boundary & Topographic Survey for  
**Kevin Fakhoury**  
 1019 Berkeley Road  
 Hendersonville Township, Henderson County  
 State of North Carolina



**LEGEND:**

○	NIP	NEW IRON PIN (1/2" REBAR)
○	EIP	EXISTING IRON PIN
○	CP	CALCULATED PIN
□		UTILITY VAULT
□		POWER POLE
□		LIGHT POLE
□		WATER VALVE
□		GAS VALVE
□		WATER METER
□		FIRE HYDRANT
□		SANITARY SEWER MANHOLE
□		STORM DRAIN MANHOLE
□		CATCH BASIN
□		CLEANOUT
□		CURB INLET
□		TRANSFORMER
□		OVERHEAD UTILITY
—X—X—		FENCE LINE
(M)		MEASURED
(R)		RECORD
D.B.		DEED BOOK
P.B.		PLAT BOOK
R/W		RIGHT-OF-WAY

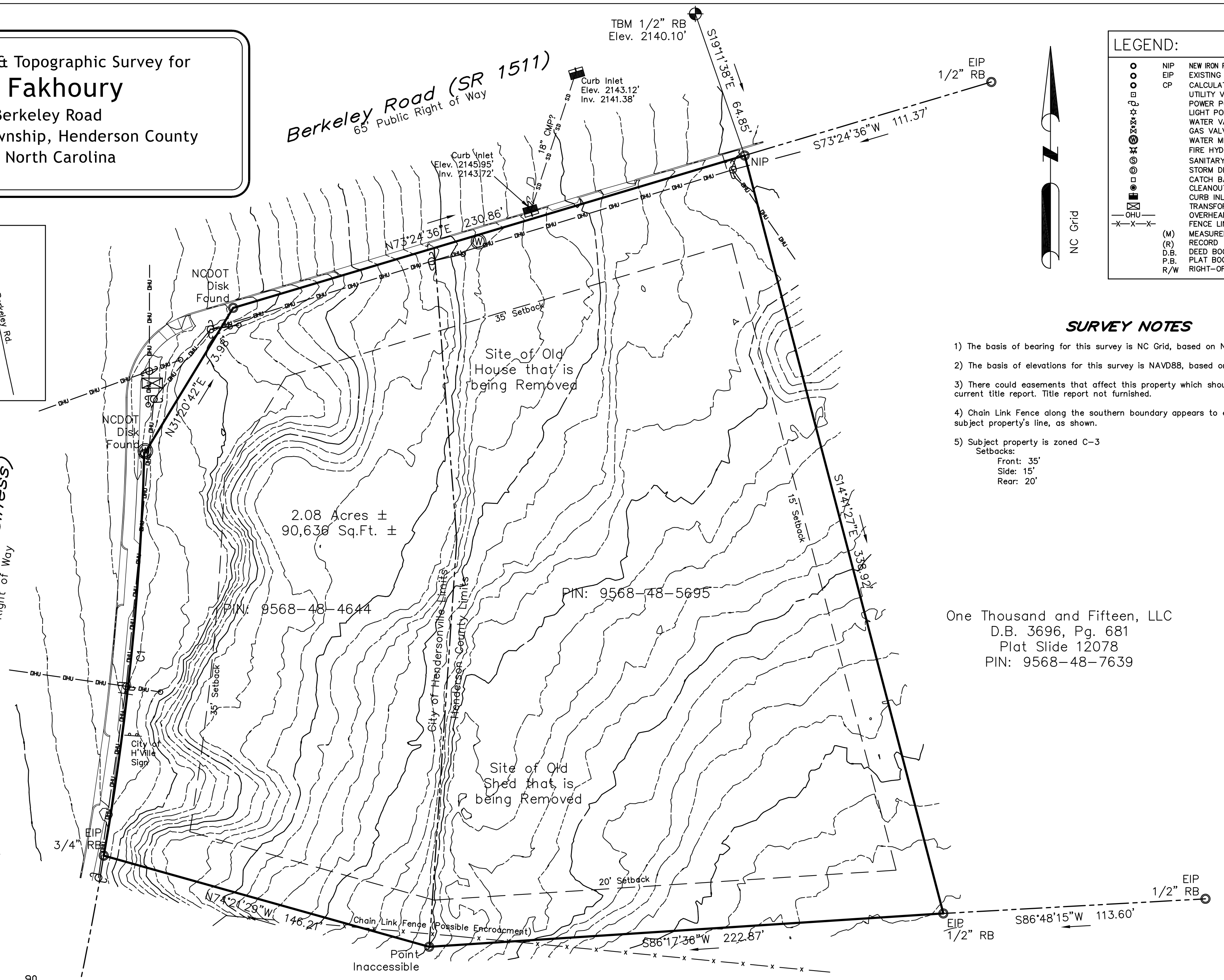
**SURVEY NOTES**

- 1) The basis of bearing for this survey is NC Grid, based on NAD83(2011).
- 2) The basis of elevations for this survey is NAVD88, based on NORTN.
- 3) There could easements that affect this property which should be contained in a current title report. Title report not furnished.
- 4) Chain Link Fence along the southern boundary appears to encroach across subject property's line, as shown.
- 5) Subject property is zoned C-3  
 Setbacks:  
 Front: 35'  
 Side: 15'  
 Rear: 20'

One Thousand and Fifteen, LLC  
 D.B. 3696, Pg. 681  
 Plat Slide 12078  
 PIN: 9568-48-7639

Asheville Highway  
 (U.S. Highway 25 Business)  
 80' Public Right of Way

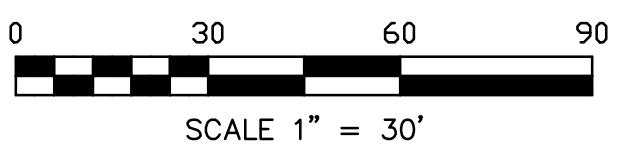
Berkeley Road (SR 1511)  
 65' Public Right of Way



2.08 Acres ±  
 90,636 Sq.Ft. ±

PIN: 9568-48-4644

PIN: 9568-48-5695



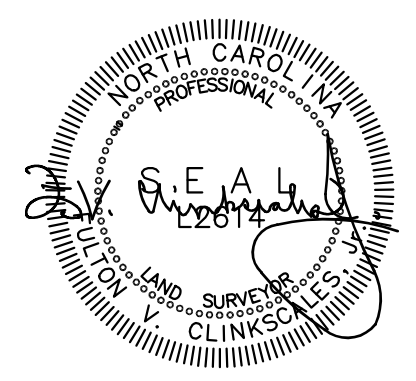
Hyder & Justus  
 D.B. 1010, Pg. 406  
 PIN: 9568-48-5251

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1185.92'	8°26'37"	174.77'	N05°45'28"E	174.61'

**Not For Recordation**

The original drawing and/or all copies of it are not transferable to any future owner(s) of the platted property and shall not be used or relied upon by future owner(s) and/or their representatives for any reason without written release by the professional surveyor.

This is to certify that the property shown on this plat was surveyed under my direct supervision. Property lines and improvements are located correctly and that no visible encroachments exist unless otherwise shown.



**FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC**  
 Engineers \* Land Surveyors  
 201 2nd AVE. EAST  
 HENDERSONVILLE, N.C. 28792  
 (828) 697-6539  
 (828) 697-4195 (fax)  
 info@fcaofnc.com  
 Firm No. C-1562

REF. PLAT SLIDE	12078
REF. DEED. BOOK	3764/390
TAX MAP	Various
PARTY CHIEF	TEC
DRAWN	TEC
DATE	December 5, 2023
DWG.NO.	H43344