Slide 11458

CERTIFICATE OF SURVEY AND ACCURACY

I, HAMPTON JAMES LARK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION(S) RECORDED IN DB: 857, PG: 631, DB: 1051, PG: 453, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1:10,000, THAT THE GPS PORTION OF THIS PROJECT WAS TO PERFORM A GRID TIE TO THE NC STATE PLANE COORDINATE SYSTEM AND INFORMATION USED IS SHOWN & NOTED HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS PLAT IS OF ONE OF THE FOLLOWING: GS 47-30 F(11) 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.

GPS METADATA
CLASS OF SURVEY: HORIZONTAL: A VERTICAL: C
FIELD PROCEDURE: OPUS
DATES: 5/16/17
DATUM: NAD83(2011) NAVD 88
EPOCH: 2010
GEOID: 12B
AVERAGE COMBINED FACTOR: 0.999778675
POSITIONAL ACCURACY: HORIZONTAL: 0.04
UNITS: USFT
CORS USED: HAYW, NCSW, NCSP, P779

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 3RD DAY OF OCTOBER, 2018, A.D.

NORTH CAROLINA PROFESSIONAL SEAL L-2865 LAND SURVEYOR HAMPTON JAMES LARK

THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED.

Hampton James Lark
HAMPTON JAMES LARK, PLS L-2865

HENDERSON COUNTY, NORTH CAROLINA

THIS SURVEY IS EXEMPT FROM THE PROVISIONS OF THE CITY OF HENDERSONVILLE SUBDIVISION ORDINANCE.

PLANNING OFFICIAL DATE

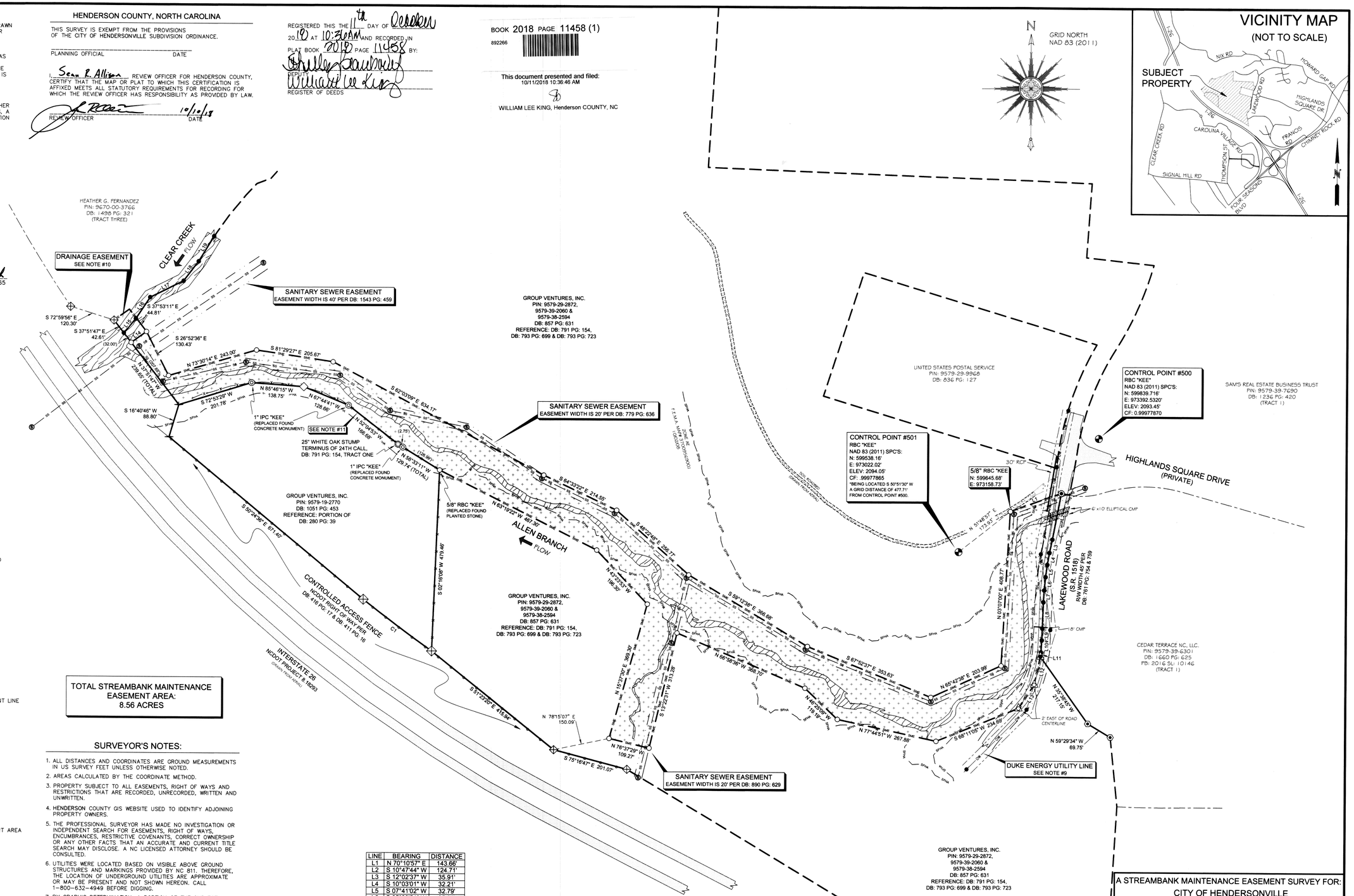
I, Sean R. Allison, REVIEW OFFICER FOR HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

REVIEW OFFICER 10/10/18 DATE

REGISTERED THIS THE 11th DAY OF October, 2018 AT 10:36AM AND RECORDED IN PLAT BOOK 2018 PAGE 11458 BY:
DEPUTY
WILLIAM LEE KING
REGISTER OF DEEDS

BOOK 2018 PAGE 11458 (1)
892266

This document presented and filed:
10/11/2018 10:36:46 AM
WILLIAM LEE KING, Henderson COUNTY, NC



LEGEND:

- SET 5/8" RBR IN CONCRETE W/ "CONTROL POINT" CAP
- UNMARKED POINT
- RAILROAD SPIKE FOUND
- 5/8" RBR W/ "HOLMES" CAP FOUND
- SET 5/8" RBR W/ "KEE" CAP
- SET 1" IRON PIPE W/ "KEE" CAP
- TREE STUMP (AS NOTED)
- MAG NAIL FOUND
- MAG NAIL SET
- CONCRETE MONUMENT FOUND
- NCDOT R/W MONUMENT
- SEWER MANHOLE
- GUY ANCHOR
- UTILITY POLE
- NOT TO SCALE
- SME — STREAMBANK MAINTENANCE EASEMENT LINE
- BOUNDARY LINE
- BOUNDARY LINE NOT SURVEYED
- SEWER EASEMENT
- UTILITY EASEMENT
- NCDOT RIGHT OF WAY (R/W)
- DE — DRAINAGE EASEMENT
- TIE LINE ONLY
- ADJOINING DEED LINES
- X — FENCE REMNANTS
- NCDOT CONTROLLED ACCESS FENCE
- OW — OVERHEAD WIRE
- SFHA — SPECIAL FLOOD HAZARD AREA
- STREAMBANK MAINTENANCE EASEMENT AREA
- ASPHALT
- STREAM
- SOIL
- GRAVEL

DB:	DEED BOOK
PG:	PAGE
PB:	PLAT BOOK
SL:	SLIDE
RBC	REBAR W/ CAP
RBR	REBAR
IP	IRON PIPE
IPC	IRON PIPE W/ CAP
R/W	RIGHT OF WAY
NAD	NORTH AMERICAN DATUM
SPC	STATE PLANE COORDINATES
CF	COMBINED FACTOR
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE

TOTAL STREAMBANK MAINTENANCE EASEMENT AREA:
8.56 ACRES

SURVEYOR'S NOTES:

1. ALL DISTANCES AND COORDINATES ARE GROUND MEASUREMENTS IN US SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS CALCULATED BY THE COORDINATE METHOD.
3. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS THAT ARE RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN.
4. HENDERSON COUNTY GIS WEBSITE USED TO IDENTIFY ADJOINING PROPERTY OWNERS.
5. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RIGHT OF WAYS, ENCUMBRANCES, RESTRICTIVE COVENANTS, CORRECT OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. A NC LICENSED ATTORNEY SHOULD BE CONSULTED.
6. UTILITIES WERE LOCATED BASED ON VISIBLE ABOVE GROUND STRUCTURES AND MARKINGS PROVIDED BY NC 811. THEREFORE, THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE OR MAY BE PRESENT AND NOT SHOWN HEREON. CALL 1-800-632-4949 BEFORE DIGGING.
7. BY GRAPHIC DETERMINATION, A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DETERMINED BY THE F.E.M.A. MAP#'S 3700967000J DATED 10/02/2008.
8. PROPERTY IS ZONED: (PRD) PLANNED RESIDENTIAL DEVELOPMENT & I-1 INDUSTRIAL. REFER TO HENDERSON COUNTY, NC LAND DEVELOPMENT CODE OF ORDINANCES.
9. THE RIGHT OF WAY WIDTH REQUIRED FOR OVERHEAD DISTRIBUTION POWER LINES OF ANY VOLTAGE IS NORMALLY A 30-FOOT CORRIDOR (15 FEET ON EACH SIDE) PER DUKE ENERGY.
10. FOR DRAINAGE EASEMENT SEE DB: 416 PG: 17 AND NCDOT PLANS FOR PROJECT 8.18293 (INTERSTATE 26).
11. THE LOCATION OF THE COMMON BOUNDARY OF DB: 1051 PG: 453 AND DB: 857 PG: 631 WAS DETERMINED FROM EXISTING MONUMENTATION AND PHYSICAL EVIDENCE FOUND.
12. THE SURVEYOR HAS FOUND NO RECORDED ACCESS EASEMENTS TO THE PROPERTY DESCRIBED IN DB: 1051 PG: 453 AND HAS MADE NO DETERMINATION AS TO THE MOST SUITABLE LOCATION FOR ACCESS TO SAID PROPERTY.

LINE	BEARING	DISTANCE
L1	N 70°10'57" E	143.66'
L2	S 10°47'44" W	124.71'
L3	S 12°02'37" W	35.91'
L4	S 10°03'01" W	32.21'
L5	S 07°41'02" W	32.79'
L6	S 05°29'51" W	35.31'
L7	S 03°31'01" W	31.58'
L8	S 02°00'28" W	69.69'
L9	S 02°34'03" W	31.19'
L10	S 03°48'54" W	31.75'
L11	S 06°43'16" W	11.47'
L12	S 12°15'01" W	76.16'
L13	S 33°15'34" W	75.10'
L14	N 54°19'22" E	50.03'
L15	N 39°50'21" E	51.15'
L16	N 33°35'33" E	66.58'
L17	N 63°33'30" E	98.72'
L18	N 37°19'20" E	65.34'
L19	N 31°26'13" E	77.99'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3634.72'	S 53°11'46" E	226.78'	226.82'

A STREAMBANK MAINTENANCE EASEMENT SURVEY FOR:
CITY OF HENDERSONVILLE

PARCEL IDENTIFICATION #'S: 9579-29-2872, 9579-19-2770

CURRENT OWNERS LISTED AS:
GROUP VENTURES, INC.
SITE ADDRESS: LAKEWOOD ROAD, HENDERSONVILLE, NC 28792

DEED BOOK: 857 PAGE: 631 & DB: 1051 PG: 453
CITY OF HENDERSONVILLE, HENDERSON COUNTY, NORTH CAROLINA

SURVEY BY: MK,JR,JB,KP DRAWN BY: NH CHECKED BY: HJL
SURVEY DATE: 5/16/17-08/27/18 JOB #180557-SME

REVISION: DATE:
SHEET SIZE: 24"X36" SHEET #: 1 OF 1 SCALE: 1"=120'

Kee MAPPING & SURVEYING
P.O. Box 2566
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(828) 575-9021
www.keemap.com
License # C-3039