DocuSign Envelope ID: 378ECDAB-545A-4ED7-8A57-0F797DE1F3C9

SLIDE 15475

BOUNDARY CHART

LINE	BEARING	DISTANCE
L1	N 33°13'29" E	75.09'
L2	N 12°15'38" E	76.14'
L3	S 59°32'02" E	69.71'
L4	S 04°44'22" W	35.17'
L5	S 00°38'39" W	32.07'
L6	S 02°10'36" E	12.69'
L7	N 51°53'55" W	109.99'
L8	N 38°54'55" E	28.46'
L9	N 50°54'31" W	41.60'
L10	S 38°26'52" W	29.18'
L11	N 16°29'07" E	88.37'
L12	N 37°48'06" W	32.00'
L13	N 34°36'07" E	101.80'
L14	S 89°51'50" E	135.37'
L15	N 74°39'41" E	142.13'
L16	S 17°29'50" W	67.77'
L17	N 72°47'49" E	201.83'
L18	S 85°46'22" E	138.82'
L19	S 67°44'23" E	128.67'
L20	S 52°04'25" E	166.64'
L21	S 58°29'38" E	2.75'
L22	S 58°29'38" E	126.99'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3954.72'	494.32'	N 57°53'26" W	494.00'
C2	3634.72'	226.93'	N 53°17'53" W	226.89'

NEW BOUNDARY CHART

LINE	BEARING	DISTANCE
L23	S 43°54'12" W	96.27'
L24	S 13°06'46" E	139.96'
L25	N 71°25'02" E	59.22'
L26	N 56°15'00" E	114.95'

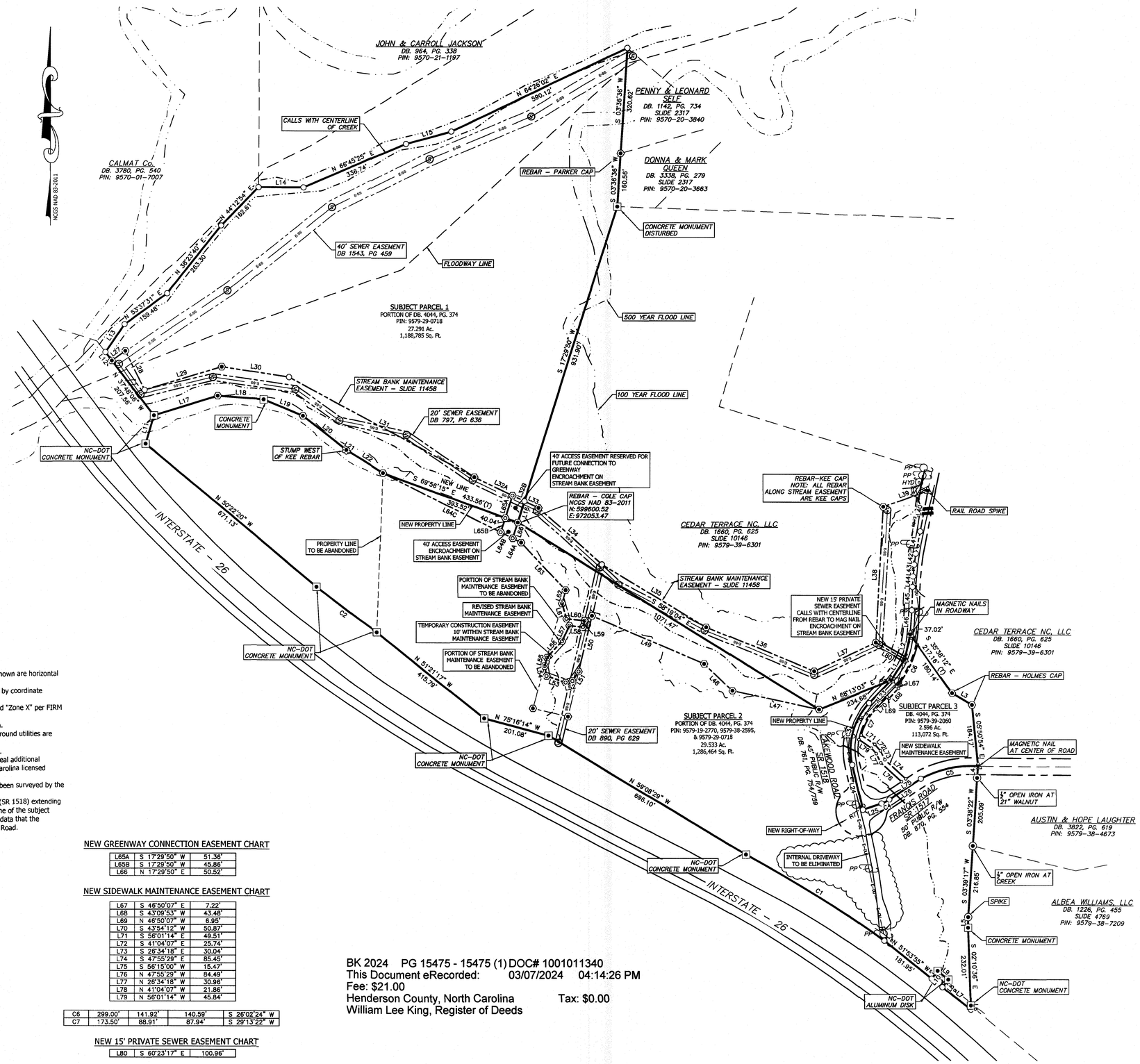
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	200.00'	199.02'	S 15°23'43" W	190.91'
C4	100.00'	26.47'	N 63°50'01" E	26.39'
C5	321.56'	179.32'	N 77°45'24" E	177.00'

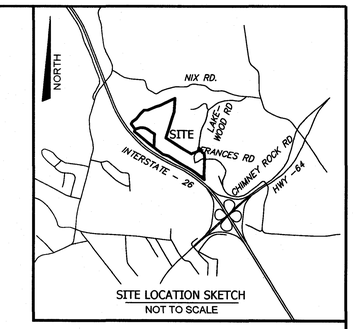
NEW STREAMBANK MAINTENANCE EASEMENT CHART

L27	N 54°22'51" E	49.90'
L28	S 26°51'23" E	130.14'
L29	N 73°31'27" E	243.00'
L30	S 81°29'52" E	205.67'
L31	S 62°03'34" E	634.03'
L32A	S 64°33'17" E	127.19'
L32B	S 64°33'17" E	40.39'
L33	S 64°33'17" E	46.96'
L34	S 48°22'52" E	256.59'
L35	S 59°12'47" E	366.68'
L36	S 67°52'49" E	353.59'
L37	N 65°43'41" E	203.93'
L38	N 03°07'09" E	408.72'
L39	N 70°11'20" E	143.59'
L40	S 10°46'48" W	124.70'
L41	S 11°08'02" W	68.07'
L42	S 07°41'02" W	32.79'
L43	S 05°25'52" W	35.40'
L44	S 03°30'28" W	31.58'
L45	S 01°59'55" W	69.69'
L46	S 03°43'24" W	74.22'
L47	N 77°46'10" W	267.59'
L48	N 46°27'26" W	119.39'
L49	N 66°59'12" W	368.68'
L50	S 13°21'14" W	172.46'
L51	S 33°42'47" W	34.06'
L52	S 76°29'53" W	21.13'
L53	N 70°46'29" W	60.91'
L54	N 11°00'49" W	30.66'
L55	N 15°35'03" E	25.92'
L56	N 42°50'17" E	66.64'
L57	N 25°33'25" E	51.95'
L58	S 84°19'09" E	41.06'
L59	N 13°16'29" E	20.18'
L60	N 84°19'09" W	54.66'
L61	N 16°38'14" W	47.46'
L62	N 15°35'03" E	41.60'
L63	N 43°26'24" W	196.09'
L64A	N 63°19'54" W	28.51'
L64B	N 63°19'54" W	40.52'
L64C	N 63°19'54" W	398.21'

PLAT NOTES:

1. The bearings on this plat are NC Grid (NAD 83) bearings, and distances shown are horizontal ground distances unless otherwise noted.
2. Total area of parcels: 59.420 Acres or 2,588,321 square feet (determined by coordinate computation method).
3. By graphic determination, the Subject Parcels are located in "Zone AE" and "Zone X" per FIRM map number 3709957900J and 3709670000J dated October 2, 2008.
4. Henderson County GIS was used to determine adjoiner owner information.
5. Underground utilities were not marked at the time of the survey. Above ground utilities are located based on visible, above ground structures.
6. Property subject to all easements, rights-of-way and restrictions of record.
7. This plat was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted.
8. Alignment of I-26 asphalt as scaled from aerial photography and has not been surveyed by the surveyor.
9. Plat Slide 15458 erroneously showed the right-of-way of Lakewood Road (SR 1518) extending south from the intersection of Frances Road (SR 1517) to the boundary line of the subject parcel with the I-26 corridor. It was determined by inspection of NCDTO data that the right-of-way of Lakewood Road terminates at the intersection of Frances Road.





SITE LOCATION SKETCH
NOT TO SCALE

GLOBAL POSITIONING SYSTEM CERTIFICATION (NC VRS-RTK)

I, Troy A. Shriver, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

1. Class of Survey: Class A Survey
2. Positional Accuracy (95% Confidence): 0.03' Horizontal, 0.06' Vertical
3. Type of GPS Field Procedure: NC VRS-RTK Network Solutions Using Carlson BRx7 System
4. Date of Observations: 5-10-22 thru 9-7-22
5. Datum/Epoch: NAD83/Epoch 2011

I, Troy A. Shriver, Professional Land Surveyor certify to one or more of the following as indicated (G.S. 47-30(f)(11):

C. Any one of the following:
1. That the 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.

I, Troy A. Shriver, certify that this plat was drawn by me from an actual survey made under my supervision (deed description recorded in Deed Book 857, Page 631 and Deed Book 1051, Page 453); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, Page N/A; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this date of 3/7/2024 | 4:05 PM EST

Signature DocuSigned by: 3978D9D82F6841A...
Professional Land Surveyor
Certificate Number L-5063

CDG ENGINEERS & ASSOC. INC. NORTH CAROLINA CERT# C-4973

NORTH CAROLINA PROFESSIONAL SEAL NO L-5063 LAND SURVEYOR TROY A. SHRIVER

THE PURPOSED OF THIS PLAT IS TO CORRECT SLIDE 15458 - SEE PLAT NOTE #9

Corrective Plat For:
LAKEWOOD HENDERSONVILLE, LLC
(Owner of Record)

Deed Book 4044, Page 374
Plat Slides: 10146, 11458, & 12675
Tax PIN: 9579-29-0718, 9579-19-2770, 9579-38-2595, & 9579-39-2060
Hendersonville Township Henderson County, NC
March 6, 2024 Scale: 1" = 150'

Rev No.	Description	Date
1	Initial submittal for review	3-6-24

CDG

CDG ENGINEERS & ASSOCIATES, INC.
15 ARLINGTON STREET
ASHEVILLE, N.C. 28801
Phone: (828) 232-4700
Website: www.cdge.com

DRAWN BY: TAS CHECKED BY: PES

LEGEND

- PROPERTY LINE
- ADJOINER'S PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- PAVEMENT
- SANITARY SEWER LINE
- CENTERLINE OF CREEK
- MONUMENT FOUND
- REBAR FOUND
- REBAR SET
- IRON PIPE FOUND
- NAIL FOUND
- CALCULATED POINT
- CORNER TREE FOUND
- SEWER MANHOLE
- FLOODWAY
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN

SCALE 1"=150'

0' 50' 100' 150'

PROJECT#: 568222

NEW GREENWAY CONNECTION EASEMENT CHART

L65A	S 17°29'50" W	51.36'
L65B	S 17°29'50" W	45.86'
L66	N 17°29'50" E	50.52'

NEW SIDEWALK MAINTENANCE EASEMENT CHART

L67	S 46°50'07" E	7.22'
L68	S 43°09'53" W	43.48'
L69	N 46°50'07" W	6.95'
L70	S 43°54'12" W	50.87'
L71	S 56°01'14" E	49.51'
L72	S 41°04'07" E	25.74'
L73	S 26°34'18" E	30.04'
L74	S 47°55'29" E	85.45'
L75	S 56°15'00" W	15.47'
L76	N 47°55'29" W	84.49'
L77	N 26°34'18" W	30.96'
L78	N 41°04'07" W	21.86'
L79	N 56°01'14" W	45.84'

C6	299.00'	141.92'	140.59'	S 26°02'24" W
C7	173.50'	88.91'	87.94'	S 29°13'22" W

NEW 15' PRIVATE SEWER EASEMENT CHART

L80	S 60°23'17" E	100.96'

BK 2024 PG 15475 - 15475 (1) DOC# 1001011340
This Document eRecorded: 03/07/2024 04:14:26 PM
Fee: $21.00
Henderson County, North Carolina Tax: $0.00
William Lee King, Register of Deeds

Submitted electronically by "CDG Engineers & Associates, Inc." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.