SLIDE 15651

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

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

Elizabeth Hanson 05/29/2024
REVIEW OFFICER DATE

I, LIZ HANSON, SUBDIVISION ADMINISTRATOR FOR HENDERSON COUNTY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED AS (A) MINOR SUBDIVISION IN ACCORDANCE WITH THE HENDERSON COUNTY SUBDIVISION ORDINANCE.

Elizabeth Hanson 05/29/2024
SUBDIVISION ADMINISTRATOR DATE

I, C.M. EDGERTON, JR., PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER, CERTIFY THAT THE LOT(S) CREATED BY THIS PLAT IS (ARE) SERVED AND ACCESSED BY A RECORDED DRIVEWAY EASEMENT SHOWN HEREON. THIS EASEMENT MAY OR MAY NOT MEET THE STANDARDS FOR ROADS SERVING SUBDIVISIONS IN THE HENDERSON COUNTY LAND DEVELOPMENT CODE. NEITHER THE UNDERSIGNED NOR HENDERSON COUNTY CERTIFY WHETHER THIS EASEMENT MEETS SUCH STANDARDS. THIS THE 29TH DAY OF MAY, 2024.

C.M. Edgerton, Jr.
PROFESSIONAL SURVEYOR OR ENGINEER

I, C.M. EDGERTON JR., N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED 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 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(11):

(a.) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

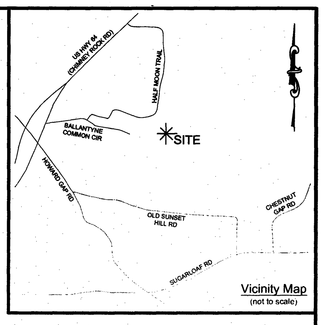
THE FOLLOWING INFORMATION WAS OBTAINED BY GNSS OBSERVATIONS AND USED TO OBTAIN N.C. GRID NORTH, NAD 83 (2011) ORIENTATION:

HORIZONTAL POSITIONAL ACCURACY: 0.004'
VERTICAL POSITIONAL ACCURACY: 0.007'
TYPE OF GPS FIELD PROCEDURE: STATIC
(POST-PROCESSED USING TOPCON TOOLS SOFTWARE)
DATE OF GNSS FIELD SURVEY: 03/16/2020
HORIZONTAL DATUM/EPOCH: NAD 83 (NSRS 2011)
LOCALIZATION POINT: N:600,102.92', E:967,361.58'
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99977957
UNITS: U.S. SURVEY FEET

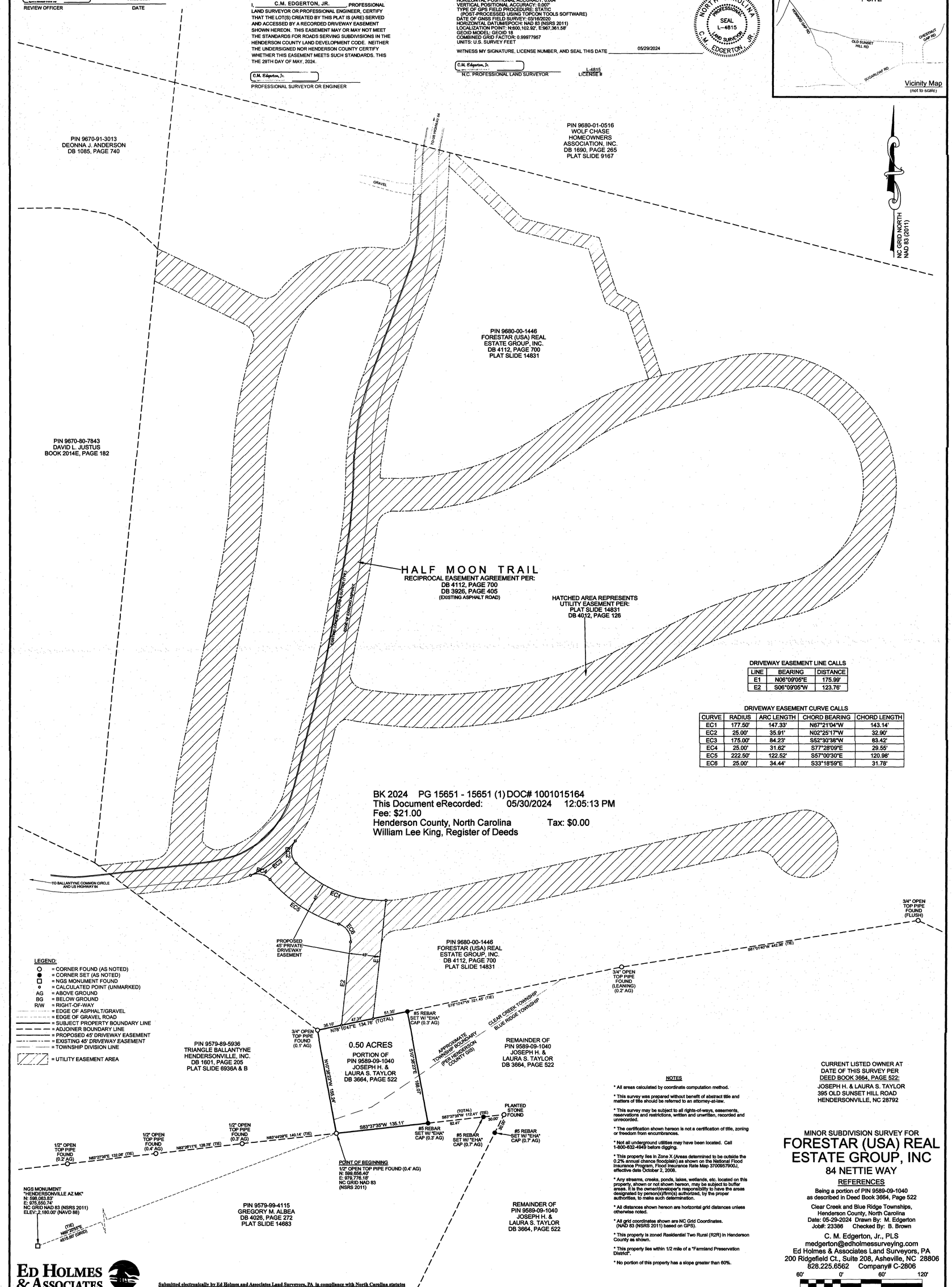
WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS DATE 05/29/2024

NORTH CAROLINA PROFESSIONAL SEAL L-4815 LAND SURVEYOR C.M. EDGERTON, JR.

C.M. Edgerton, Jr. L-4815
N.C. PROFESSIONAL LAND SURVEYOR LICENSE #



Vicinity Map
(not to scale)



BK 2024 PG 15651 - 15651 (1) DOC# 1001015164
This Document eRecorded: 05/30/2024 12:05:13 PM
Fee: $21.00
Henderson County, North Carolina Tax: $0.00
William Lee King, Register of Deeds

DRIVEWAY EASEMENT LINE CALLS

LINE	BEARING	DISTANCE
E1	N06°09'05"E	175.99'
E2	S06°09'05"W	123.76'

DRIVEWAY EASEMENT CURVE CALLS

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	177.50'	147.33'	N67°21'04"W	143.14'
EC2	25.00'	35.91'	N02°25'17"W	32.90'
EC3	175.00'	84.23'	S82°30'38"W	83.42'
EC4	25.00'	31.62'	S77°28'09"E	29.55'
EC5	222.50'	122.52'	S57°00'30"E	120.98'
EC6	25.00'	34.44'	S33°18'59"E	31.78'

LEGEND:
- = CORNER FOUND (AS NOTED)
- = CORNER SET (AS NOTED)
- = NGS MONUMENT FOUND
- = CALCULATED POINT (UNMARKED)
- AG = ABOVE GROUND
- BG = BELOW GROUND
- R/W = RIGHT-OF-WAY
- = EDGE OF ASPHALT/GRAVEL
- = EDGE OF GRAVEL ROAD
- = SUBJECT PROPERTY BOUNDARY LINE
- = ADJOINER BOUNDARY LINE
- = PROPOSED 45' DRIVEWAY EASEMENT
- = EXISTING 45' DRIVEWAY EASEMENT
- = TOWNSHIP DIVISION LINE
- = UTILITY EASEMENT AREA

NOTES

* 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.
* The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
* Not all underground utilities may have been located. Call 1-800-632-4949 before digging.
* This property lies in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Map 3700957900J, effective date October 2, 2008.
* Any 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 grid distances unless otherwise noted.
* All grid coordinates shown are NC Grid Coordinates. (NAD 83 (NSRS 2011) based on GPS).
* This property is zoned Residential Two Rural (R2R) in Henderson County as shown.
* This property lies within 1/2 mile of a "Farmland Preservation District".
* No portion of this property has a slope greater than 60%.

CURRENT LISTED OWNER AT DATE OF THIS SURVEY PER DEED BOOK 3664, PAGE 522:
JOSEPH H. & LAURA S. TAYLOR
395 OLD SUNSET HILL ROAD
HENDERSONVILLE, NC 28792

MINOR SUBDIVISION SURVEY FOR
FORESTAR (USA) REAL ESTATE GROUP, INC
84 NETTIE WAY

REFERENCES
Being a portion of PIN 9589-09-1040 as described in Deed Book 3664, Page 522

Clear Creek and Blue Ridge Townships, Henderson County, North Carolina
Date: 05-29-2024 Drawn By: M. Edgerton
Job#: 23386 Checked By: B. Brown

C. M. Edgerton, Jr., PLS
medgerton@edholmessurveying.com
Ed Holmes & Associates Land Surveyors, PA
200 Ridgefield Ct., Suite 208, Asheville, NC 28806
828.225.6562 Company# C-2806

60' 0' 60' 120'
SCALE 1" = 60'

ED HOLMES & ASSOCIATES LAND SURVEYORS, PA

Submitted electronically by Ed Holmes and Associates Land Surveyors, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.

DWG#: D24-056

iVerify ID: CC728964-1C71-4AA1-BC9C-6F8158EEF6AC
Page 1 of 1