

LEGEND

○ IPF	Iron Pin Found
○ IPS	Iron Pin Set 5/8" Rebar
● PT	Unmarked Point
○	Utility Pole
— OHU —	Overhead Utilities
⊙	Fire Hydrant
⊙	Sanitary Sewer Manhole
⊙	Water Meter
---	Building Setback Lines
— S — S — S —	Proposed Sewer Easement
— W — W — W —	Proposed Water Line

Date: April 30, 2019

Ref. Deed Book: D.B. 3298 Pg. 577

Ref. Plat Book: Plat Slide 6148 & 11542

Tax Parcel Number: 9569—81—3660

Drawn By: MDF Party Chief: CRB

DWG File: S—1903—018

I, Mark Freeman, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3298, page 577, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 3298, page 577; that the ratio of precision or positional accuracy as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 30th day of April, A.D., 2019.

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.



N.C. PLS L-3903

STATE OF NORTH CAROLINA  
County of Henderson

I, \_\_\_\_\_ Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

Filed For Registration On The \_\_\_\_\_ Day of \_\_\_\_\_ At \_\_\_\_\_ O'Clock  
\_\_\_\_\_ M. And Recorded In \_\_\_\_\_

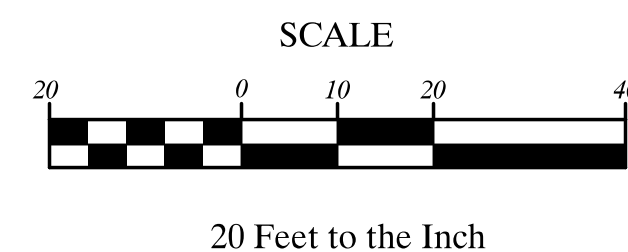
Register Of Deeds  
Henderson County  
By Deputy: \_\_\_\_\_

NOTES:

- All distances are horizontal unless otherwise noted.
- All acreage is by coordinate method.
- This property is Zoned cities. Building Setbacks are as follows: XX' Front & Rear & XX' Sides.
- This parcel is located in Zone X of FEMA Firm Map. FIRM Map # 3700956900J Effective Date: October 2, 2008.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

LINE	BEARING	DISTANCE
L1	N 84°29'16" E	31.16'
L2	S 14°54'21" E	30.81'
L3	S 77°09'51" W	20.94'
L4	N 66°25'44" W	16.69'
L5	N 66°25'44" W	12.89'
L6	N 81°44'50" W	17.46'
L7	N 77°10'26" W	26.44'
L8	N 84°22'21" W	5.29'
L9	N 84°22'21" W	19.45'
L10	N 86°53'05" W	39.34'
L11	S 87°02'26" W	32.67'
L12	S 66°33'35" W	9.67'
L13	S 75°50'13" W	13.97'
L14	N 87°30'08" W	37.17'
L15	N 61°51'44" W	13.91'
L16	S 01°12'43" E	24.11'
L17	S 83°17'21" E	89.05'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	24.92'	S 50°17'57" E	23.90'
C2	50.00'	59.94'	S 45°11'10" E	56.41'
C3	50.00'	28.10'	S 05°15'33" W	27.74'
C4	50.00'	25.86'	S 36°10'45" W	25.57'
C5	50.00'	34.46'	S 70°44'24" W	33.78'
C6	50.00'	85.57'	N 40°29'23" W	75.50'

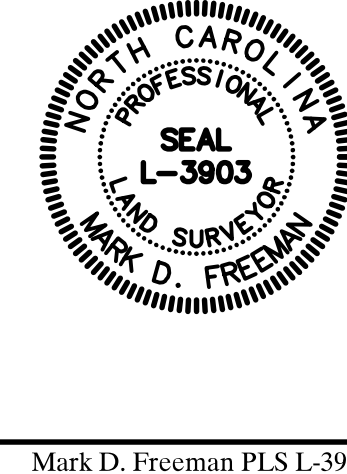


Owner:

JLH Engineering Services, PLLC  
87 Panthers Path Drive  
Hendersonville, NC 28792

Subdivision of  
D.B. 3298 Pg. 577  
For  
JLH ENGINEERING SERVICES, PLLC

State of North Carolina  
Henderson County  
Hendersonville Township



P.O. BOX 40  
EDNEYVILLE, NORTH CAROLINA 28727  
(828)-259-9759

License No. P-0164

Stephen & Rosemary Cohen  
D.B. 1516 Pg. 696

Arthur & Lynne Heinmiller  
D.B. 1673 Pg. 59  
Plat Slide 6148

## EDGEWOOD AVENUE

Dixie Nelson  
D.B. 846 Pg. 455

Blue Ridge Southern Railroad, LLC  
D.B. 1596 Pg. 611

Plat Slide 6148 calls for a 100 Foot right of way.  
Plat Slide 11542 calls for a 200 foot right of way.  
See Blue Ridge Southern for the correct right of way.  
Surveyor recommends a title search by an Attorney to determine the correct right of way.

LOT 1 0.14 Acres 6123.15 Sq. Feet
LOT 2 0.14 Acres 6234.02 Sq. Feet
LOT 3 0.24 Acres 10257.89 Sq. Feet
LOT 4 0.14 Acres 6102.15 Sq. Feet
LOT 5 0.15 Acres 6532.38 Sq. Feet

Brown Bear Holdings, LLC  
D.B. 1463 Pg. 138

**PRELIMINARY PLAT**  
"Not for Sales, Conveyance or Recordation"

I, Mark Freeman, 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
2. Positional Accuracy: Horizontal: 0.02' Vertical: 0.01'
3. Type of GPS Field Procedure: RTK (VRS)
4. Dates of Survey: 02/25/2019
5. Datum / Epoch: NAD 83(2011)/ Epoch 2010(h) & NAVD 88(V)
6. Published / Fixed-control use: VRS Network
7. Geoid Model: Geoid 12A
8. Combined Factor: 0.99977310639587
9. Units: US Survey Feet