

UNCERTIFIED ELECTRONIC COPY
ORIGINALLY SIGNED AND SEALED
FEBRUARY 27th, 2021

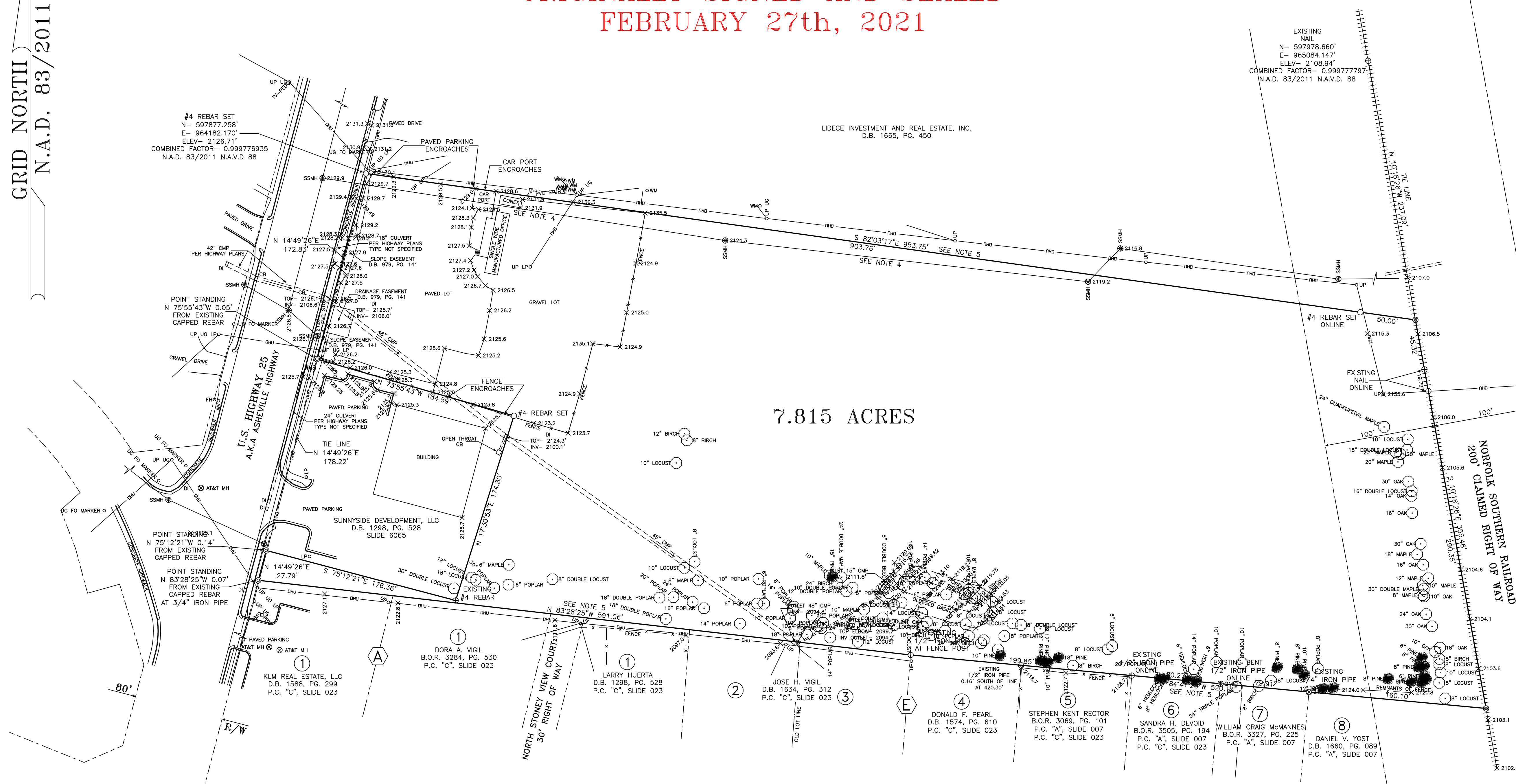
PLAT OF SURVEY
FOR
B&G ENTERPRISES, LLC

BEING THE PROPERTY
DESCRIBED IN
DEED BOOK 1297, PAGE 368

CITY OF HENDERSONVILLE
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
FEBRUARY 27th, 2021

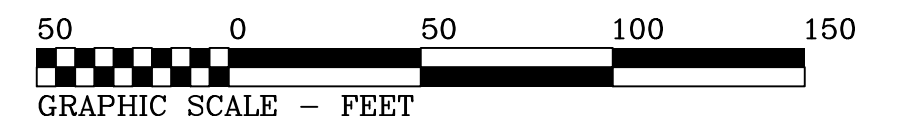
GRID NORTH
N.A.D. 83/2011



I, DAVID H. HILL, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: 0.03' HORIZONTAL AT 95%
(3) TYPES OF GPS FIELD PROCEDURE(S): VRS
(4) DATES OF SURVEY: JANUARY, 2021
(5) DATUM/EPOCH: NAD 83/2011
(6) PUBLISHED/FIXED CONTROL USE:
(7) GEOID MODEL: GEOID 12B
(8) COMBINED GRID FACTOR(S): 0.999776850
(9) UNITS: US SURVEY FOOT
WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 27th DAY OF FEBRUARY, A.D., 2021.
N.C. PROFESSIONAL LAND SURVEYOR L-3863

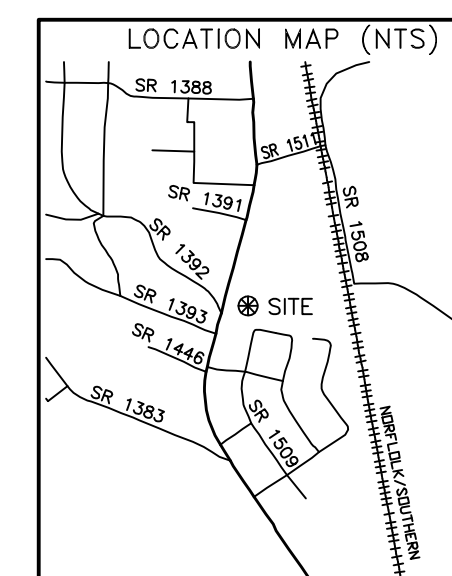
I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1:10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)
Witness my original signature, registration number and seal this 27th day of FEBRUARY, A.D., 2021.

David H. Hill, NCPLS L-3863



- NOTES:
- 1- AREAS BY COORDINATE COMPUTATION.
 - 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
 - 3- THIS PROPERTY IS WITHIN AN AREA ZONED C3 BY THE CITY OF HENDERSONVILLE.

- LEGEND
- ⊕ MONUMENT FOUND AS NOTED
 - MONUMENT SET AS NOTED
 - ⊙ POINT NOT STAKED
 - P-PED - PHONE PEDESTAL
 - UP - UTILITY POLE
 - PHP - PHONE POLE
 - TRANS - TRANSFORMER
 - TV-PED - CABLE TV PEDESTAL
 - WM - WATER METER
 - WV - WATER VALVE
- 4- NO RECORDED EASEMENT FOUND FOR SEWER LINE.
 - 5- DUE TO DISCREPANCIES BETWEEN DEEDS, PLATS AND FOUND MONUMENTATION, A BOUNDARY LINE AGREEMENT IS RECOMMENDED ALONG LINE.
 - 6- THE CURRENT OWNER OF RECORD IS LARRY R. HOLBERT.
 - 7- NOT FOR RECORDATION.
 - 8- REVISED AND REDRAWN FEBRUARY 27th, 2021 TO ADD TREE LOCATION AND OLD SEDIMENTATION BASIN.



DEED REFERENCES: D.B. 1297, PG. 368 D.B. 979, PG. 141 D.B. 862, PG. 426
TAX REFERENCES: 9569-47-6603
PARTY CHIEF: ZB
REVISIONS: SEE NOTE 8

SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-1991	
DAVID H. HILL N.C.P.L.S. 3863	
403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409	
CHECKED BY: DHH	DRAWING: 2021248001
DATE: FEBRUARY 27th, 2021	DRAWN BY: DHH
FILE: 20212480	