SLIDE 14683

Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. 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 title search may disclose.
4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
7. Property is currently zoned R2R Henderson County Zoning as per Henderson County GIS.
9. Property is located within 1/2 mile of a designated Farmland Preservation Distrct.
10. Property is located in Zone X (minimal flood risk) as per FRIS Map Panels 9579 & 9589, Map #s 3700957900J & 3700958900J effective date 10-2-2008.
11. Property is subject to the non-exclusive 16' Right of Way as per D.B. 849, Pg. 523

Grid North NAD 83 (2011)

Building Setbacks as per R2R Henderson County Zoning:
Front: 15'
Side: 10'
Rear: 10'

Perennial Stream Buffer: 30'

State of North Carolina, County of Henderson
filed for registration on the ____ day of ____ 20__
at ____ o' clock ____ M and recorded in
slide ____ in the office of the
Register of Deeds of Henderson County.

Register of Deeds

By: _____, Deputy.

State of North Carolina
County of Henderson
I, Matt Champion Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Matt Champion 02/10/2023
Review Officer Date

I, Matt Champion, Subdivision Administrator for Henderson County certify that this plat plan has been reviewed and approved as a(n) Minor Subdivision in accordance with the Henderson County Subdivision Ordinance

Matt Champion 02/10/2023
Subdivision Administrator Date

NORTH CAROLINA PROFESSIONAL SEAL L-4920 LAND SURVEYOR CAMERON S. BAKER

I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in Book 849, Page 523/533 ;) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 10th day of February, 20 23.

Cameron S. Baker
Professional Land Surveyor No. L-4920

I, Cameron S. Baker, Professional Land Surveyor, certify that this survey creates a subdivision of land within the jurisdiction of Henderson County, which has an ordinance that regulates parcels of land.

Cameron S. Baker
Professional Land Surveyor L-4920

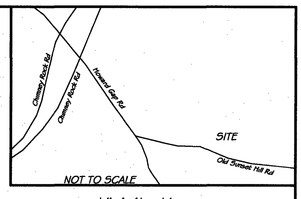
Global Positioning System Certification (RTK)
The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positions Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0.99977443 (Ground To Grid)

Equipment Used: Carlson GPS-BRx6



Vicinity Map

BK 2023 PG 14683 - 14683 (1) DOC# 1000993455
This Document eRecorded: 02/10/2023 02:25:42 PM
Fee: $21.00
Henderson County, North Carolina
William Lee King, Register of Deeds

Taylor D.B. 3664, Pg. 522
Triangle Ballantyne Hendersonville, Inc. D.B. 1601, Pg. 205
Planted Stone Found
1/2" EIP 0.4' Above Ground
1/2" EIP 0.4' Below Ground
1/2" IPS
N 83°38'07" E 247.51'
N 83°42'08" E 140.15'
N 83°27'07" E 128.89'
N 83°29'15" E 132.00'
N 83°25'33" E 179.89'
324.24'
S 36°20'23" W 1008.69'
Tract A
15.77 Acres
Area By Coordinate Computation
Adjoiners Trailer Extends 5.5' Over Property Line
Adjoiners Fence Extends Over Property Line
Adjoiners Trailer Extends 15.1' Over Property Line
Adjoiners Trailer Extends 9.3' Over Property Line
Adjoiners Trailer Extends 1.2' Over Property Line
Adjoiners Trailer Extends 9.3' Over Property Line
1/2" EIP 0.3' Above Ground
Trailer
Deck
Uped
WM
CO
Anna Corner Properties, Inc. D.B. 3263, Pg. 182 Plat Slide 4613
N 15°41'29" E 1141.06' Total
337.45'
Rank D.B. 1396, Pg. 390
1/2" EIP (Crimped, Bent) 2.5' Above Ground
1/2" IPS
S 83°15'46" W 294.33'
1.16 Acres
D.B. 849, Pg. 533
Pin: 9579-98-3527
Area By Coordinate Computation
S 19°40'03" W 161.47'
S 05°41'37" W 180.34'
1/2" EIP 0.5' Below Ground
1/2" EIP 0.5' Above Ground
Gravel
Porch
Concrete
One Story House
Submitted electronically by "Associated Land Surveyors & Planners, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.

Tract B
3.88 Acres
Area By Coordinate Computation
New Line N 88°35'04" E 310.25'
N 88°35'04" E 225.82'
L4
L5
TPed
Derelict Abandoned House
Building
Proposed Ellen Drive
Nolen 8GE, Pg. 9
1/2" EIP 0.1' Below Ground
Tract C
0.50 Acre
To Be Deeded to the Chnstopher Warren Albea Special Needs Trust
Area By Coordinate Computation
S 44°46'38" E 251.76' Total
New Line N 45°19'22" E 114.08'
Rank D.B. 3911, Pg. 228
Taylor D.B. 3664, Pg. 522
Gravel Drive
30' Right of Way as per D.B. 849, Pg. 533
One Story House
1 Story House
Deck
Brick Walkway
Screen Porch
Carport
Newell D.B. 3372, Pg. 421
845.73'
77.59'
1/2" EIP 0.4' Above Ground
1/2" EIP 0.4' Above Ground N-598225.51' E-978815.46'
N 66°50'55" W 91.22'
199.51' Total
102.68'
Mag Nail Found
Wall
N 43°21'22" E 306.17' Total
N 43°21'22" W 180.19'
New Line
1/2" EIP 0.4' Below Ground N-598252.49' E-979494.76'
NETTIE WAY
Gravel
(See Note 11 for Right of Way Information)
S 52°38'06" W 365.59' Total
1/2" EIP(Bent) 0.1' Above Ground
Tract D
1.00 Acres
Area By Coordinate Computation
N 67°22'05" W 120.51' Total
N 67°05'45" W 290.80' Total
OLD SUNSET HILL ROAD
SR-1744, Asphalt
1/2" EIP 0.4' Below Ground
60' Right of Way as per NCDOT
Orr D.B. 929, Pg. 425
Uped
GRAPHIC SCALE — FEET
60 0 60 120 180

Course	Bearing	Distance
L1	N 66°38'55" W	199.51'
L2	N 71°42'17" W	42.14'
L3	S 05°41'37" W	19.22'
L4	N 88°35'04" E	100.37'
L5	S 01°56'18" W	111.40'

Legend:
EOM = Existing Concrete Monument
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pipe Set
O = Unmarked Point, Unless Otherwise Noted
ROW/MON = Right of Way Monument
ROW = Right of Way
RRS = Railroad Spike
UP = Utility Pole
RCP = Reinforced Concrete Pipe
TPed = Telephone Pedestal
UPed = Utility Pedestal
WV = Water Valve
WM = Water Meter
CO = Clean Out
—x—x—x—x—x—x—x— = Fence

Being All of That Properties as Described in D.B. 849, Pg. 523 & D.B. 849, Pg. 533

Map of Minor Subdivision for
Julianne D. Albea
and
Gregory M. Albea

-Owner-
Donnie A. Williams
D.B. 849, Pg. 533

Donnie A. Williams
D.B. 849, Pg. 523

Pin: 9579-98-3527
Pin: 9579-98-2846

Clear Creek Township | Henderson County, NC

ASSOCIATED LAND SURVEYORS
& PLANNERS PC.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

SCALE: 1 Inch = 60 Feet | DATE: December 22, 2022
JOB NO.: S-22-758 | DRAWN BY: LDJ | InterCAD 8.0

DocVerify ID: 3827AAAB-FC4A-47B1-80C9-F280149C135D