

12253



I, JASON D. SPENCER, NC PROFESSIONAL LAND SURVEYOR, 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 AA
2. POSITIONAL ACCURACY: ± 0.040 (V=0.212)
3. TYPE OF GPS FIELD PROCEDURE: GPS-BAND STATIC
4. DATES OF SURVEY: 1-8-2019
5. DATUM/EPOCH: NAD 83(2011), EPOCH: 2010.0000
6. PUBLISHED/INSTRUMENT CONTROL USE:

POINT	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE
D44043	NCSP SPINALE CORP CORP	N352155.834	W0815457.348	62205.6
D37375	SCOP CORP CORP CORP	N3494615.684	W081357262	511740.1
D44377	FRAN FRANKLIN CORP CORP	N351133.626	W0832341.746	73745.5
D3874	NCST SW COMMUNITY CO., CORP	N352032.407	W0831223.386	55906.8
D4620	NCAR BURNSVILLE 2007 CORP	N355429.304	W083049.878	71471.1
D37424	NCST CORP CORP	N351553.642	W0817939.115	104223.5
D1680	NCMU MURPHY CORP CORP	N350406.777	W0835759.361	127477.4
D37400	NCMA MARSHALL CORP CORP	N354847.313	W0824122.675	57892.7
D37137	NCMG MORGANSON CORP CORP	N354227.073	W0813923.398	36566.2

7. GRID MODE: GEOID18B
8. COMBINED GRID FACTORS: 0.9997768
9. UNITS: US SURVEY FEET

WITNESS MY SIGNATURE, SEAL, AND LICENSE NUMBER THIS 6th DAY OF DECEMBER, 2019.

Jason D. Spencer
NC PROFESSIONAL LAND SURVEYOR
L-4785
LICENSE #

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

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

Tina Ball 12-6-2019
REVIEW OFFICER DATE

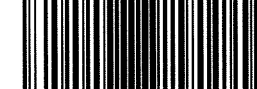
REGISTERED THIS THE 6th DAY OF December
2019 AT 11:05 A.M. RECORDED IN S.D. 12253

William Lee King
REGISTER OF DEEDS

Lucas S. Edwards deputy

BOOK 2019 PAGE 12253 (1)

915968

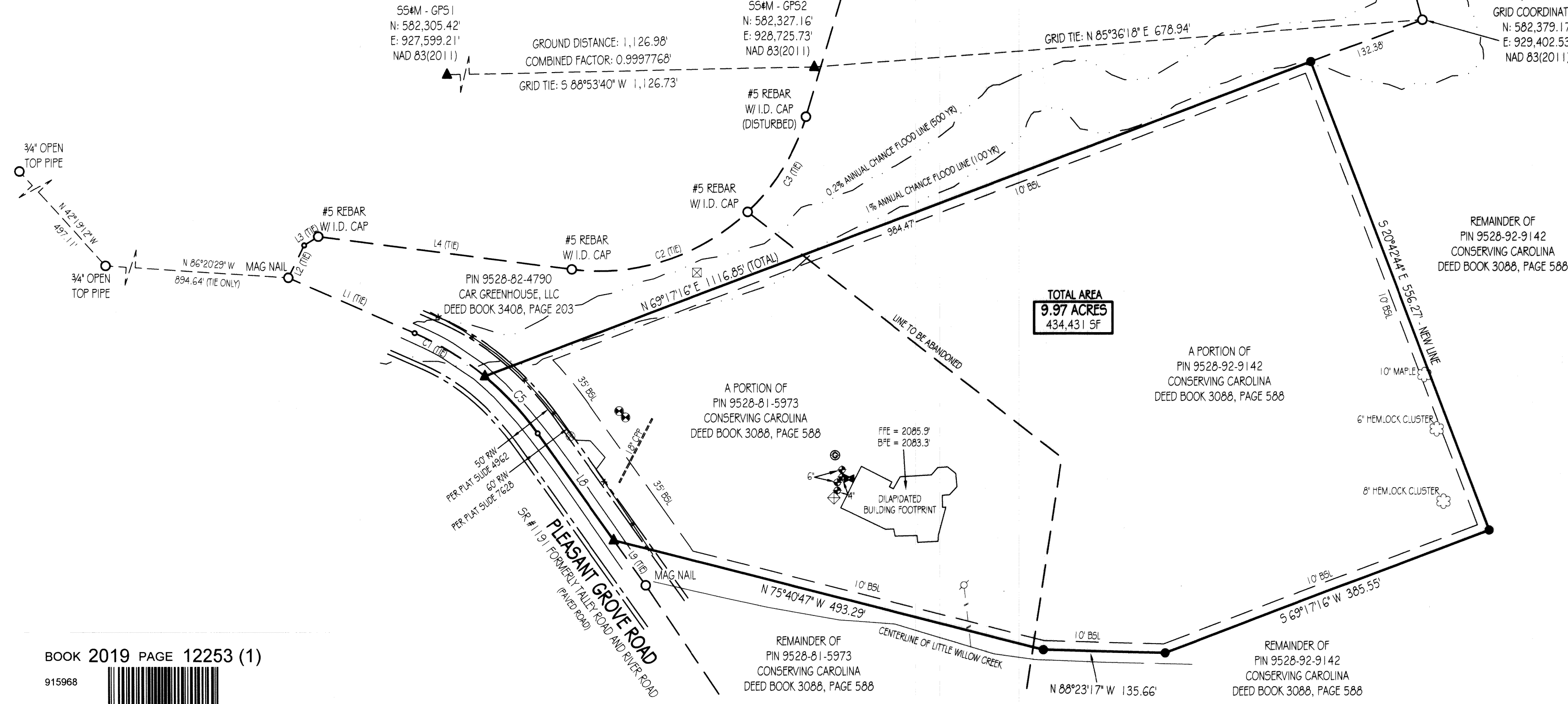


This document presented and filed:
12/06/2019 11:05:46 AM

WILLIAM LEE KING, HENDERSON COUNTY, NC

LINE	BEARING	DISTANCE
L1	N 66°21'19" W	153.40'
L2	N 26°14'48" E	40.23'
L3	N 57°58'20" E	18.38'
L4	S 82°34'42" E	284.71'
L5	N 16°38'22" E	558.16'
L6	N 18°15'02" E	96.83'
L7	N 19°50'06" E	265.50'
L8	N 35°19'17" W	146.02'
L9	S 35°19'17" E	61.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	91.82'	91.52'	N 58°23'03" W	15°56'32"
C2	240.15'	212.67'	205.79'	N 72°03'08" E	50°44'19"
C3	240.13'	125.88'	124.44'	N 31°39'56" E	30°02'04"
C4	1119.33'	244.83'	244.35'	S 64°18'15" E	12°31'57"
C5	330.00'	86.92'	86.67'	N 42°52'02" W	15°05'30"

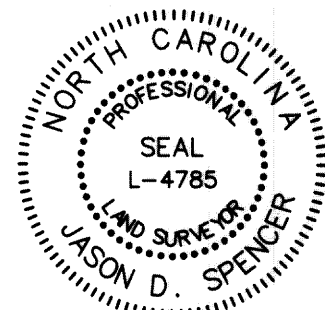


I, JASON D. SPENCER, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AND PLATS AS SHOWN IN THE TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN 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(11):

- (a) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 6th DAY OF DECEMBER, A.D., 2019.



Jason D. Spencer
N.C. PROFESSIONAL LAND SURVEYOR
L-4785
LICENSE #

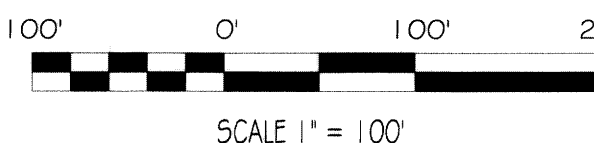
- NOTES:
- * ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
 - * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - * ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE.
 - * NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.
 - * BASED ON GRAPHIC DETERMINATION, A PORTION OF THIS PROPERTY DOES LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 3700952800, DATED 10-2-2009. FLOOD LINES SHOWN HEREON WERE SCALED FROM FEMA DATA AND HAVE NOT BEEN FIELD VERIFIED.
 - * ANY RIVERS, 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 GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - * THIS PROPERTY IS LOCATED IN ZONE R2-R, BUILDING SETBACKS ARE AS FOLLOWS:
 - FRONT - 35'
 - SIDE - 10'
 - REAR - 10'

- LEGEND:
- = FOUND CORNER (AS NOTED)
 - = CALCULATED & UNMARKED POINT
 - = SET #5 REBAR W/1.0" CAP
 - ▲ = SET MAG NAIL
 - = FENCE
 - ⊙ = CABLE TV PEDESTAL
 - ⊙ = PVC STUB OUT
 - ⊙ = IRRIGATION BOX
 - ⊙ = WELL
 - ⊙ = UTILITY POLE
 - = OVERHEAD UTILITY LINES
 - = WATER VALVE
 - ⊙ = FUEL HOLDING TANK
 - RW = RIGHT OF WAY
 - BSL = BUILDING SETBACK LINE

RECOMBINATION SURVEY FOR
BLUE RIDGE CAPITAL, LLC

REFERENCES
PIN 9528-81-5973;
PIN 9528-92-9142;
DEED BOOK 3088, PAGE 588
CRAB CREEK TOWNSHIP, HENDERSON COUNTY, N.C.
DATE: 11/14/2019 DRAWN BY: JDS
JOB #191017 CHECKED BY: JAM III

CURRENT OWNER:
CONSERVING CAROLINA
847 CASE STREET
HENDERSONVILLE, NC 28792



SPENCER
SURVEYING & MAPPING
1095 HENDERSONVILLE RD, SUITE 82, ASHEVILLE, NC 28803
jason@spencer-surveying.com (828)384-1480 P-1720