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Submitted electronically by Tripod Land Surveying PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.

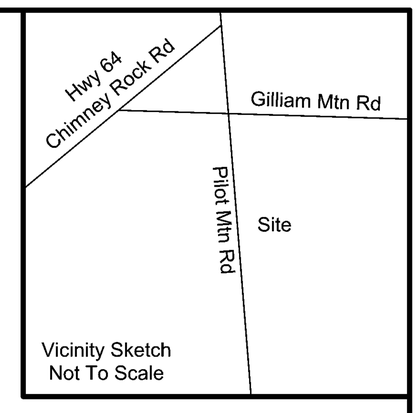
BK 2020 PG 12849 - 12849 (1) DOC# 936625
This Document eRecorded: 10/26/2020 01:53:49 PM
Fee: $21.00
Henderson County, North Carolina
William Lee King, Register of Deeds

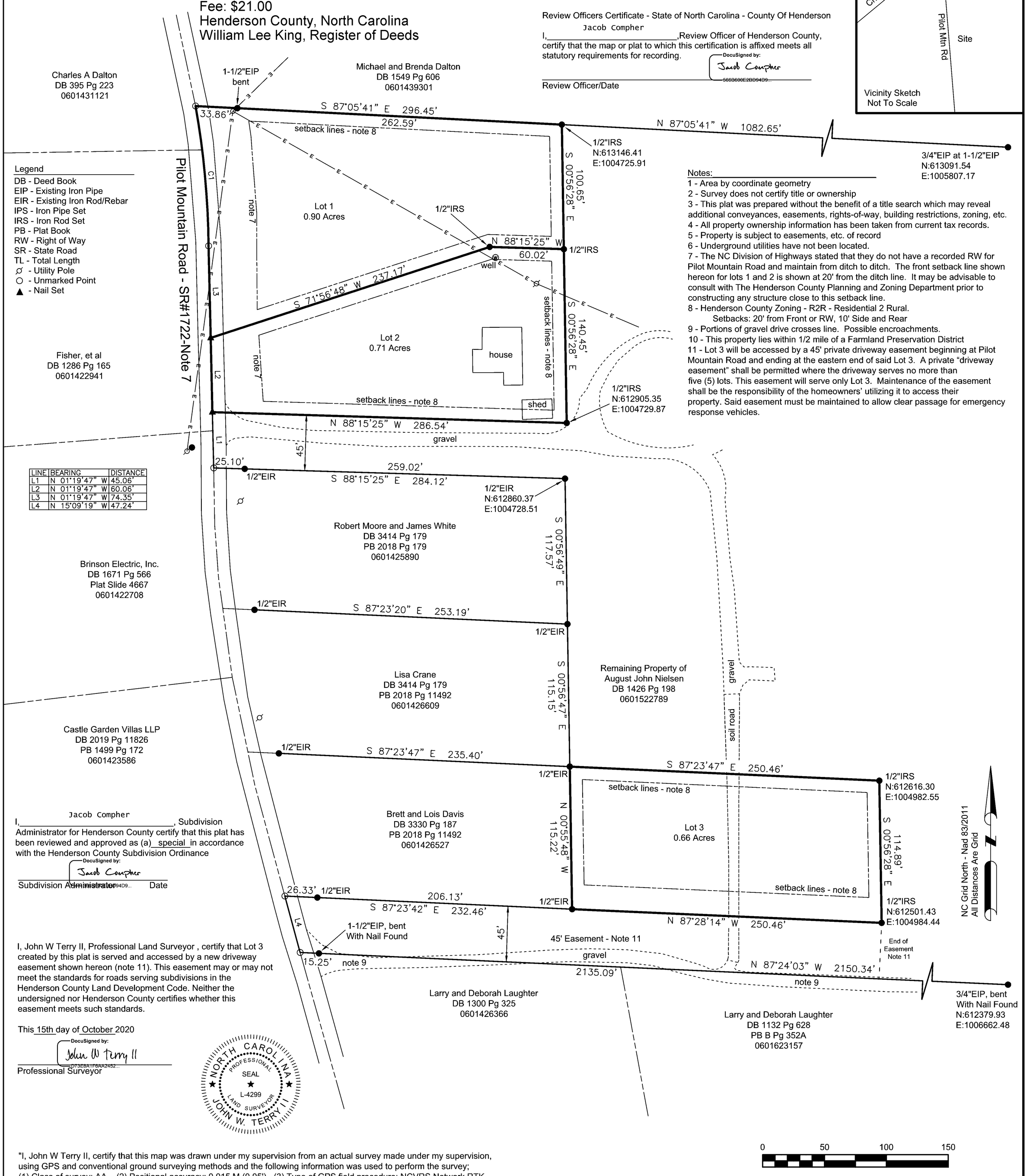
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	675.16'	113.63'	113.49'	N 05°18'51" W	9°38'33"

Review Officers Certificate - State of North Carolina - County Of Henderson

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

DocuSigned by: Jacob Compher
566B600E2BD94D9...
Review Officer/Date





Legend
- DB - Deed Book
- EIP - Existing Iron Pipe
- EIR - Existing Iron Rod/Rebar
- IPS - Iron Pipe Set
- IRS - Iron Rod Set
- PB - Plat Book
- RW - Right of Way
- SR - State Road
- TL - Total Length
- - Utility Pole
- - Unmarked Point
- - Nail Set

LINE	BEARING	DISTANCE
L1	N 01°19'47" W	45.06'
L2	N 01°19'47" W	60.06'
L3	N 01°19'47" W	74.35'
L4	N 15°09'19" W	47.24'

Notes:
1 - Area by coordinate geometry
2 - Survey does not certify title or ownership
3 - This plat was prepared without the benefit of a title search which may reveal additional conveyances, easements, rights-of-way, building restrictions, zoning, etc.
4 - All property ownership information has been taken from current tax records.
5 - Property is subject to easements, etc. of record
6 - Underground utilities have not been located.
7 - The NC Division of Highways stated that they do not have a recorded RW for Pilot Mountain Road and maintain from ditch to ditch. The front setback line shown hereon for lots 1 and 2 is shown at 20' from the ditch line. It may be advisable to consult with The Henderson County Planning and Zoning Department prior to constructing any structure close to this setback line.
8 - Henderson County Zoning - R2R - Residential 2 Rural.
Setbacks: 20' from Front or RW, 10' Side and Rear
9 - Portions of gravel drive crosses line. Possible encroachments.
10 - This property lies within 1/2 mile of a Farmland Preservation District
11 - Lot 3 will be accessed by a 45' private driveway easement beginning at Pilot Mountain Road and ending at the eastern end of said Lot 3. A private "driveway easement" shall be permitted where the driveway serves no more than five (5) lots. This easement will serve only Lot 3. Maintenance of the easement shall be the responsibility of the homeowners' utilizing it to access their property. Said easement must be maintained to allow clear passage for emergency response vehicles.

I, Jacob Compher, Subdivision Administrator for Henderson County certify that this plat has been reviewed and approved as (a) special in accordance with the Henderson County Subdivision Ordinance

DocuSigned by: Jacob Compher
Subdivision Administrator Date

I, John W Terry II, Professional Land Surveyor , certify that Lot 3 created by this plat is served and accessed by a new driveway easement shown hereon (note 11). 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 certifies whether this easement meets such standards.

This 15th day of October 2020

DocuSigned by: John W Terry II
D73E8A1F6AA2452...
Professional Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-4299 LAND SURVEYOR JOHN W. TERRY II

"I, John W Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey;
(1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (3) Type of GPS field procedure: NCVRS Network RTK
(4) Dates of survey: 9/13-10/14/2020 (5) Datum/Epoch: NAD 83/2011 (6) Published/Fixed-control use: NCVRS System
(7) Geoid model: Geoid12A(ConUS) (8) Combined grid factor(s): 1.00029759820084 (9) Units: US Survey Foot; Deed description recorded in Deed Book 1426 Page 198 ; that the ratio of precision as calculated is 1:10,000 +; that this plat was prepared in accordance with N.C.G.S. 47-30 as amended, AND That the survey creates a subdivision of land within an area of Henderson County which has an ordinance that regulates parcels of land (A)

Witness my original signature, registration number and seal this 15th day of October 2020

DocuSigned by: John W Terry II
D73E8A1F6AA2452...
John W. Terry II - PLS # 4299

0 50 100 150

TRIPOD LAND SURVEYING, P.A.
C-2183
149 South Main Street
Rutherfordton, NC 28139
828 288 0008

Survey For: August John Nielsen		
Survey Of: 3 Lot Special Subdivision on Pilot Mountain Road		
County: Henderson	Township: Edneyville	Scale: 1" = 50'
State: North Carolina		
DB 1426 Pg 198	Tax Map# 0601522789	Date: 9/13-10/14/2020
PB 2018 Pg 11492		Drawing # 1566