DocuSign Envelope ID: 880D551E-D784-47CE-ADE3-4E56D9EC6BB5

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 4772, P. 1580 AND P.B. 46, P. 171) THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS BROKEN LINES AS DRAWN FROM INFORMATION FOUND IN OTHER REFERENCE SOURCES. THAT THE RATIO OF PRECISION IS 1' TO 10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS 21st DAY OF MARCH, 2023.

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: NOT TO EXCEED 0.10 FT H. & V.
3. TYPE OF FIELD PROCEDURE: RTK-VRS
4. DATES OF SURVEY: 03/10/2023
5. DATUM/EPOCH: H-NAD 83-2011 EPOCH 2010, V-NAVD 88
6. PUBLISHED/FIXED-CONTROL USED: NC VRS NETWORK
7. GEOID MODEL: GEOID 12B
8. COMBINED GRID FACTOR: 0.99978653
9. UNITS USED: US SURVEY FOOT

*RTK Observations were used only to tie property to NC Grid.

NORTH CAROLINA PROFESSIONAL SEAL L-2996 LAND SURVEYOR JOHN M. STOLLERY

DocuSigned by: John M. Stollery 39A5B113EAB44FF...

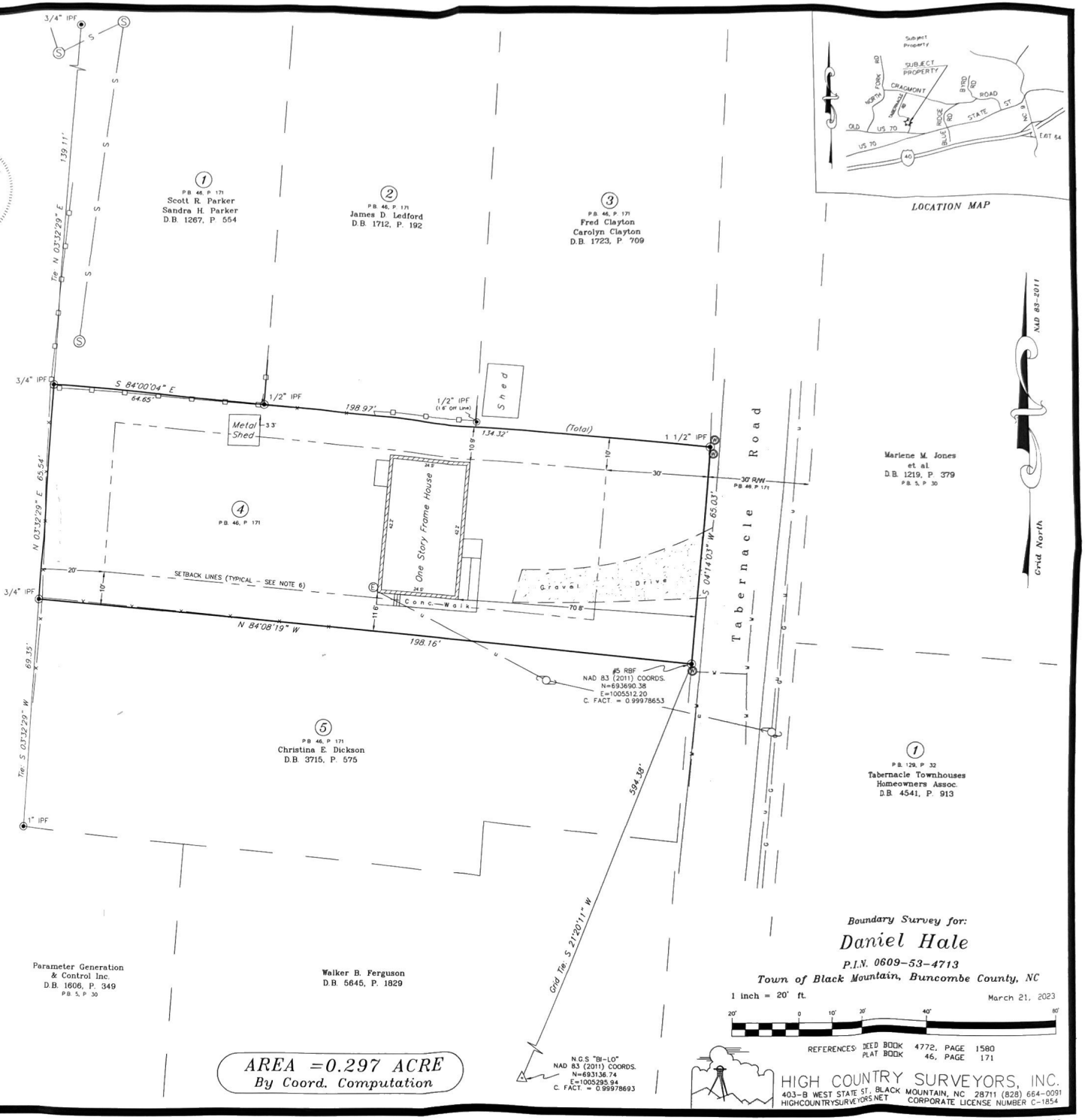
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2996

LEGEND

- △ . . . NGS GEODETIC MONUMENT
- □ CMF . . . CONCRETE MONUMENT FOUND
- ⊠ PSF . . . PLANTED STONE FOUND
- ◉ IPF . . . IRON PIN FOUND-SIZE AS NOTED
- ◉ RBF . . . REBAR FOUND-SIZE AS NOTED
- ◉ RBS . . . #5 REBAR W/ ID CAP SET
- ○ . . . CALCULATED POINT-NOT SET
- . . . FIRE HYDRANT
- . . . SEWER CLEANOU
- . . . ELECTRIC METER
- . . . GAS METER
- . . . PHONE PEDESTAL
- . . . WATER VALVE
- . . . WATER METER
- . . . HEAT PUMP
- . . . AREA LIGHT
- Ⓢ—S— . . . EXISTING MANHOLE & SEWERLINE
- —U— . . . UTILITY POLE & OVERHEAD LINES
- —o— . . . WOOD BOARD FENCE LINE
- —x— . . . WOVEN WIRE FENCE

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, ENCUMBRANCES, OR OTHER FACTS THAT MAY BE DISCLOSED BY A FULL TITLE EXAMINATION PERFORMED BY AN ATTORNEY AT LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE PROPERTY IS FREE FROM ENCUMBRANCES.
2. THE DISTANCES AND ACREAGE SHOWN ON THIS PLAT ARE GRID MEASUREMENTS. TO CONVERT TO GROUND DISTANCES AND ACREAGE, DIVIDE BY THE COMBINED FACTOR OF 0.99978653.
3. UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS, BURIED UTILITIES, PIPELINES, OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY HIGH COUNTRY SURVEYORS, INC. FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENT, BURIED UTILITY, OR PIPELINE ON THE PREMISES.
4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. SEE FIRM 3710060900J DATED 01.06.2010.
5. UNDERGROUND SEWERLINE INFORMATION IS TAKEN FROM BUNCOMBE COUNTY MSD GIS INFORMATION, AND HAS NOT BEEN FIELD VERIFIED.
6. THIS PROPERTY IS ZONED O-I-6 BY THE TOWN OF BLACK MOUNTAIN.
   SETBACKS: 30' FRONT, 10' SIDE, 20' REAR
   SEE THE BLACK MOUNTAIN ZONING ORDINANCE FOR MORE INFORMATION.
   INTERESTED PARTIES SHOULD INVESTIGATE ALL EXISTING RESTRICTIONS PRIOR TO DESIGN OR CONSTRUCTION. HIGH COUNTRY SURVEYORS, INC. MAKES NO CLAIM TO THE EXISTANCE OF ANY RESTRICTIONS OR COVENANTS.
7. ANY 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'S/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.



LOCATION MAP

AREA = 0.297 ACRE
By Coord. Computation

Boundary Survey for:

Daniel Hale

P.I.N. 0609-53-4713

Town of Black Mountain, Buncombe County, NC

1 inch = 20' ft.

March 21, 2023

20' 0 10' 20' 40' 80'

REFERENCES: DEED BOOK 4772, PAGE 1580
PLAT BOOK 46, PAGE 171

HIGH COUNTRY SURVEYORS, INC.
403-B WEST STATE ST, BLACK MOUNTAIN, NC 28711 (828) 664-0091
HIGHCOUNTRYSURVEYORS.NET CORPORATE LICENSE NUMBER C-1854

COORD. FILE 2023-058.crd

DRAWING NO. 2023-058