

CERTIFICATE OF SURVEY AND ACCURACY

I, KEVIN L. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION(S) RECORDED IN DB: 4271 PG: 75 AND PB: 127 PG: 87; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THE GPS PORTION OF THIS PROJECT WAS TO PERFORM A GRID TIE TO THE NC STATE PLANE COORDINATE SYSTEM AND INFORMATION USED IS SHOWN & NOTED HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS PLAT IS THE FOLLOWING: GS 47-30 F(1) D; THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

GPS METADATA
 CLASS OF SURVEY: HORIZONTAL: A
 FIELD PROCEDURE: RTK-VRS
 DATES: 08/24/20
 DATUM: NAD83(2011)
 EPOCH: 2010
 GEOID: 18
 AVERAGE COMBINED FACTOR: 0.999801792
 POSITIONAL ACCURACY: HORIZONTAL: 0.03
 UNITS: USFT
 PUBLISHED CONTROL USED: NC VRS NETWORK
 WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 27TH DAY OF OCTOBER, 2020, A.D.

THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED.

DocuSigned by:
 Kevin Jones
 KEVIN L. JONES, PLS L-5016

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 10/28/2020 8:39:28 AM
 Fee Amt: \$21.00 Page 1 of 1
 Buncombe County, NC
 Drew Reisinger Register of Deeds
BK 212 PG 99

SURVEYOR'S NOTES:

- ALL DISTANCES AND COORDINATES ARE GROUND MEASUREMENTS IN US SURVEY FEET UNLESS OTHERWISE NOTED.
- AREAS CALCULATED BY THE COORDINATE METHOD.
- PROPERTY SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS THAT ARE RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN.
- BUNCOMBE COUNTY GIS WEBSITE USED TO IDENTIFY ADJOINING PROPERTY OWNERS.
- THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RIGHT OF WAYS, ENCUMBRANCES, RESTRICTIVE COVENANTS, CORRECT OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. A NC LICENSED ATTORNEY SHOULD BE CONSULTED.
- PROPERTY IS ZONED OPEN USE (OU). REFER TO BUNCOMBE COUNTY, NC CODE OF ORDINANCES.
- BY GRAPHIC DETERMINATION, NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DETERMINED BY THE F.E.M.A. MAP# 3700879300K DATED 01/06/2010.
- UTILITIES WERE LOCATED BASED ON VISIBLE ABOVE GROUND STRUCTURES, THEREFORE THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE OR MAY BE PRESENT AND NOT SHOWN HEREON. CALL 1-800-632-4949 BEFORE DIGGING.
- FIELDWORK WAS PERFORMED BETWEEN THE DATES OF 8/24/20-8/27/20

ROBERT T. SHELTON AND
 CORALEE E. SHELTON
 PIN: 8793-65-8199
 DB: 4605 PG: 63
 PB: 77 PG: 199

CATHERINE CALDWELL AND
 DONNIE R. CALDWELL
 PIN: 8793-68-8421
 DB: 4707 PG: 145 (PARCEL 1)
 PB: 73 PG: 155

SHARON R. DAVIS
 PIN: 8793-74-5471
 DB: 4383 PG: 421
 PB: 125 PG: 185 (TRACT B)

JAMES RANDOLPH SINGLETON, JR.
 PIN: 8793-74-6781
 DB: 5958 PG: 1041
 DB: 4880 PG: 200
 PB: 211 PG: 73

RICHARD B. WESTER AND
 MELANIE P. WESTER
 PIN: 8793-75-7185
 REF. DB: 1157 PG: 501
 ORIGINAL AREA PER DB: 1157 PG: 501 22.00 ACRES
 LESS PB: 127 PG: 87 AREA: 2.74 ACRES
 LESS DB: 5988 PG: 1041 AREA: 2.50 ACRES
 LESS RECOMBINATION AREA: 2.50 ACRES
REMAINING CALCULATED AREA: 14.26 ACRES

RECOMBINATION AREA: 2.50 ACRES
 PORTION OF PIN: 8793-75-7185 &
 DB: 4271 PG: 75
 TO BE COMBINED WITH
 PIN: 8793-84-2341
 PB: 127 PG: 87

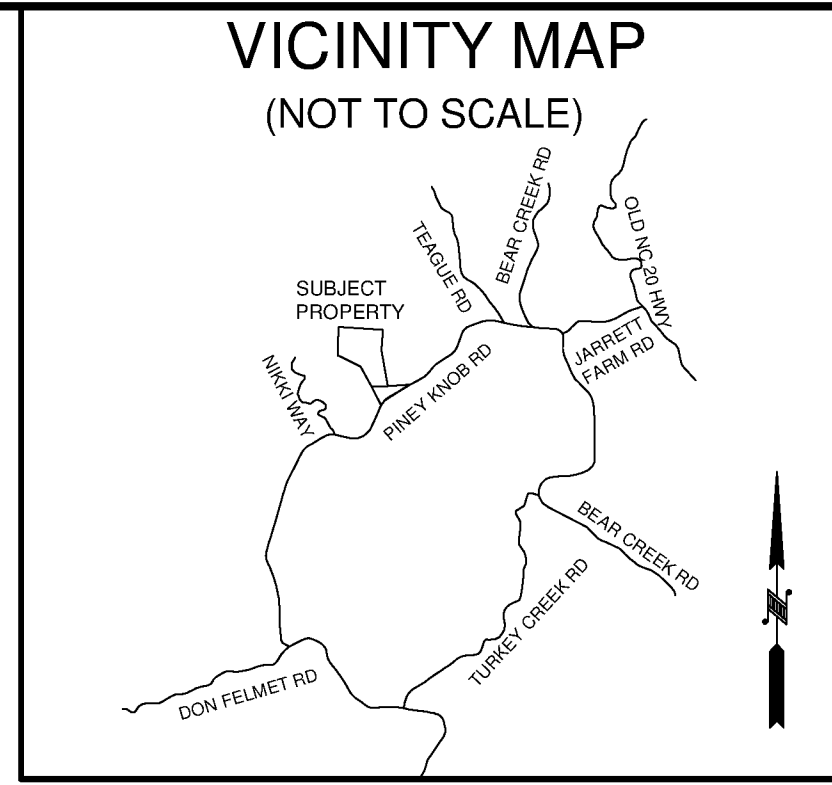
RICHARD B. WESTER AND
 MELANIE P. WESTER
 PIN: 8793-84-2341
 PORTION OF DB: 4271 PG: 75
 PB: 127 PG: 87
 ORIGINAL AREA: 2.74
 RECOMBINATION AREA: 2.50 ACRES
NEW AREA: 5.24 ACRES

STATE OF NORTH CAROLINA
 PIN: 8793-76-8178
 DB: 3881 PG: 145

EARL RAY ROBERTS AND
 LINDA ROBERTS PIKE
 PIN: 8793-84-6811
 DB: 4511 PG: 234

JOSHUA DEREK LEVI LUTZ
 PIN: 8793-84-5544
 DB: 5495 PG: 408
 REF. DB: 1078 PG: 549
 REF. DB: 1108 PG: 733

DONALD W. DAVIES
 PIN: 8793-73-9738
 DB: 5833 PG: 1835
 PB: 131 PG: 168 (TRACT C)

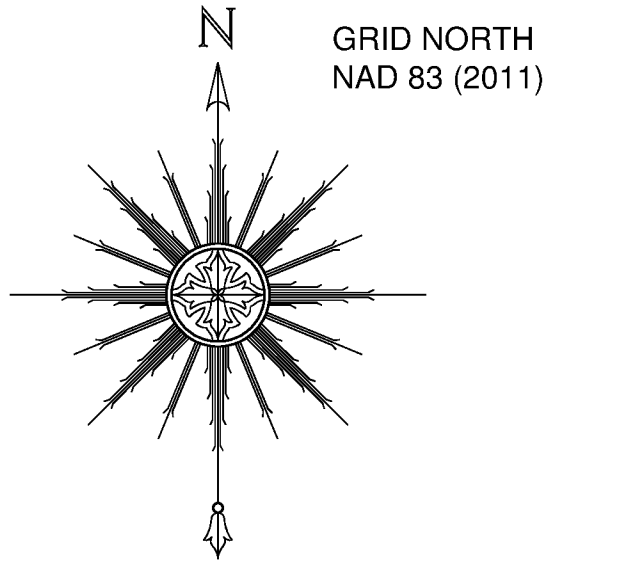


EXEMPT FROM THE BUNCOMBE COUNTY LAND DEVELOPMENT AND SUBDIVISION ORDINANCE.

DocuSigned by:
 Shannon Capezali 10/27/2020 | 4:46 AM PDT
 COUNTY PLANNER DATE

Shannon Capezali REVIEW OFFICER FOR BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DocuSigned by:
 Shannon Capezali 10/27/2020 | 4:46 AM PDT
 REVIEW OFFICER DATE



LEGEND:

—	BOUNDARY LINE
- - -	BOUNDARY LINE NOT SURVEYED
---	TIE LINE ONLY
---	ADJOINING DEED LINES
---	RIGHT OF WAY (R/W)
---	UTILITY EASEMENT
X	FENCE LINE
OW	OVERHEAD WIRE
ASPHALT	ASPHALT
GRAVEL	GRAVEL
SOIL ROADBED	SOIL ROADBED
CREEK	CREEK
●	CALCULATED POINT (NOT SET)
⊙	EXISTING IRON PIN (AS NOTED)
⊙	SET IRON PIN (SIP) 5/8" REBAR/CAP
⊙	SET MAG HUB "CONTROL POINT"
⊙	SET MAG NAIL
⊙	UTILITY POLE
⊙	SPRING
NTS	NOT TO SCALE (NTS)
PB:	PLAT BOOK
DB:	DEED BOOK
PG:	PAGE
IP:	IRON PIPE
NAD:	NORTH AMERICAN DATUM 1983
SPC:	STATE PLANE COORDINATES
C/L:	CENTERLINE
CF:	COMBINED FACTOR

RIGHT OF WAY LINE TABLE

LINE	BEARING	DISTANCE
R1	N 24°07'52" W	44.65'
R2	N 24°07'52" W	58.16'
R3	N 24°43'20" E	11.26'
R4	N 78°10'50" E	24.81'
R5	S 73°24'08" E	119.25'
R6	N 36°42'01" E	279.68'

**A PROPOSED RECOMBINATION SURVEY FOR:
 RICHARD & MELANIE WESTER**

MAILING ADDRESS: 375 PINEY KNOB RD., MARSHALL, NC 28753
 PARCEL IDENTIFICATION #: 8793-84-2341 & 8793-75-7185

CURRENT OWNERS LISTED AS:
 RICHARD B. WESTER & MELANIE P. WESTER
 SITE ADDRESS: 375 PINEY KNOB RD., MARSHALL, NC 28753

DEED REFERENCE: BOOK: 4271 PAGE: 75
 LEICESTER TOWNSHIP, BUNCOMBE COUNTY, NORTH CAROLINA

SURVEY BY: JB, PD, JEM DRAWN BY: KJ CHECKED BY: KJ
 SURVEY DATE: 10/22/20 JOB #2008064RE

0' 60' 120' 180'
 ONE INCH = SIXTY FEET

REVISIONS:
 SHEET SIZE: 24"x36" SHEET #: 1 OF 1 SCALE: 1"=60'

Kee
 MAPPING & SURVEYING
 P.O. Box 2566
 Asheville, NC 28802
 (828) 575-9021
 www.keemap.com
 License # C-3039

Submitted electronically by "Kee Mapping & Surveying" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.