

MINOR SUBDIVISION

FOR

MILLER INC. OF ASHEVILLE

PIN 0609-81-0737

14 HERRON STREET

TOWN OF BLACK MOUNTAIN BUNCOMBE COUNTY NC

SCALE: 1" = 40' DRAWN BY: SMH FILE: BNC18-057
DEED REFERENCE: DB 1560 PG 25
PLAT REFERENCE: PB 18 PG 115
SURVEY BY: SMH,ARM DATE: JULY 2018
DRAWING NO: BNC18057BASE

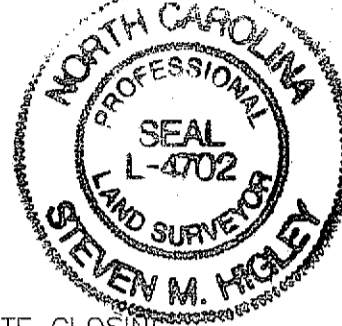
KUDZU SURVEY ASSOCIATES
12 BRANCH FARM LANE
WEAVERVILLE, NC 28787
PHONE (828)713-0942

CERTIFICATE OF SURVEY AND ACCURACY:

STATE OF NORTH CAROLINA)
BUNCOMBE COUNTY)

I, STEVEN M HIGLEY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME; DEED DESCRIPTION RECORDED IN DEED BOOK 1560, PAGE 25 AND PLAT BOOK 18, PAGE 115; THAT THE RATIO OF PRECISION OF THE SURVEY BEFORE ADJUSTMENT WAS ONE PART IN 15,000, AS CALCULATED BY LATITUDES AND DEPARTURES; THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND PER G.S. 47-30 (f) 11a; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS _____ DAY OF _____ 2018.

August

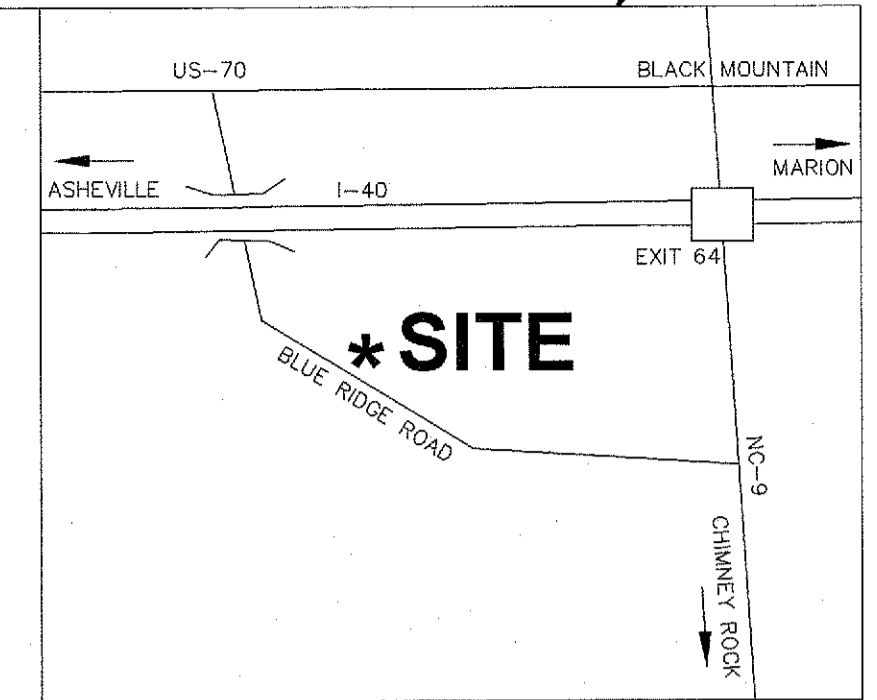


NC PROFESSIONAL LAND SURVEYOR NO. 4702

THIS DOCUMENT NOT VALID FOR CONVEYANCE PURPOSES UNLESS SIGNED AND SEALED.

CLIENT/BUYER:
MILLER INC. OF ASHEVILLE
121 EMMA'S GROVE ROAD
FLETCHER NC 28732

OWNER/SELLER:
RAMONA ALLEN
3550 N HWY 25
TRAVELER'S REST SC 29690



NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY SURVEY FOR REAL ESTATE CLOSING AND DIVIDE PROPERTY INTO TWO LOTS.
2. SURVEYOR HAS MADE NO INDEPENDENT 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.
3. PROPERTY IS ZONED TR-4: SETBACKS 20' FRONT, 15' REAR, 10' SIDE.
4. PROPERTY IS LOCATED IN ZONE X OF FIRM #3710060900J, EFFECTIVE DATE 6 JAN 2010, PER FLOOD RISK INFORMATION SYSTEM.
5. ALL DISTANCES ARE HORIZONTAL.
6. ALL ACREAGE IS BY COORDINATE METHOD.
7. ALL TRANSPORTATION RIGHTS OF WAY ARE PUBLIC UNLESS NOTED OTHERWISE.
8. NGS MONUMENT WITHIN 2000' OF SITE OBLITERATED.
9. WATER METER FOR PROPERTY NOT APPARENT.
10. SEPTIC SYSTEM FOR EXISTING HOUSE NOT APPARENT. PER SELLER, SYSTEM IS BEHIND HOUSE. THE SYSTEM IS ASSUMED TO BE BETWEEN HOUSE AND 36" YELLOW POPLAR SHOWN. THE SURVEYOR AND KUDZU SURVEY ASSOCIATES PLLC ASSUME NO LIABILITY FOR THIS ASSUMPTION.
11. THIS SUBDIVISION IS EXEMPT FROM THE TOWN OF BLACK MOUNTAIN CODE OF ORDINANCES PER CHAPTER 3.1.1.c(4): IT IS LESS THAN TWO ACRES, NOT MORE THAN THREE LOTS, AND CONTAINS NO NEW RIGHT OF WAY DEDICATION.

TOWN OF BLACK MOUNTAIN CERTIFICATE:

I HEREBY CERTIFY THAT THE FINAL PLAT, TO WHICH THIS CERTIFICATE IS AFFIXED, IS EXEMPT FROM THE TOWN OF BLACK MOUNTAIN SUBDIVISION REGULATIONS PER CHAPTER 3.1.1.c(4) FOR THE FOLLOWING REASONS: IT IS LESS THAN TWO ACRES, NOT MORE THAN THREE LOTS, AND CONTAINS NO STREET DEDICATION.

Jennifer Upstin 8/2/18
TITLE: Zoning Administrator DATE

STATE OF NORTH CAROLINA
County of Buncombe

I, *Cynthia Fox Clark* REVIEW OFFICER FOR BUNCOMBE COUNTY, HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Cynthia Fox Clark 8/2/18
REVIEW OFFICER DATE



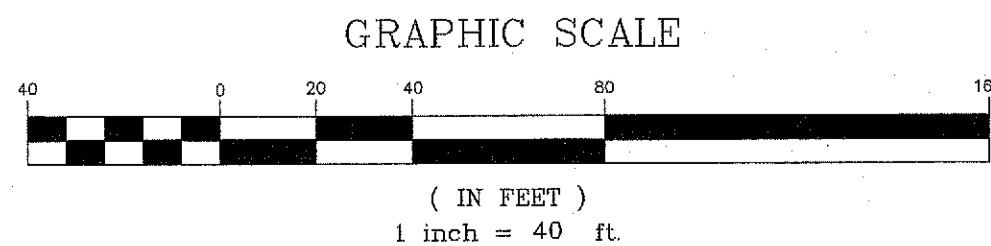
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Recorded: 08/02/2018 at 03:19:12 PM
Fee Amt: \$21.00 Page 1 of 1
Workflow# 0000480448-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 191 PG 50

FILED FOR REGISTRATION ON THE 2 DAY OF AUGUST
2018 AT 3:14 O'CLOCK P.M. AND RECORDED IN PB 191
PAGE 50

Drew Reisinger
REGISTER OF DEEDS
BUNCOMBE COUNTY

BY DEPUTY: *Dawn Moore*

- LEGEND:**
- = COMPUTED POINT.
 - = SET #4 REBAR/CAP.
 - = FOUND #6 REBAR.
 - ⊙ = FOUND 1" PIPE (UNLESS NOTED).
 - ⊕ = POWER POLE.



MICHAEL RAINES
PIN 0609-71-8824
DB 5418/925
PB 18/115 LOT 7

METILDA WILSON
PIN 0609-71-8711
DB 1580/788
PB 18/115 LOT 8 (PORT.)

ROBERT RHINEHART
PIN 0609-71-8691
DB 824/59
PB 18/115 LOT 8-9 (PORT.)

BIBLE BAPTIST CHURCH
PIN 0609-81-1051
DB 5604/1502
PB 18/115 LOT 9 (PORT.)

JEWEL PADGETT
PIN 0609-81-1825
DB 809/58
PB 93/41

STEVE PADGETT
PIN 0609-81-3710
DB 3952/628
PB 154/160 LOT 10-11

DAVID & ELAINE METCALF
PIN 0609-81-2631
EST FILE 2000/695
PB 18/115 LOT B

ALVIN & AUDREY STROUD
PIN 0609-81-1429
DB 1125/232
PB 18/115 LOT A