

RECOMBINATION SURVEY
FOR
GRANT & GEORGIA ROSENBLUM

PIN 9645-38-7050
97 EMERALD NECKLACE DRIVE
LIMESTONE TWP. BUNCOMBE COUNTY NC

SCALE: 1" = 30'
DRAWN BY: SMH FILE: BNC21-019
DEED REFERENCE: DB 6038 PG 567
PLAT REFERENCE: PB 191 PG 165
SURVEY BY: SMH DATE: 28APR2021
DRAWING NO: BNC21019BASE

KUDZU SURVEY ASSOCIATES PLLC
810 ENGLISH RIDGE DRIVE
MARS HILL NC 28754
PHONE (828)689-8770
steve@kudzusurvey.com

CLIENT/OWNER (LOT 423)/BUYER (LOT 422):
GRANT & GEORGIA ROSENBLUM
97 EMERALD NECKLACE DRIVE
ASHEVILLE NC 28803

OWNER/SELLER (LOT 422):
RAMBLE BILTMORE FOREST LLC
1 TOWN SQUARE BLVD, STE 330
ASHEVILLE NC 28803

Type: CONSOLIDATED REAL PROPERTY
File No: 2021-019
File Date: 04/27/2021
Fee Amt: \$21,100 Page: 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 217 PG 166

- NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO COMBINE LOT 422 AND LOT 423. LOT 423 IS PRESENTLY OWNED BY THE ROSENBLUMS; LOT 422 IS OWNED BY RAMBLE BILTMORE FOREST, LLC AND SURVEYOR HAS MADE AN 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.
 2. PROPERTY IS ZONED R-1, BUNCOMBE COUNTY.
 3. PROPERTY IS LOCATED IN ZONE X OF FIRM #3700964500J, EFFECTIVE DATE 6 JAN 2010.
 4. ALL AREAS ARE TO BE SURVEYED BY THE COORDINATE METHOD.
 5. ALL AREAS TO BE SURVEYED BY THE COORDINATE METHOD.
 6. ALL AREAS TO BE SURVEYED BY THE COORDINATE METHOD.
 7. REFERENCE TO GRID IS PER PB 191/165.

CRID NORTH (NAD83) PB 191/165

RAMBLE BILTMORE FOREST LLC
PIN 9645-45-3676
DB 3836/521
FUTURE DEVELOPMENT

LOT 423
56,150 SQ.FT.
OR
1.289 ACRES

S86°13'45"E 214.17'
PIN 9645-38-7050
LOT 423

R = 1063.51'
D = 07°56'40"
L = 147.46'
CB = S 08°51'30"W
CL = 147.34'

R = 1063.51'
D = 07°56'40"
L = 147.46'
CB = S 08°51'30"W
CL = 147.34'

R = 1018.51'
D = 14°19'58"
L = 229.96'
CB = S 09°06'20"W
CL = 284.12'

R = 122.50'
D = 23°41'
L = 23.41'
CB = S 10°48'W
CL = 80.27'

RAMBLE BILTMORE FOREST LLC
PIN 9645-46-0030
DB 3836/521
PB 191/165 LOT 414

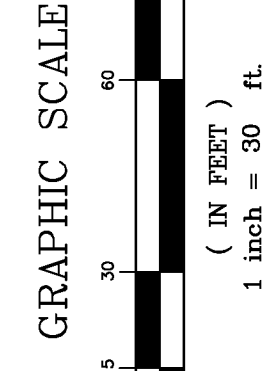
GARY VACCARO, TRUSTEE
PIN 9645-48-0838
DB 5939/308
PB 191/165 LOT 413

EMERALD NECKLACE DRIVE
PRIVATE R/W

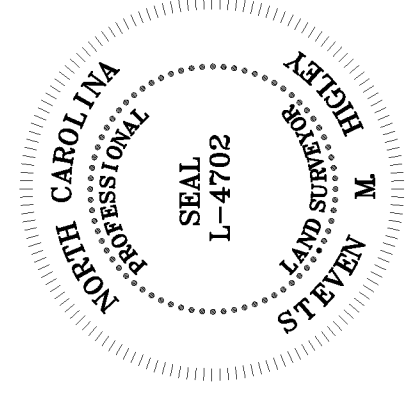
RAMBLE BILTMORE FOREST LLC
PIN 9645-37-7737
DB 3836/521
PB 213/172 LOT 429

RAMBLE BILTMORE FOREST LLC
PIN 9645-37-9391
DB 3836/521
PB 213/172 OPEN SPACE

- LEGEND:**
- = COMPUTED POINT.
 - = FOUND REBAR/CAP.
 - △ = SET MAG NAIL.
 - ⊙ = WATER METER.
 - ⊕ = FIRE HYDRANT.
 - ⊖ = MANHOLE.
 - ⊚ = ELECTRIC TRANSFORMER.
 - ⊛ = ELECTRIC PEDESTAL.
 - ⊜ = GAS VALVE.
 - ⊝ = IRRIGATION PUMP.
 - ⊞ = PULL BOX.
 - ⊟ = WATER VALVE.

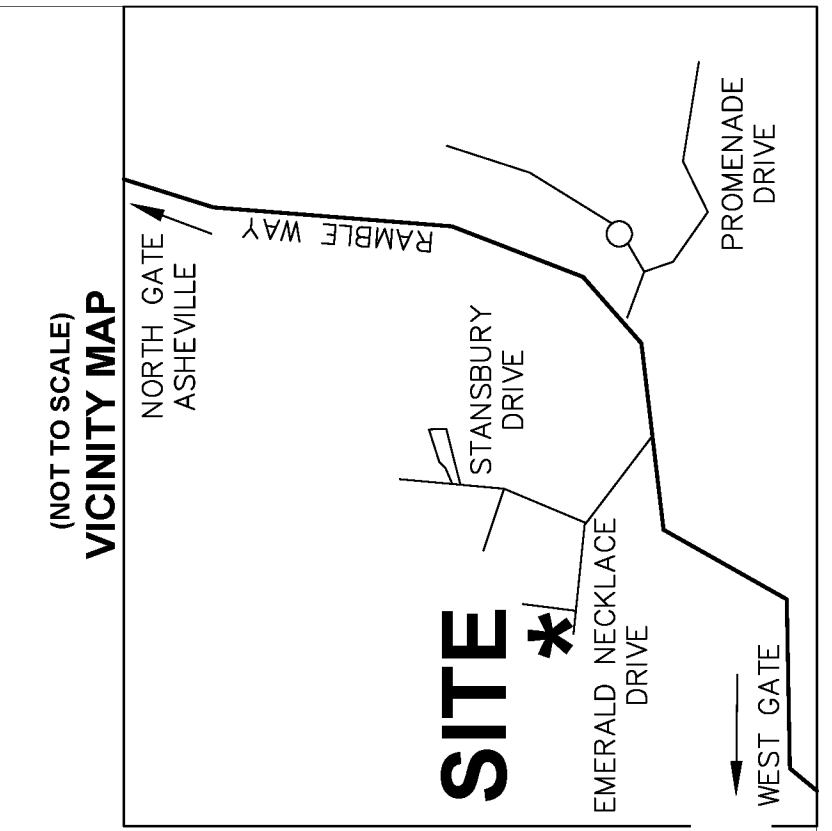


CERTIFICATE OF SURVEY AND ACCURACY:
I, STEVEN M. HIGLEY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME; DEED DESCRIPTION RECORDED IN DEED BOOK 6038, PAGE 567 AND PLAT BOOK 191, PAGE 165; THAT THE RATIO OF PRECISION OF THE SURVEY BEFORE ADJUSTMENT WAS ONE PART IN 15,000, AS CALCULATED BY LATITUDES AND DEPARTURES; THAT THIS SURVEY REPRESENTS A RECOMBINATION OF EXISTING PARCELS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET PER G.S. 47-30 (f) 1(d); AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, AND WITNESSED BY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS DAY OF _____, 2021.



NC PROFESSIONAL LAND SURVEYOR NO. 4702

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



Submitted electronically by "Kudzu Survey Associates" in accordance with the provisions of the North Carolina Professional Land Surveyor Statute, governing the practice of the profession of land surveying, and the terms of the Submitter's agreement with the Buncombe County Register of Deeds.