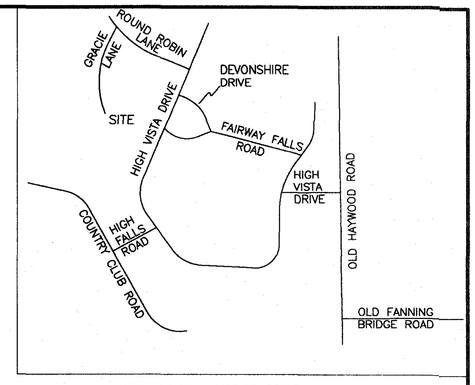
DocuSign Envelope ID: EFAF0063-3907-4FC9-B31E-E409A0581241

BK 2023 PG 14887 - 14887 (1) DOC# 1000998915
This Document eRecorded: 06/06/2023 09:26:15 AM
Fee: $21.00
Henderson County, North Carolina
William Lee King, Register of Deeds

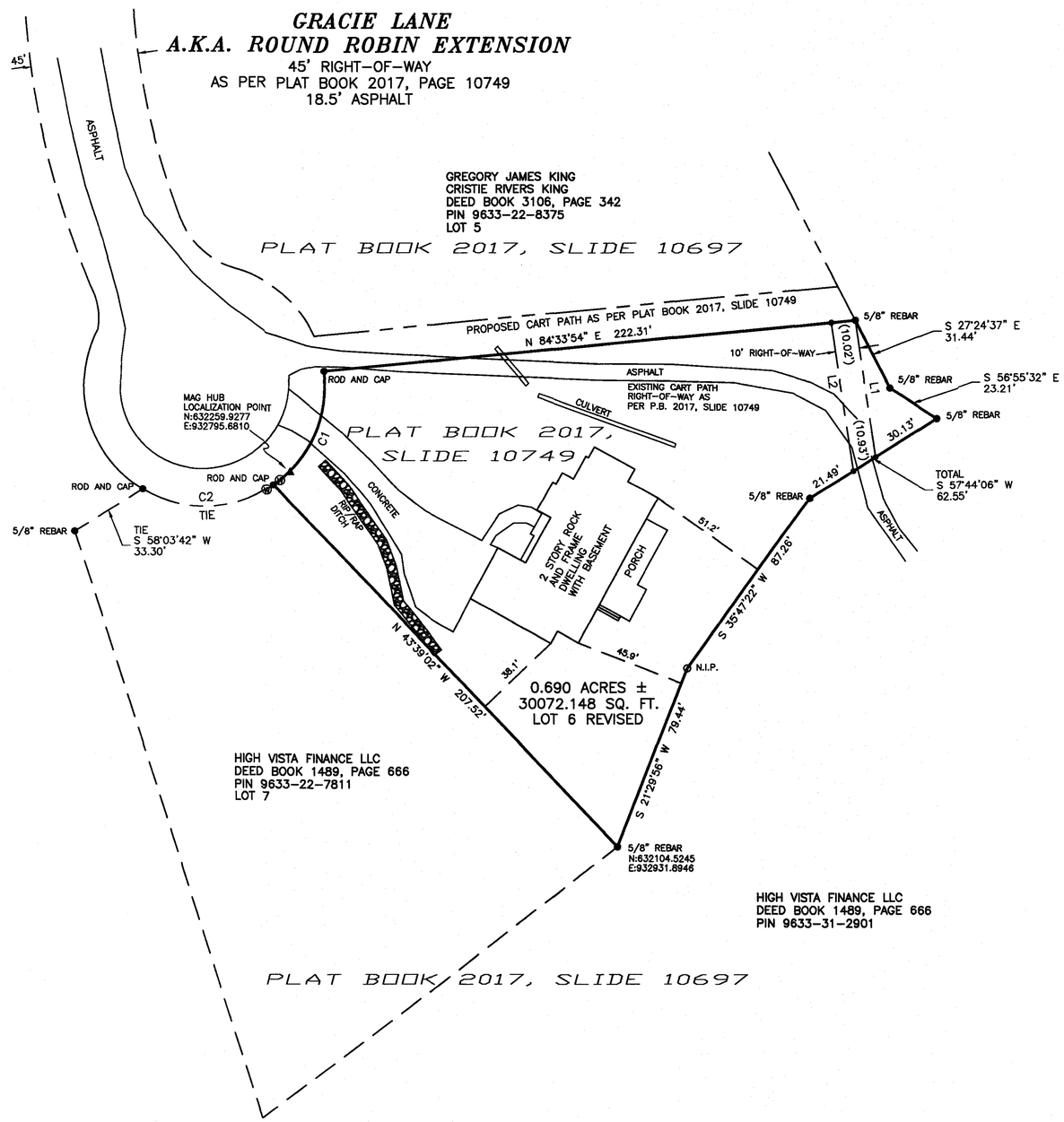
GRID NORTH
NAD 83(2011)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.15'	54.56'	51.91'	N 23°54'51" E	62°20'01"
C2	50.15'	57.49'	54.40'	S 87°55'21" W	65°40'58"

LINE	BEARING	DISTANCE
L1	S 08°28'39" E	57.28'
L2	N 08°28'39" W	62.22'



VICINITY MAP – NOT TO SCALE



NOTE:
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY FEMA; REFERENCE F.I.R.M. PANEL 3700963300J, EFFective 1/6/10.

ALL BEARINGS ARE GRID BEARINGS AND ALL DISTANCES ARE GROUND DISTANCES

NOTES:
SURVEY IS BASED ON DEEDS AND EXISTING MONUMENTS AS SHOWN.

PARCEL MAY BE SUBJECT TO EASEMENTS, SETBACKS, RIGHTS-OF-WAY, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

ALL AREAS ARE COMPUTED BY COORDINATE METHOD.

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.

NO NCGS MONUMENTS LOCATED WITHIN 2000 FT. OF SURVEY UNLESS OTHERWISE INDICATED ON THIS PLAT.

UNDERGROUND UTILITIES AND BUILDING FOOTERS, EAVE OVERHANG NOT LOCATED OR SHOWN.

THIS PLAT IS PREPARED FOR THE PERSON, PERSONS, OR CORPORATION, NOTED UPON THE TITLE BLOCK OF THIS PAGE AND IS NOT INTENDED FOR USE BY ANY OTHER PARTY UNLESS PERMISSION IS GIVEN BY SAID PERSON OR CORPORATION.

TOWN OF MILLS RIVER ZONING MR-MU

SETBACK REQUIREMENTS (AS PER PLAT BOOK 2017, SLIDE 10749)

FRONT = 40' FROM CENTER OF ROAD
SIDES = 15'
REAR = 20'(30' ON GOLF COURSE)

NOTE: THIS PARCEL IS NOT LOCATED WITHIN A WATERSHED AREA.

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
I, Austin Parks, 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:
Austin Parks 6/6/2023
REVIEW OFFICER DATE:

I, ALAN B. STYLES, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4004, PAGE 411); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN ADJACENT DEEDS AND PLATS AS SHOWN; THAT THE ERROR OF PRECISION OF THE CONTROL SURVEY DOES NOT EXCEED 1 PART IN 10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED; AND THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR OF ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET – NC GS 47-30(f)(11)(c).

WITNESS MY HAND AND SEAL THIS 5th DAY OF JUNE, 2023.

Alan B. Styles, PLS
ALAN B. STYLES, PLS
N.C. NO. L-2985

NORTH CAROLINA PROFESSIONAL SEAL L-2985 LAND SURVEYOR ALAN B. STYLES

LEGEND
======
- - - - - = LINE NOT SURVEYED UNLESS DIMENSIONED
○ = CORNER NOT MONUMENTED
● EIP = EXISTING IRON PIN (PIPE)
○ NIP = NEW IRON PIN (5/8" REBAR)
■ CMF = CONCRETE MONUMENT FOUND
⊗ PK OR MAG = SURVEYORS NAIL SET
⊙ PK OR MAG = SURVEYORS NAIL FOUND
R/W = RIGHT-OF-WAY
RRS = RAILROAD SPIKE
DB = DEED BOOK
PB = PLAT BOOK
UG = UNDERGROUND
X-X-X-X-X = FENCE LINE
E-E-E-E-E = ELECTRIC LINE
W-W-W-W-W = WATER LINE
S-S-S-S-S- = SEWER LINE
Ⓢ MH = SEWER MANHOLE
Ⓢ CO = CLEAN-OUT
Ⓦ WM = WATER METER
Ⓦ = WELL
Ⓣ TELE = TELEPHONE PEDESTAL
Ⓒ CATV = CABLE TV PEDESTAL
Ⓔ EL = ELECTRICAL SERVICE
Ⓖ = GAS METER/TANK
PP = POWER POLE
LP = LIGHT POLE/LAMP POST
FH = FIRE HYDRANT
= TREE (SIZE AND TYPE AS NOTED)

I, ALAN B. STYLES, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL G.P.S. SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

1. CLASS OF SURVEY:	CLASS A WITH 95% CONFIDENCE
2. POSITIONAL ACCURACY:	HORIZONTAL: 0.05' VERTICAL: 0.08'
3. TYPE OF G.P.S. FIELD PROCEDURE:	RTK (LOCALIZATION)
4. DATE OF SURVEY:	05/24/23
5. DATUM/EPOCH:	NAD 83(2011)/ EPOCH 2010(H), NAVD 88(V)
6. PUBLISHED/FIXED CONTROL USE:	VRS NETWORK
7. GEIOD MODEL:	GEIOD 12A
8. COMBINED FACTOR:	0.99977633
9. UNITS:	US SURVEY FEET

Submitted electronically by "Alan B Styles Land Surveying, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.

0 40 80 120

ALAN B. STYLES, PLS
ALAN B. STYLES LAND SURVEYING, PLLC
LICENSE NO. P-0195
PROFESSIONAL LAND SURVEYOR L-2985
929-5 NEW LEICESTER HWY.
ASHEVILLE, NC 28806
TEL.# 828-236-3050

REFERENCE
DEED BOOK 4004, PAGE 411
PLAT BOOK 2017, SLIDE 10749
PIN 9633-22-9221

BOUNDARY SURVEY OF THE LANDS OF PHYLLIS BENOIT FOR

PHYLLIS BENOIT AND DAVID DORETSKY		
DRAWN RG	DATE 05/30/23	TOWN OF MILLS RIVER
		HENDERSON COUNTY
REVISED		STATE OF NORTH CAROLINA
		ALAN B. STYLES, PLS
SHEET 1 OF 1	SCALE 1" = 40'	PROJECT NO. 23-E-13

DORETSKY,DAVID.CRD

14887
SLIDE