UNOFFICIAL

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, CHRISTOPHER JAMES GAGNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 3962, PAGE 654); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK N/A PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3RD DAY OF DECEMBER, A.D., 2008.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS (IF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11):

- ☐ a) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ b) THAT THE SURVEY IS LOCATED IN A PORTION OF THE COUNTY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☒ c) ANY ONE OF THE FOLLOWING:
  - ☐ 1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  - ☒ 2) THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
  - ☐ 3) THAT THE SURVEY IS A CONTROL SURVEY.
- ☐ d) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
- ☐ e) THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (a) THROUGH (d) ABOVE.

12/3/2008

CHRISTOPHER JAMES GAGNE P.L.S. L-4700

NORTH CAROLINA PROFESSIONAL SEAL L-4700 LAND SURVEYOR CHRISTOPHER JAMES GAGNE

CERTIFICATE OF OWNERSHIP AND DEDICATION REV ①

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY A DEED RECORDED IN BOOK 3962, PAGE 654, AND THAT I (WE) HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY (OUR) FREE ACT AND DEED AND HEREBY ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE TO PUBLIC USE AS STREET, ALLEYS, CROSSWALKS, EASEMENTS, PARKS, AND OTHER SPACES FOREVER AS SHOWN OR INDICATED. FURTHER, I (WE) CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS IN THE SUBDIVISION-REGULATION JURISDICTION OF BUNCOMBE COUNTY.

OWNER Julia Davis DATE 12-15-08

OWNER DATE

OWNER DATE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 15th DAY OF Dec. 2008

Rebecca A. Helms
NOTARY PUBLIC

REBECCA A. HELMS
NOTARY PUBLIC
MECKLENBURG COUNTY
NORTH CAROLINA
My Commission Expires November 15, 2011

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

FILED FOR REGISTRATION ON THE 16 DAY OF December 2008,
AT 1:59 P.M. AND RECORDED IN PLAT BOOK 120, PAGE 190.

BY: Otto W. DeBruhl
REGISTER OF DEEDS

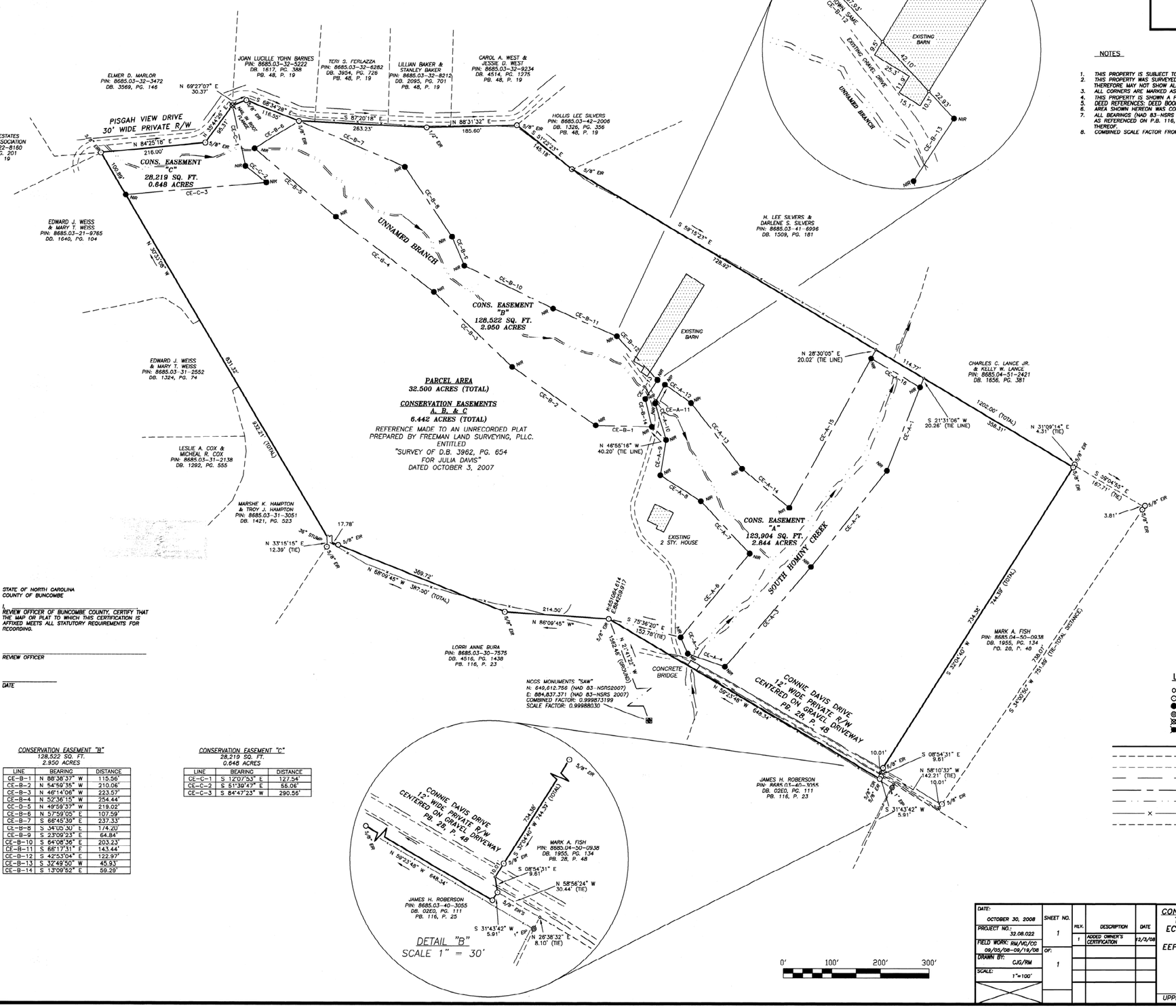
BY: Wanda W. Pentland, DP
DEPUTY

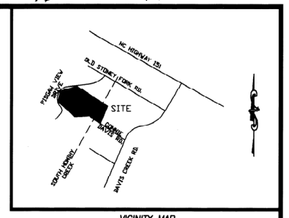
STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

REVIEW OFFICER

DATE





VICINITY MAP
(N.T.S.)

NOTES

1. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS (WRITTEN OR UNWRITTEN).
2. THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
3. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
4. THIS PROPERTY IS SHOWN A PIN#: 8685.03-31-9537
5. DEED REFERENCES: DEED BOOK 3962, PAGE 654.
6. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
7. ALL BEARINGS (NAD 83-NSRS 2007) ARE BASED ON NCGS MONUMENT "SAW" AND AS REFERENCED ON P.B. 116, PG. 23 AND ARE SUBJECT TO THE ACCURACY THEREOF.
8. COMBINED SCALE FACTOR FROM GROUND TO GRID IS 0.999873199

NC STATE GRID (NAD 1983 (NSRS 2007))

LEGEND:

- UNMARKED POINT
- REBAR FOUND
- REBAR SET
- IRON PIPE FOUND
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED CONSERVATION EASEMENT
- WATER EDGE
- FENCE
- GRAVEL EDGE

PARCEL AREA
32.500 ACRES (TOTAL)

CONSERVATION EASEMENTS
A, B, & C
6.442 ACRES (TOTAL)

REFERENCE MADE TO AN UNRECORDED PLAT PREPARED BY FREEMAN LAND SURVEYING, PLLC. ENTITLED "SURVEY OF D.B. 3962, PG. 654 FOR JULIA DAVIS" DATED OCTOBER 3, 2007

CONSERVATION EASEMENT "A"
123,904 SQ. FT.
2.844 ACRES

LINE	BEARING	DISTANCE
CE-A-1	S 21°31'06" W	184.99'
CE-A-2	S 18°01'18" W	253.19'
CE-A-3	S 40°30'16" W	271.93'
CE-A-4	N 70°13'49" W	81.38'
CE-A-5	N 23°29'59" W	36.51'
CE-A-6	N 39°15'36" E	223.76'
CE-A-7	N 42°50'21" W	147.95'
CE-A-8	N 57°25'23" W	99.16'
CE-A-9	N 09°07'35" E	73.80'
CE-A-10	N 16°36'21" W	79.58'
CE-A-11	N 27°51'31" E	42.97'
CE-A-12	S 55°15'06" E	65.66'
CE-A-13	S 37°43'20" E	172.04'
CE-A-14	S 50°24'19" E	126.29'
CE-A-15	N 28°30'05" E	351.82'
CE-A-16	S 59°15'23" E	117.23'

CONSERVATION EASEMENT "B"
128,522 SQ. FT.
2.950 ACRES

LINE	BEARING	DISTANCE
CE-B-1	N 88°38'37" W	115.56'
CE-B-2	N 54°59'35" W	210.06'
CE-B-3	N 46°14'06" W	223.57'
CE-B-4	N 52°36'15" W	254.44'
CE-D-5	N 49°59'37" W	219.02'
CE-B-6	N 57°59'05" E	107.59'
CE-B-7	S 66°45'39" E	237.33'
CE-B-8	S 34°05'30" E	174.20'
CE-B-9	S 23°09'23" E	64.84'
CE-B-10	S 64°08'36" E	203.23'
CE-B-11	S 68°17'31" E	143.44'
CE-B-12	S 42°53'04" E	122.97'
CE-B-13	S 32°49'50" W	45.93'
CE-B-14	S 13°09'52" E	59.29'

CONSERVATION EASEMENT "C"
28,219 SQ. FT.
0.648 ACRES

LINE	BEARING	DISTANCE
CE-C-1	S 12°07'53" E	127.54'
CE-C-2	S 51°39'47" E	55.06'
CE-C-3	S 84°47'23" W	290.56'

CAVANAUGH
Solutions through integrity and partnership

Cavanaugh & Associates, P.A. 1200 Centrepark Dr., Suite 100, Asheville, NC 28805
828/255-7596 fax: 828/255-0770 www.cavanaughsolutions.com

DATE: OCTOBER 30, 2008	SHEET NO. 1	REV.	DESCRIPTION	DATE
PROJECT NO.: 32.08.022		1	ADDED OWNER'S CERTIFICATION	12/3/08
FIELD WORK: RM/KC/CC 09/05/08-09/19/08	OF: 1			
DRAWN BY: CJG/RM				
SCALE: 1"=100'				

CONSERVATION EASEMENT SURVEY FOR
THE STATE OF NORTH CAROLINA,
ECOSYSTEM ENHANCEMENT PROGRAM,
UPPER SOUTH HOMINY CREEK,
EEP ID: 92632, SPO NUMBER 011-ZN

66 CONNIE DAVIS ROAD
PIN#8685.03-31-9537
OWNER: JULIA A. DAVIS
11415 PAINTED TREE ROAD
CHARLOTTE, NC 28226

UPPER HOMINY TOWNSHIP, BUNCOMBE COUNTY, NC

Doc ID: 021542830001 Type: CRP
Recorded: 12/16/2008 at 01:08:12 PM
Fee Amt: $21.00 Page 1 of 1
Workflow# 2660080
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 120 PG 190