

AS-BUILT SURVEY FOR
TRADEWATER HOLDINGS LLC (OWNER)

FIRST CITIZENS BANK
INVESTORS TITLE INSURANCE COMPANY
110 COMMERCIAL BOULEVARD
APPLE BUSINESS PARK

STATE OF NORTH CAROLINA
HENDERSON COUNTY
BLUE RIDGE TOWNSHIP

TOTAL AREA
2.26 AC.
DEED REF:
D.B. 3454, PG. 9
PLAT REF:
*SEE NOTE
PIN 9587-29-5854

NOTES

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM #3700958700J, DATED 10/02/2008.

SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

PROPERTY LINES SHOWN AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.

SUBJECT PROPERTY CURRENTLY ZONED RC BY HENDERSON COUNTY.
SETBACKS: FRONT, SIDE, & REAR: 10'

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

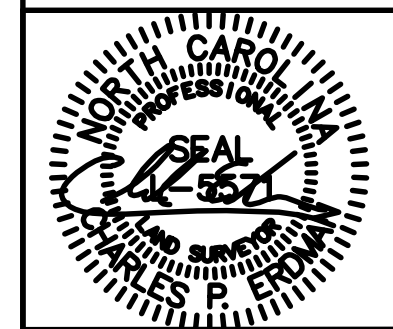
PLAT REF NOTE: FURNISHED PLAT BY FREELAND-CLINKSCALES, JOB #H43040, DATED 02/13/2023.

I, Charles P. Erdman, certify that this survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. G.S.47-30(f)(11)c.1 I also certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Bk. 3454, Pg. 9); that the boundaries not surveyed are clearly indicated as drawn from information found in Bk. N/A, Pg. 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. Witness my original signature, registration number, and seal this 10th day of April, 2024.

Charles P. Erdman

Charles P. Erdman PLS L-5571

DAVID C. HUNTLEY & ASSOCIATES, INC.
675 MAPLE STREET
HENDERSONVILLE, NC 28792
(828) 693-8077

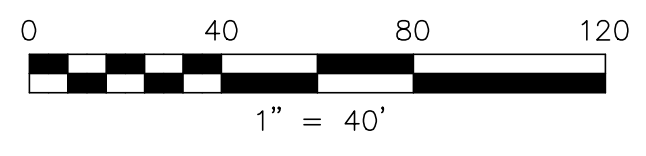
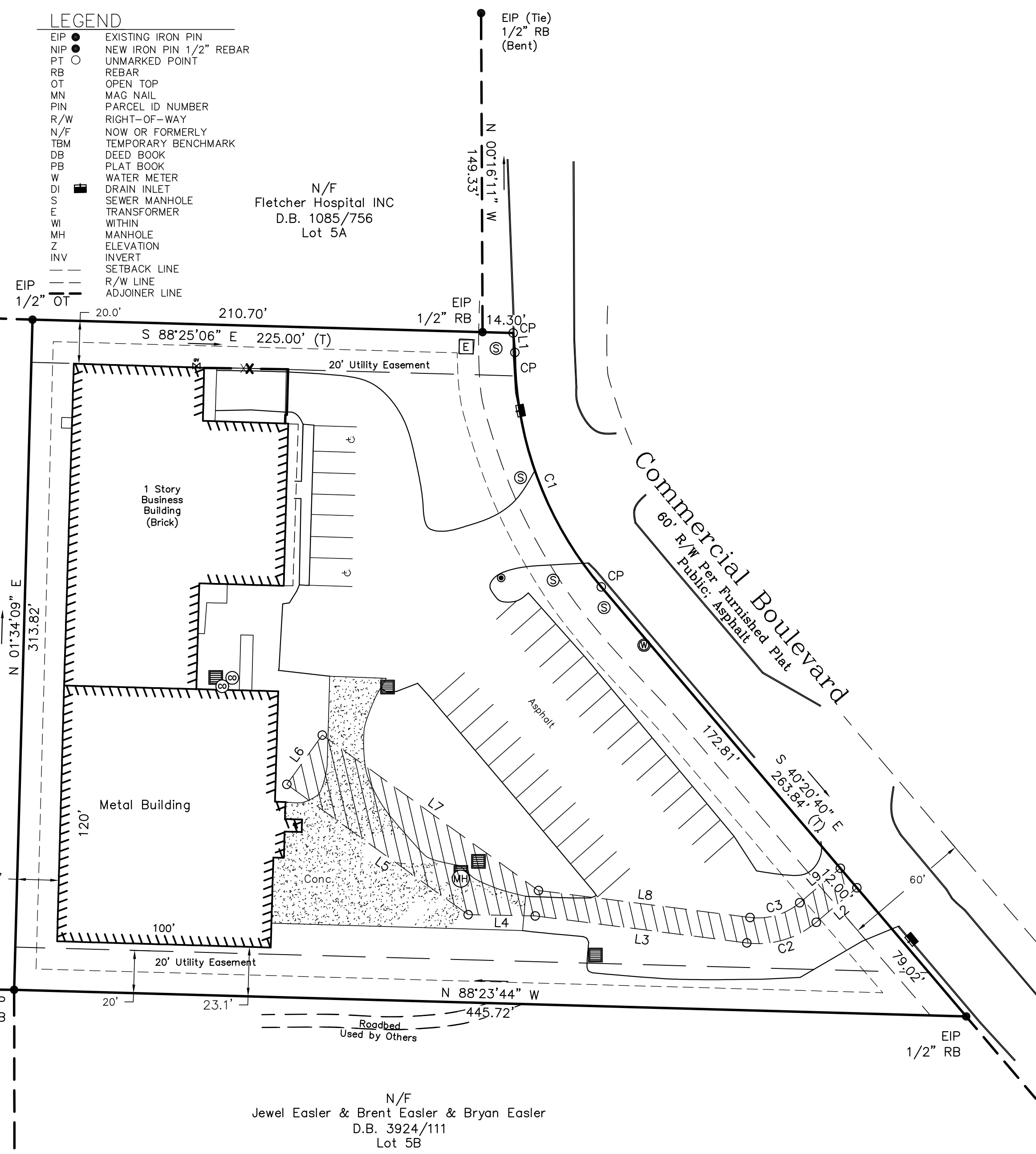
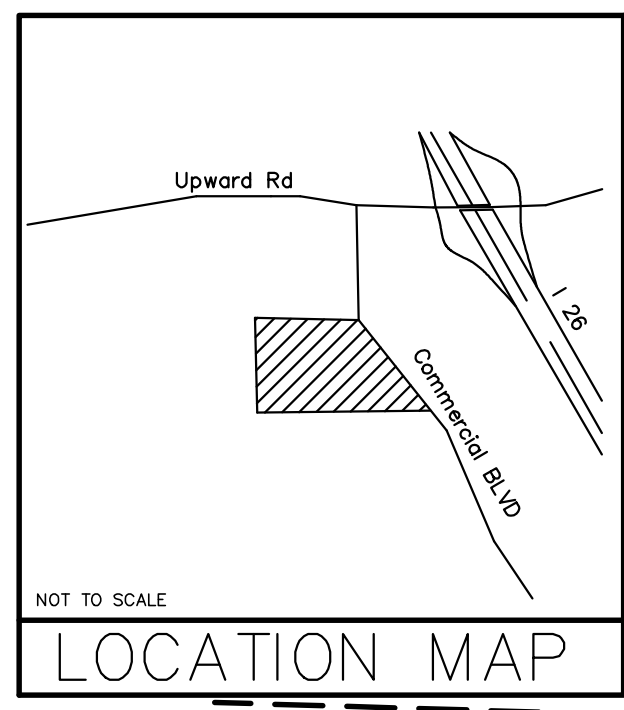


SURVEY	CPE
DRAWN	CPE
SCALE	1"=40'
DATE	04/10/2024
DWG. NO.	H-7857

Revision 05/24/2024: Foundation Survey
Revision 06/03/2025: Storm System as-built
Revision 07/24/2025: Storm System Easement
Revision 03/03/2026: As Built Survey

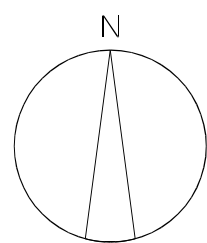
LEGEND

- EIP ● EXISTING IRON PIN
- NIP ○ NEW IRON PIN 1/2" REBAR
- PT ○ UNMARKED POINT
- RB ○ REBAR
- OT ○ OPEN TOP
- MN ○ MAG NAIL
- PIN ○ PARCEL ID NUMBER
- R/W ○ RIGHT-OF-WAY
- N/F ○ NOW OR FORMERLY
- TBM ○ TEMPORARY BENCHMARK
- DB ○ DEED BOOK
- PB ○ PLAT BOOK
- W ○ WATER METER
- DI ○ DRAIN INLET
- S ○ SEWER MANHOLE
- E ○ TRANSFORMER
- WI ○ WITHIN
- MH ○ MANHOLE
- Z ○ ELEVATION
- INV ○ INVERT
- ○ SETBACK LINE
- ○ R/W LINE
- ○ ADJOINER LINE



LINE	BEARING	DISTANCE
L1	S 05°03'09" E	9.18'
L2	S 49°39'35" W	24.96'
L3	N 82°43'36" W	99.80'
L4	N 88°56'52" W	31.41'
L5	N 54°16'40" W	104.50'
L6	N 35°43'20" E	28.42'
L7	S 54°16'40" E	124.62'
L8	S 82°43'36" E	99.80'
L9	N 49°39'35" E	24.96'

Storm Water Easement Per Slide 16404



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	119.39'	170.00'	40°14'19"	S 20°13'15" E
C2	34.90'	42.00'	47°36'49"	S 73°28'00" W
C3	24.93'	30.00'	47°36'49"	N 73°28'00" E

N/F
Jewel Easler & Brent Easler & Bryan Easler
D.B. 3924/111

N/F
Jewel Easler & Brent Easler & Bryan Easler
D.B. 3924/111

N/F
Jewel Easler & Brent Easler & Bryan Easler
D.B. 3924/111
Lot 5B

N/F
Fletcher Hospital INC
D.B. 1085/756
Lot 5A

C. P. ERDMAN PLS L-5571
FIRM LICENSE # P-2907