

**NOTES:**

1. THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. (WRITTEN OR UNWRITTEN) THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE MADISON COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS ZONED RA BY MADISON COUNTY HAVING SETBACKS AS FOLLOWS: FRONT = 50 FEET FROM DOT OR 40' FROM PRIVATE ROAD, SIDE = 15', REAR = 20'. \*PLEASE REFER TO THE MADISON COUNTY LAND USE ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
6. BY GRAPHICAL LOCATION, PORTION OF PROPERTY IS SHOWN AS LYING INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3709975700J, EFFECTIVE DATE 6/2/2009. FLOODPLAIN LINES ARE TAKEN FROM GIS SHAPEFILES OBTAINED FROM FRIS.NC.GOV. CONSULT THE FIS FOR MADISON COUNTY FOR NON-ENCROACHMENT WIDTHS. CONSULT THE FIS REPORT FOR MADISON COUNTY FOR NON-ENCROACHMENT WIDTHS.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/ON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. LOT AREAS ARE INCLUSIVE OF PROPOSED SHARED DRIVEWAY EASEMENT.
10. ALL SURROUNDING PROPERTY IS ZONED RA.
11. THE CURRENT USE OF THE SUBJECT PROPERTY AND SURROUNDING PROPERTIES IS RESIDENTIAL OR AGRICULTURAL/TIMBER.
12. CONTOURS SHOWN ARE GENERATED BY USING LIDAR DATA TAKEN FROM THE NC SPATIAL DATA DOWNLOAD WEBSITE. THESE DASHED CONTOUR LINES ARE NOT CERTIFIED AND HAVE NOT BEEN GROUND VERIFIED. CONTOUR INTERVAL = 5 FEET.

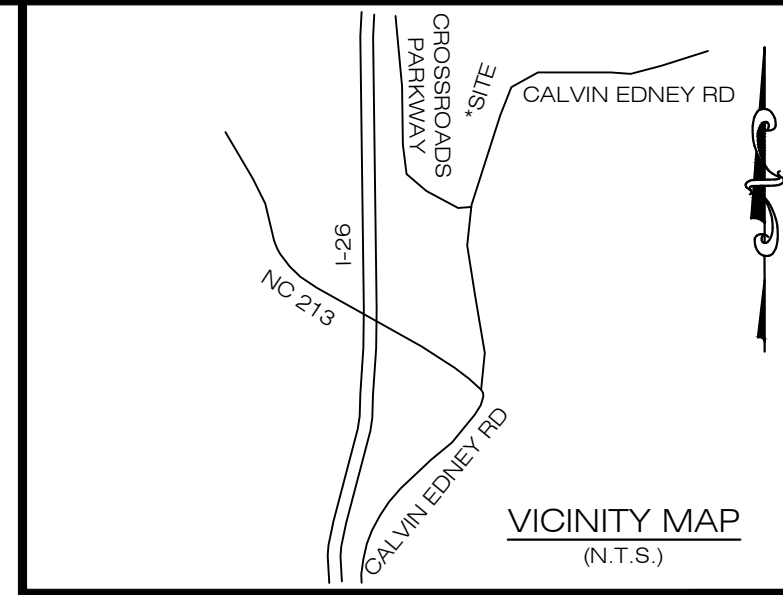
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	850.00	81.02	N 21°38'21" E	80.99
C2	850.00	86.90	N 26°37'29" E	86.89
C3	224.85	189.47	N 40°18'49" E	83.88
C4	224.85	12.22	N 63°16'11" E	12.22
C5	224.85	40.57	N 59°59'47" E	40.51
C6	35.00	39.91	S 89°08'17" W	29.91
C7	125.00	47.66	S 48°33'06" W	47.37
C8	200.00	29.67	S 33°42'41" W	29.64
C9	500.00	19.53	S 29°20'33" W	19.52
C10	500.00	32.32	S 29°04'32" W	32.32
C11	500.00	9.96	S 31°29'53" W	9.96
C12	200.00	38.25	N 43°55'27" W	32.68

LINE	BEARING	DISTANCE
L1	N 69°35'57" W	21.42
L2	S 59°46'30" W	73.60
L3	S 37°57'41" W	40.64
L4	S 37°57'41" W	35.13
L5	S 29°27'40" W	96.09
L6	S 29°27'40" W	49.77
L7	S 27°13'25" W	82.26
L8	S 32°04'08" W	115.11
L9	S 81°16'58" W	42.80
L10	N 10°52'09" E	120.14
L11	N 10°52'09" E	178.44
L12	N 10°52'09" E	138.78
L13	N 30°04'59" E	38.78

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.02 (H) & 0.02 (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
4. DATES OF SURVEY: 05-02-2024
5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED/FIXED-CONTROL USED: VRS NETWORK
7. GEOID MODEL: GEOID 18
8. COMBINED GRID FACTOR(S): 0.9998243 @ LOCALIZED POINT
9. UNITS: US SURVEY FOOT

**TOTAL AREA OF SURVEY**  
**6.61 ACRES**  
 (INCLUSIVE OF S.R. 1549 RW)  
 BEING:  
 JCM 09 BUILDERS, LLC  
 DB 789 PG 74  
 PB 9 PG 63, LOT 4  
 PIN 9757-22-7154



**DEVELOPMENT DATA**

OWNER INFORMATION: JCM 09 BUILDERS, LLC  
 9 SCUPPHEL RIDGE DRIVE  
 WEAVERVILLE, NC 28787

UTILITIES: POWER PROVIDED BY: FRENCH BROAD ELECTRIC CORP.  
 TELEPHONE PROVIDED BY: FRONTIER  
 FIBER OPTICS BY: FRENCH BROAD ELECTRIC CORP.  
 NATURAL GAS: DOMINION ENERGY  
 WATER: INDIVIDUAL WELLS  
 SEWER: INDIVIDUAL SEPTIC SYSTEMS

TOTAL AREA: 6.61 ACRES  
 NO. PROPOSED LOTS: 5  
 L.F. SHARED DRIVEWAY: 1.235±  
 MADISON CO. ZONING: RA (SEE NOTE #5)  
 PIN: 9757-22-7154  
 DEED BOOK/PAGE: DB 789 PG 74

**SYMBOL LEGEND:**

- CALCULATED POINT
- EXISTING IRON REBAR (EIR)
- EXISTING IRON PIPE (EIP)
- #5 NEW IRON REBAR W/ID CAP (NIR)
- GPS CONTROL POINT
- TREE SNAG

**LINE LEGEND:**

- SURVEYED BOUNDARY LINE
- - - ADJOINERS DEED LINE (NOT SURVEYED)
- - - SETBACK LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE (AS NOTED)
- - - TIE LINE ONLY
- - - EDGE OF CREEK (APPROXIMATE)
- - - BARBED WIRE FENCELINE
- - - FEMA FLOODLINE
- - - FIBER OPTIC CABLE (APPROXIMATE)
- - - CENTER OF NEW SHARED DRIVEWAY EASEMENT
- - - TREE LINE (APPROXIMATE)
- - - LIDAR INDEX CONTOUR
- - - LIDAR INTERIM CONTOUR

**ABBREVIATIONS:**

- NTS...NOT TO SCALE
- (T)...TOTAL
- DB...DEED BOOK
- PB...PLAT BOOK
- PG...PAGE
- PIN...PARCEL IDENTIFICATION NUMBER
- NAD...NORTH AMERICAN DATUM
- NAVD...NORTH AMERICAN VERTICAL DATUM
- NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
- AG...ABOVE GRADE
- BG...BELOW GRADE
- RW...RIGHT OF WAY
- ID...SURVEYORS IDENTIFICATION CAP



H&K PROPERTIES, LLC  
 DB 499 PG 483  
 PB 5 PG 722  
 PIN 9757-22-2253

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 PB 5 PG 722  
 PIN 9757-22-2253

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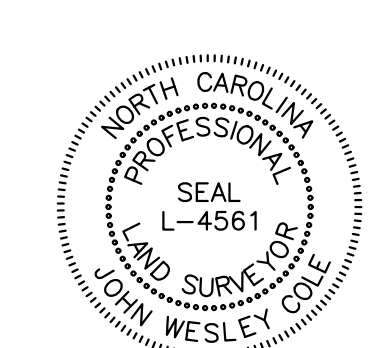
H&K PROPERTIES, LLC  
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 PB 5 PG 722  
 PIN 9757-22-2253

H&K PROPERTIES, LLC  
 DB 499 PG 483  
 PB 5 PG 722  
 PIN 9757-22-2253

PRELIMINARY MINOR SUBDIVISION SURVEY FOR:  
**JCM 09 BUILDERS, LLC**  
 (OWNER OF RECORD)  
 NO. 4 TOWNSHIP, MADISON COUNTY, NC

**PRELIMINARY: NOT FOR RECORDATION, SALES OR CONVEYANCES**

**PRELIMINARY - FOR REVIEW**



**REFERENCES:**

- DB 789 PG 74
- DB 216 PG 29
- DB 788 PG 666
- PB 5 PG 722
- PB 9 PG 869
- PB 9 PG 41
- PB 10 PG 63
- PB 10 PG 431
- PB 10 PG 15

DATE OF PLAT:	5/8/24	REVISIONS			
DATE OF SURVEY:	5/2/24	NO.	DATE	DESC.	BY
PROJECT NO.:	23-135				
FIELD WORK:	CH				
DRAWN BY:	JWC				
SCALE:	1" = 40'				
PIN:	9757-22-7154				



549 ELK PARK DRIVE, SUITE 707  
 ASHEVILLE, NC 28804  
 PHONE: 828-251-7025  
 NC FIRM #C-3106 | SC COA #4052