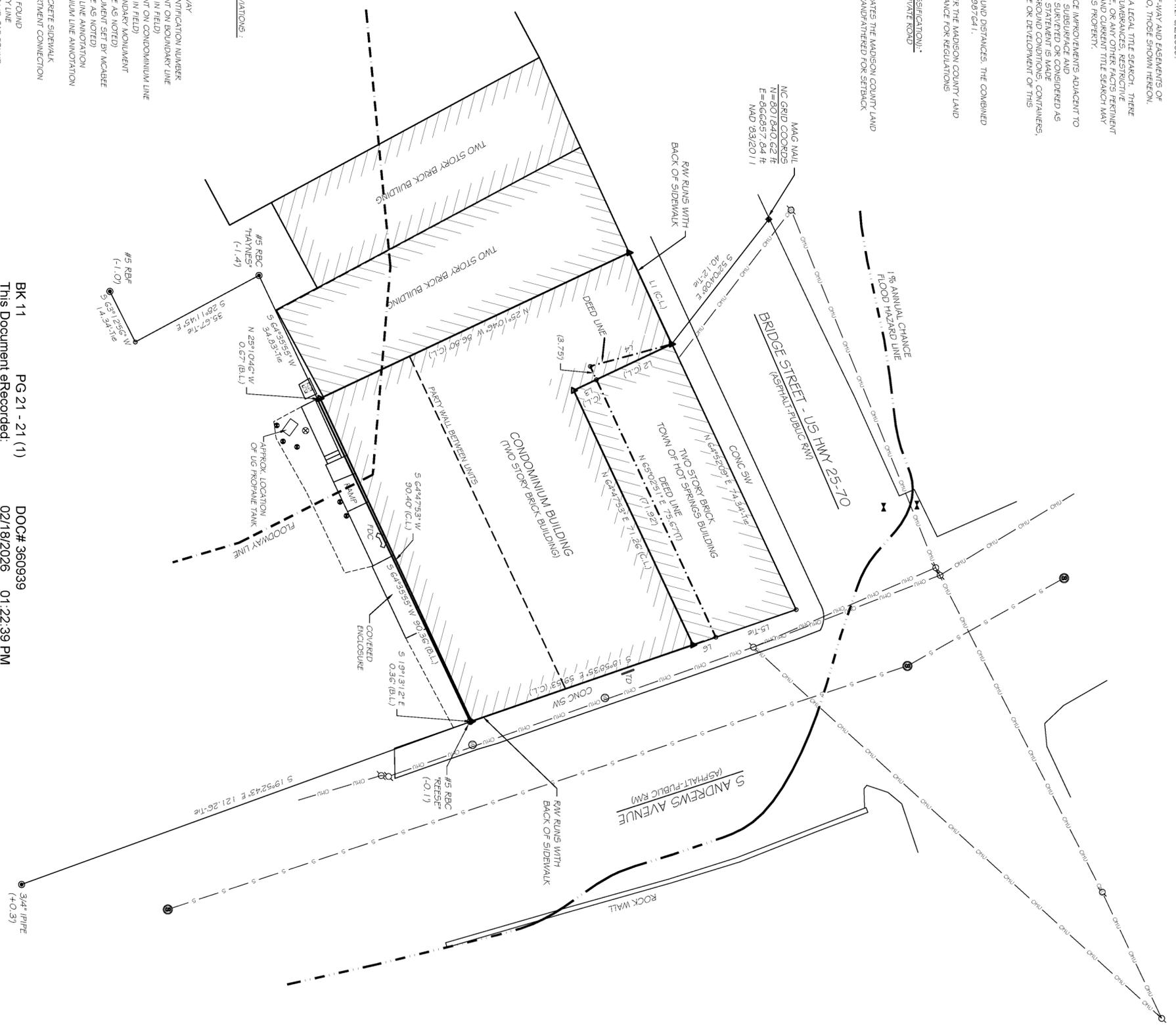


Submitted electronically by "McAbee & Associates, PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Madison County Register of Deeds.

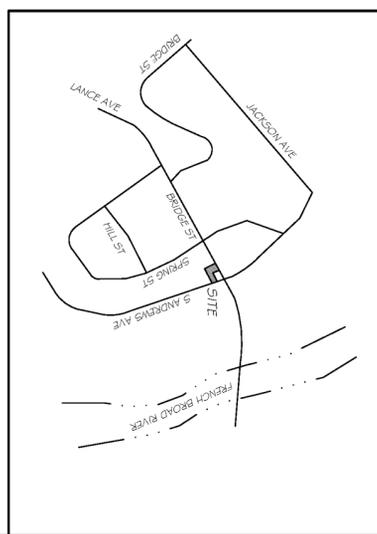
NOTES:
 1) THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER D.F.I.R.#3700866000. EFFECTIVE DATE: 6/22/2009.
 2) PROPERTY SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
 3) SURVEYOR 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 PROPERTY.
 4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS 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 CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 5) AREA BY COORDINATE COMPUTATION.
 6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.99997641.
 7) SUBJECT PROPERTY IS ZONED R-4 PER THE MADISON COUNTY LAND USE ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
 BUILDING SETBACKS (PER R-4 CLASSIFICATION):
 FRONT = 50' FROM DOT OR 40' PRIVATE ROAD
 SIDE = 15'
 REAR = 20'
 THE BUILDING ON THIS PROPERTY PREPARES THE MADISON COUNTY LAND USE ORDINANCE AND, THEREFORE, IS SHOWN/ENTERED FOR SETBACK ENCUMBRANCES.

REFERENCES:
 - DB 656 PG 531
 - UNRECORDED SURVEY BY JAMES H. MAUNY, JR. DATED 9-2-2004
 - PB 4 PG 554
 - PB 6 PG 340

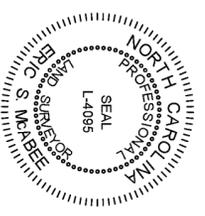
LEGEND & ABBREVIATIONS:
 FB = PLAT BOOK
 DB = DEED BOOK
 PG = PAGE
 RW = RIGHT OF WAY
 PIN = PARCEL IDENTIFICATION NUMBER
 CAL = CALCULATED POINT ON BOUNDARY LINE (NOT MARKED IN FIELD)
 CON = CALCULATED POINT ON CONDOMINIUM LINE (NOT MARKED IN FIELD)
 REC = RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
 B.M. = BOUNDARY LINE MONUMENT (SIZE AND TYPE AS NOTED)
 C.L. = CONDOMINIUM LINE ANNOTATION
 BOLLARD
 CONC SW = CONCRETE SIDEWALK
 FDC = FIRE DEPARTMENT CONNECTION
 GAS METER
 IRPF = IRON PIPE FOUND
 OVERHEAD UTILITY LINE
 RGC = REBAR WITH ID CAP FOUND
 RGF = REBAR FOUND (NO ID CAP)
 S.S. = SANITARY SEWER LINE
 UG = UNDERGROUND
 UTILITY POLE



BK 11 PG 21 - 21 (1)
 This Document eRecorded:
 Fee: \$21.00 DocType: PLAT
 Madison County, North Carolina
 Mary Jane Wallin, Register of Deeds
 DOC# 860939 01:22:39 PM
 02/18/2026 Tax: \$0.00



LINE	BEARING	DISTANCE
L1	N 65°02'23" E	25.56'
L2	S 25°12'07" E	21.14'
L3	S 25°12'07" E	6.38'
L4	S 15°00'47" E	21.45'
L5	S 15°00'47" E	21.57'
L6	S 15°00'35" E	6.10'



1. ERIC S. MCABEE, CERTIFY:
 THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET, AS DESCRIBED IN G.S. 47-30 (P)(1)(G)(1).
 THE 21ST DAY OF JANUARY, 2026.

Signed by:
 Eric S. McAbee
 0704682483485
 L-4095



McABEE & ASSOCIATES, P.A.
 PROFESSIONAL LAND SURVEYING
 Eric S. McAbee, PLS Fax (828) 628-1294
 J. Barry West, PLS Telephone (828) 628-1295
 Wallace S. McAbee, PLS (Emeritus)
 3 McAbee Trail Fairview North Carolina, 28730
 www.mcabeesurvey.com Firm License Number: C-694

NO.	DATE	DESCRIPTION	BY

CONDOMINIUM PLAT OF IRON HORSE STATION CONDOMINIUM FOR:
GOSS IHS, LLC
 (LOCATED AT 28 S ANDREWS AVENUE)
 HOT SPRINGS TOWNSHIP
 MADISON COUNTY, N.C.
 PIN: 8860-61-9735

DATE:	1-21-26
PROJECT #:	14632
DRAWING #:	C-26-2402
DRAWN BY:	ESM
SCALE:	1" = 20'