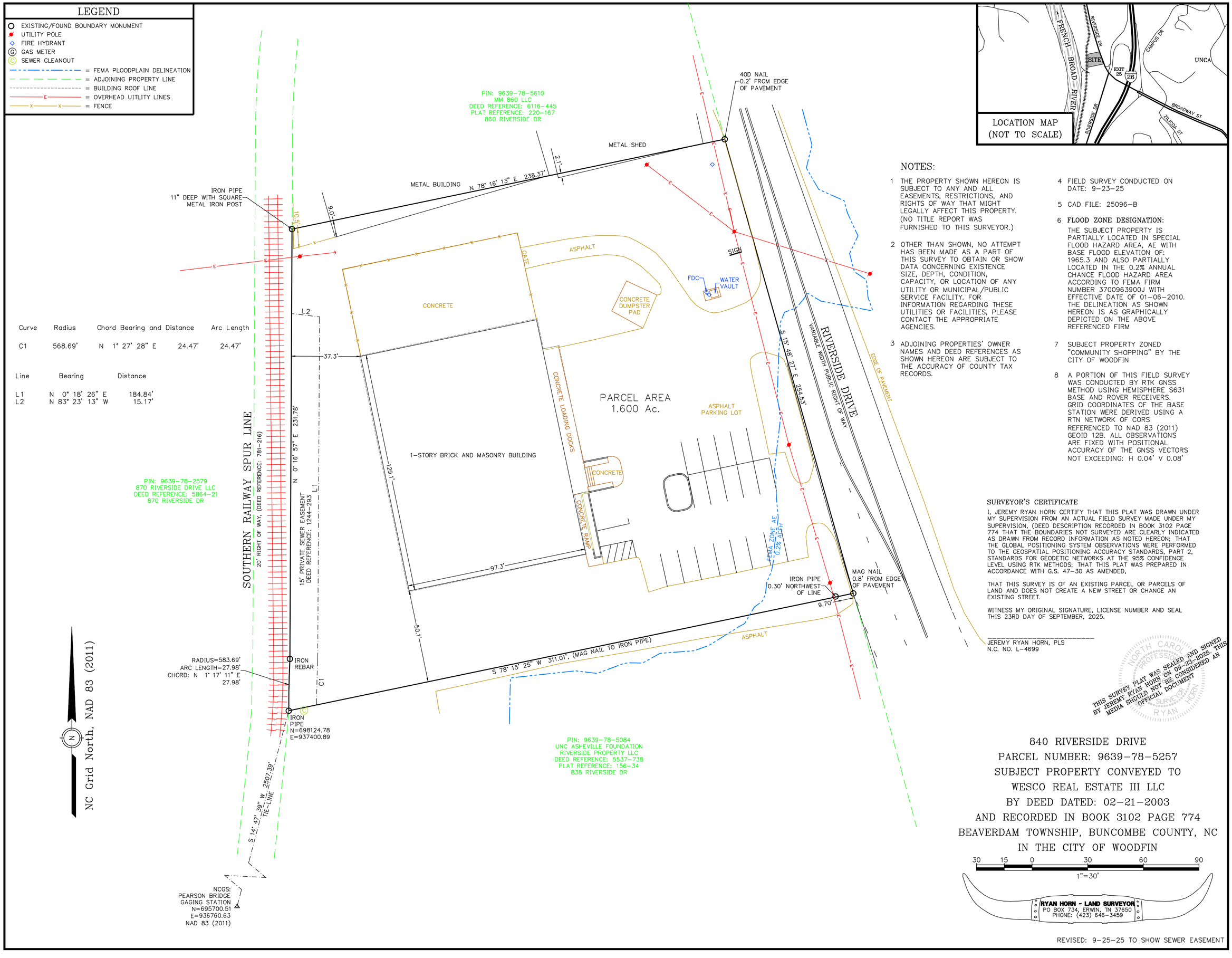
LEGEND

- EXISTING/FOUND BOUNDARY MONUMENT
- UTILITY POLE
- FIRE HYDRANT
- GAS METER
- SEWER CLEANOUT
- = FEMA PLOODPLAIN DELINEATION
- = ADJOINING PROPERTY LINE
- = BUILDING ROOF LINE
- = OVERHEAD UITLITY LINES
- = FENCE



Curve	Radius	Chord Bearing and Distance		Arc Length
C1	568.69'	N 1° 27' 28" E	24.47'	24.47'

Line	Bearing	Distance
L1	N 0° 18' 26" E	184.84'
L2	N 83° 23' 13" W	15.17'

LOCATION MAP
(NOT TO SCALE)

NOTES:

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
2. OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
3. ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
4. FIELD SURVEY CONDUCTED ON DATE: 9-23-25
5. CAD FILE: 25096-B
6. **FLOOD ZONE DESIGNATION:** THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA, AE WITH BASE FLOOD ELEVATION OF: 1965.3 AND ALSO PARTIALLY LOCATED IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA ACCORDING TO FEMA FIRM NUMBER 3700963900J WITH EFFECTIVE DATE OF 01-06-2010. THE DELINEATION AS SHOWN HEREON IS AS GRAPHICALLY DEPICTED ON THE ABOVE REFERENCED FIRM
7. SUBJECT PROPERTY ZONED "COMMUNITY SHOPPING" BY THE CITY OF WOODFIN
8. A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTN NETWORK OF CORS REFERENCED TO NAD 83 (2011) GEOID 12B. ALL OBSERVATIONS ARE FIXED WITH POSITIONAL ACCURACY OF THE GNSS VECTORS NOT EXCEEDING: H 0.04' V 0.08'

SURVEYOR'S CERTIFICATE

I, JEREMY RYAN HORN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 3102 PAGE 774 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM RECORD INFORMATION AS NOTED HEREON; THAT THE GLOBAL POSITIONING SYSTEM OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2, STANDARDS FOR GEODETIC NETWORKS AT THE 95% CONFIDENCE LEVEL USING RTK METHODS; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED,

THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23RD DAY OF SEPTEMBER, 2025.

_____
JEREMY RYAN HORN, PLS
N.C. NO. L-4699

NORTH CAROLINA PROFESSIONAL SURVEYOR RYAN HORN

THIS SURVEY PLAT WAS SEALED AND SIGNED BY JEREMY RYAN HORN ON 09-23-2025 THIS MEDIA SHOULD NOT BE CONSIDERED AN OFFICIAL DOCUMENT

840 RIVERSIDE DRIVE
PARCEL NUMBER: 9639-78-5257
SUBJECT PROPERTY CONVEYED TO
WESCO REAL ESTATE III LLC
BY DEED DATED: 02-21-2003
AND RECORDED IN BOOK 3102 PAGE 774
BEAVERDAM TOWNSHIP, BUNCOMBE COUNTY, NC
IN THE CITY OF WOODFIN

30 15 0 30 60 90
1"=30'

RYAN HORN - LAND SURVEYOR
PO BOX 734, ERWIN, TN 37650
PHONE: (423) 646-3459

REVISED: 9-25-25 TO SHOW SEWER EASEMENT