

NOTES:

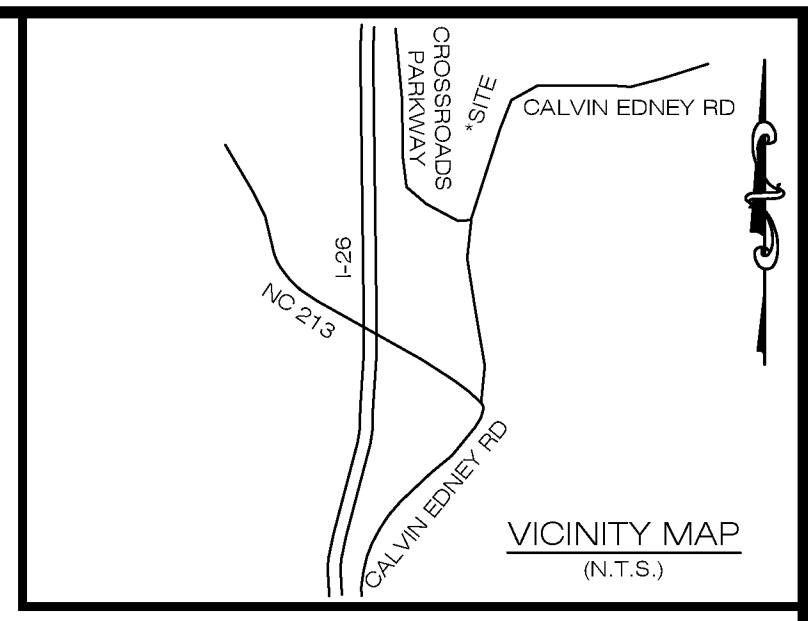
- 1. THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. (WRITTEN OR UNWRITTEN) THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW...

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 through C12.

Table with columns: LINE, BEARING, DISTANCE. Contains data for lines L1 through L13.

- 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)

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



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
- - - ADJOINER'S DEED LINE (NOT SURVEYED)
- · - · SETBACK LINE
- · - · RIGHT-OF-WAY LINE
- · - · EASEMENT LINE (AS NOTED)
- · - · TIE LINE ONLY
- · - · EDGE OF CREEK (APPROXIMATE)
- x - x - x BARBED WIRE FENCELINE
- - - FEMA FLOODLINE
- - - FIBER OPTIC CABLE (APPROXIMATE)
- - - CENTER OF NEW SHARED DRIVEWAY EASEMENT

ABBREVIATIONS:

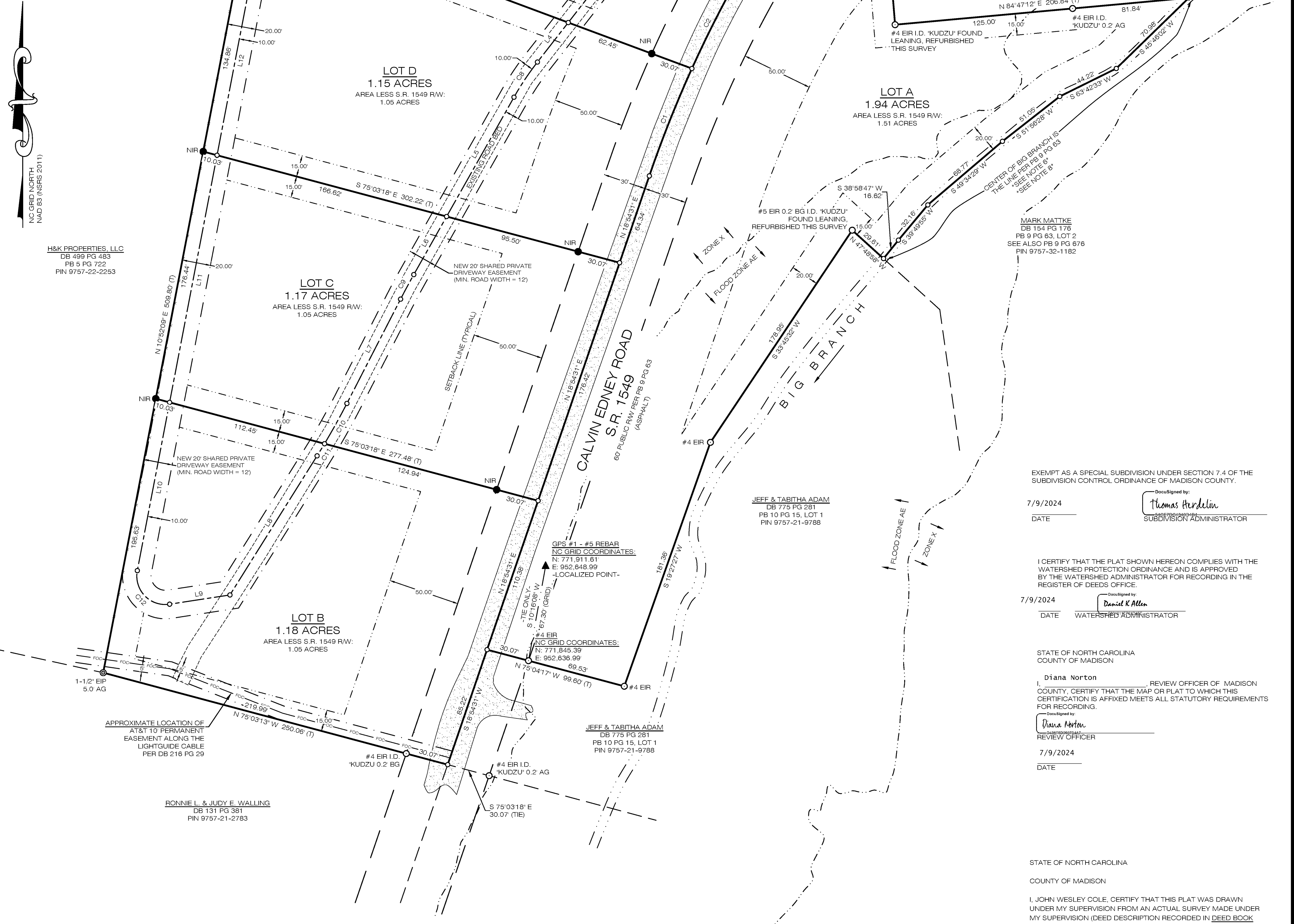
- NTS...NOT TO SCALE
(T)...TOTAL
DB...DEED BOOK
PB...PLAT BOOK
PG...PAGE
PIN...PARCEL IDENTIFICATION NUMBER
NAD...NORTH AMERICAN DATUM
NAVD...NORTH AMERICAN VERTICAL DATUM
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
AG...ABOVE GRADE
BG...BELOW GRADE
RW...RIGHT OF WAY
ID...SURVEYOR'S IDENTIFICATION CAP

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

1395 SOUTHGATE HOLDINGS, INC.
DB 790 PG 638
PB 10 PG 431, LOT 1
PIN 9757-22-8771

DEVELOPMENT DATA

OWNER INFORMATION: JCM 09 BUILDERS, LLC
9 SQUIRREL RIDGE DRIVE
WEAVERVILLE, NC 28787
UTILITIES: POWER PROVIDED BY: FRENCH BROAD ELECTRIC CORP.
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=
MIN. SHARED DRIVEWAY WIDTH: 12 FEET
MADISON CO. ZONING: RA (SEE NOTE #5)
PIN: 9757-22-7154
DEED BOOK/PAGE: DB 789 PG 74



EXEMPT AS A SPECIAL SUBDIVISION UNDER SECTION 7.4 OF THE SUBDIVISION CONTROL ORDINANCE OF MADISON COUNTY.

7/9/2024
DATE
Thomas Ardellin
SUBDIVISION ADMINISTRATOR

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.
7/9/2024
DATE
Daniel K. Allen
WATERSHED ADMINISTRATOR

STATE OF NORTH CAROLINA
COUNTY OF MADISON
Diana Norton
REVIEW OFFICER OF MADISON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
7/9/2024
DATE
Diana Norton
REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF MADISON
I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 789 PAGE 74); 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 2nd DAY OF MAY, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(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.
John Wesley Cole
L-4561



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



549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-31.06 | SC COA #4052

BK 10 PG 591 - 591 (1) DOC# 355266
This Document eRecorded: 07/09/2024 11:26:52 AM
Fee: \$21.00 DocType: PLAT Tax: \$0.00
Madison County, North Carolina
SUBDIVISION SURVEY FOR:

JCM 09 BUILDERS, LLC

(OWNER OF RECORD)
NO. 4 TOWNSHIP, MADISON COUNTY, NC

REFERENCES:

- DB 789 PG 74
DB 216 PG 29
DB 788 PG 666
PB 5 PG 722
PB 9 PG 689
PB 9 PG 41
PB 9 PG 63
PB 10 PG 431
PB 10 PG 15



Table with columns: DATE OF PLAT, DATE OF SURVEY, PROJECT NO., FIELD WORK, DRAWN BY, SCALE, PIN. Includes revision table with columns: NO, DATE, DESC, BY.