

Submitted electronically by "Alan B Styles Land Surveying, PLLC"
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Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/19/2025 8:27:16 AM
Fee Amt: \$21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 252 PG 14

NOTE:
SUBJECT PROPERTY IS NOT LOCATED WITHIN A
SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY FEMA;
REFERENCE F.J.R.M. PANEL 3700972100J, EFFECTIVE 1/6/10.

ALL BEARINGS ARE GRID BEARINGS AND
ALL DISTANCES ARE GROUND DISTANCES

NOTES:
SURVEY IS BASED ON DEEDS AND EXISTING
MONUMENTS AS SHOWN.

PARCEL MAY BE SUBJECT TO EASEMENTS,
SETBACKS, RIGHTS-OF-WAY, RESERVATIONS
AND RESTRICTIONS, WRITTEN AND UNWRITTEN,
RECORDED AND UNRECORDED.

ALL AREAS ARE COMPUTED BY COORDINATE
METHOD.

ALL DISTANCES ARE GROUND UNLESS
OTHERWISE NOTED.

NO NCGS MONUMENTS LOCATED WITHIN
2000 FT. OF SURVEY UNLESS OTHERWISE
INDICATED ON THIS PLAT.

UNDERGROUND UTILITIES AND BUILDING
FOOTERS, EAVE OVERHANG NOT LOCATED
OR SHOWN.

THIS PLAT IS PREPARED FOR THE PERSON,
PERSONS, OR CORPORATION, NOTED
UPON THE TITLE BLOCK OF THIS PAGE AND
IS NOT INTENDED FOR USE BY ANY OTHER
PARTY UNLESS PERMISSION IS GIVEN BY
SAID PERSON OR CORPORATION.

- LEGEND
=====
- = CORNER NOT MONUMENTED
 - = EXISTING IRON PIN (PIPE)
 - = NEW IRON PIN (5/8" REBAR)
 - = CONCRETE MONUMENT FOUND
 - ⊙ = PK OR MAG = SURVEYORS NAIL SET
 - ⊙ = PK OR MAG = SURVEYORS NAIL FOUND
 - R/W = RIGHT-OF-WAY
 - RRS = RAILROAD SPIKE
 - DB = DEED BOOK
 - PB = PLAT BOOK
 - UG = UNDERGROUND
 - X-X-X-X-X = FENCE LINE
 - E-E-E-E-E = ELECTRIC LINE
 - W-W-W-W-W = WATER LINE
 - S-S-S-S-S = SEWER LINE
 - MH = SEWER MANHOLE
 - CO = CLEAN-OUT
 - WM = WATER METER
 - ⊙ = WELL
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = CABLE TV PEDESTAL
 - EL = ELECTRICAL SERVICE
 - ⊙ = GAS METER/TANK
 - PP = POWER POLE
 - LP = LIGHT POLE/LAMP POST
 - ⊙ = FIRE HYDRANT
 - ⊙ = TREE (SIZE AND TYPE AS NOTED)

I, ALAN B. STYLES, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL G.P.S. SURVEY MADE UNDER MY SUPERVISION
AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

- CLASS OF SURVEY: CLASS A WITH 95% CONFIDENCE
- POSITIONAL ACCURACY: HORIZONTAL: 0.02' VERTICAL: 0.04'
- TYPE OF G.P.S. FIELD PROCEDURE: RTK (VRS)
- DATE OF SURVEY: 05/21/24
- DATUM/EPOCH: NAD 83(2011)/ EPOCH 2010(H), NAVD 88(V)
- PUBLISHED/FIXED CONTROL USE: VRS NETWORK
- GEIOD MODEL: GEIOD 12A
- COMBINED FACTOR: 0.999807714
- UNITS: US SURVEY FEET



1.901 ACRES ±
TOTAL ORIGINAL AREA OF
PIN 9721-77-3983

PLUS

NEW AREA
±0.344 Acres
14992.846 Sq. Feet

EQUALS

NEW AREA
±2.245 Acres
TOTAL NEW AREA
AFTER RECOMBINATION

15.92 ACRES ±
TOTAL ORIGINAL AREA OF
PIN 9721-77-6456

MINUS

NEW AREA
±0.344 Acres
14992.846 Sq. Feet

EQUALS

±15.576 Acres
REMAINING AREA OF
PIN 9721-77-6456

MATTHEW T. SCULLY
MEGAN L. WIMER
DEED BOOK 6466, PAGE 144
PIN 9721-77-3983
SEE AREA DETAILS ABOVE

PLAT BOOK 243, PAGE 24

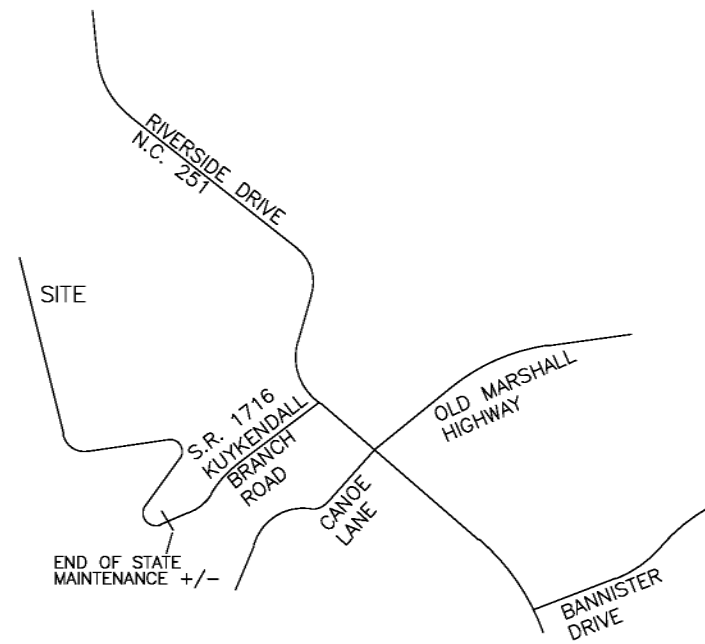
131 KUYKENDALL BRANCH ROAD
ASHEVILLE, N.C.,
28804

JOHN H. GHENT
CHRISTINE A. HENDERSON
DEED BOOK 1519, PAGE 811
PIN 9721-77-6456
SEE AREA DETAILS ABOVE

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CHRISTINE A. HENDERSON
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SEE AREA DETAILS ABOVE

KUYKENDALL BRANCH ROAD

30' RIGHT-OF-WAY
AS PER DEED BOOK 1154, PAGE 435
11' GRAVEL



VICINITY MAP - NOT TO SCALE

BUNCOMBE COUNTY ZONING R3
SETBACK REQUIREMENTS: (WITHOUT PUBLIC SEWER)
FRONT = 20'
SIDES = 10'
REAR = 20'

THIS SURVEY PLAT IS EXEMPT FROM THE
BUNCOMBE COUNTY LAND DEVELOPMENT
AND SUBDIVISION ORDINANCE.
9/18/2025
DATE
COUNTY PLANNER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
I, COURTNEY S. GLANCE, NEW OFFICER OF BUNCOMBE COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
9/18/2025
DATE
REVIEW OFFICER

I, ALAN B. STYLES, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP
WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER
MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN DEED BOOK 6466,
PAGE 144 AND IN DEED BOOK 1519, PAGE 811); THAT BOUNDARIES
NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN
ADJACENT DEEDS AND PLATS AS SHOWN; THAT THE ERROR OF PRECISION OF
THE CONTROL SURVEY DOES NOT EXCEED 1 PART IN 10,000; THAT THIS MAP
WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED; AND THAT THE
SURVEY IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING
PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO
THE DEFINITION OF SUBDIVISION. NC GS 47-30(f)(11)(d).
19th DAY OF SEPTEMBER, 2025
WITNESS MY HAND AND SEAL THIS

Alan Styles
ALAN B. STYLES, PLS
N.C. NO. L-2985



REFERENCES:
DEED BOOK 6466, PAGE 144
PIN 9721-77-3983
DEED BOOK 1519, PAGE 811
PIN 9721-77-6456
PLAT BOOK 243, PAGE 24

**RECOMBINATION SURVEY OF THE LANDS OF
MATTHEW T. SCULLY AND MEGAN L. WIMER
AND
JOHN H. GHENT AND CHRISTINE A. HENDERSON
FOR**

MATTHEW SCULLY

DRAWN RC	DATE 08/21/25	FRENCH BROAD TOWNSHIP BUNCOMBE COUNTY
REVISED		STATE OF NORTH CAROLINA ALAN B. STYLES, PLS
SHEET 1 OF 1	SCALE 1" = 40'	PROJECT NO. 25-H-15

SCULLY,MATTHEW-GHENT.CRD