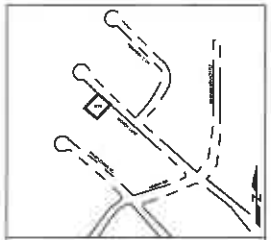
ocuSign Envelope ID: 31FD31EE-2251-4B14-82EE-AC4A2288FADE



VICINITY MAP

LOT INFO
PIN# 9732-20-9824
AVENUE REALTY GROUP LLC
DEED BOOK 6370, PAGE 274
PLAT BOOK 44 PAGE 24
330 WOODY LANE
ASHEVILLE, NC 28804

GENERAL NOTES:

1) THIS PROPERTY IS SUBJECT TO ANY EASEMENTS (WRITTEN OR UNWRITTEN)
2) THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES
3) ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED
4) DEED REFERENCES WERE RESEARCHED IN THE BUNCOMBE COUNTY REGISTRY OF DEEDS
5) AREAS SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD
6) THE SUBJECT PARCEL CAN BE IDENTIFIED BY BUNCOMBE COUNTY PIN#9732-20-9824
7) PARCEL INFORMATION AS SHOWN HEREON CAN BE FOUND IN THE TAX RECORDS OF BUNCOMBE COUNTY, NC
8) PARCELS SHOWN HEREON ARE LOCATED IN THE REEMS CREEK TOWNSHIP
9) ALL BEARINGS AND ANGLES ARE ROUNDED TO THE NEAREST SECOND
10) THIS SURVEY DOES NOT CERTIFY LEGAL TITLE TO THE LAND ITSELF NOR TO THE BOUNDARIES SHOWN HEREON. USERS OF THIS PLAT SHOULD OBTAIN A CURRENT TITLE OPINION TO THE BOUNDARIES
11) RIGHT OF WAY SHOWN HEREON IS KNOWN AS WOODY LANE
12) ROAD RIGHT OF WAYS WERE CALCULATED FOR A 50' WIDTH
15) THIS PARCEL DOES NO LAY WITH A SPECIAL FLOOD HAZARD ZONE AS SHOWN ONE FEMA FLOOD PANEL 3700973200J WITH AN EFFECTIVE DATE OF JANUARY 6, 2010
16) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCE UNLESS OTHERWISE NOTED
17) NO NCGS MONUMENT WAS FOUND WITHIN 2000' OF THE SUBJECT PARCEL.

CERTIFICATE OF ACCURACY AND MAPPING

I, CHRIS GAGNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED AS SHOWN HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20TH DAY OF FEBRUARY, A.D.,2024.

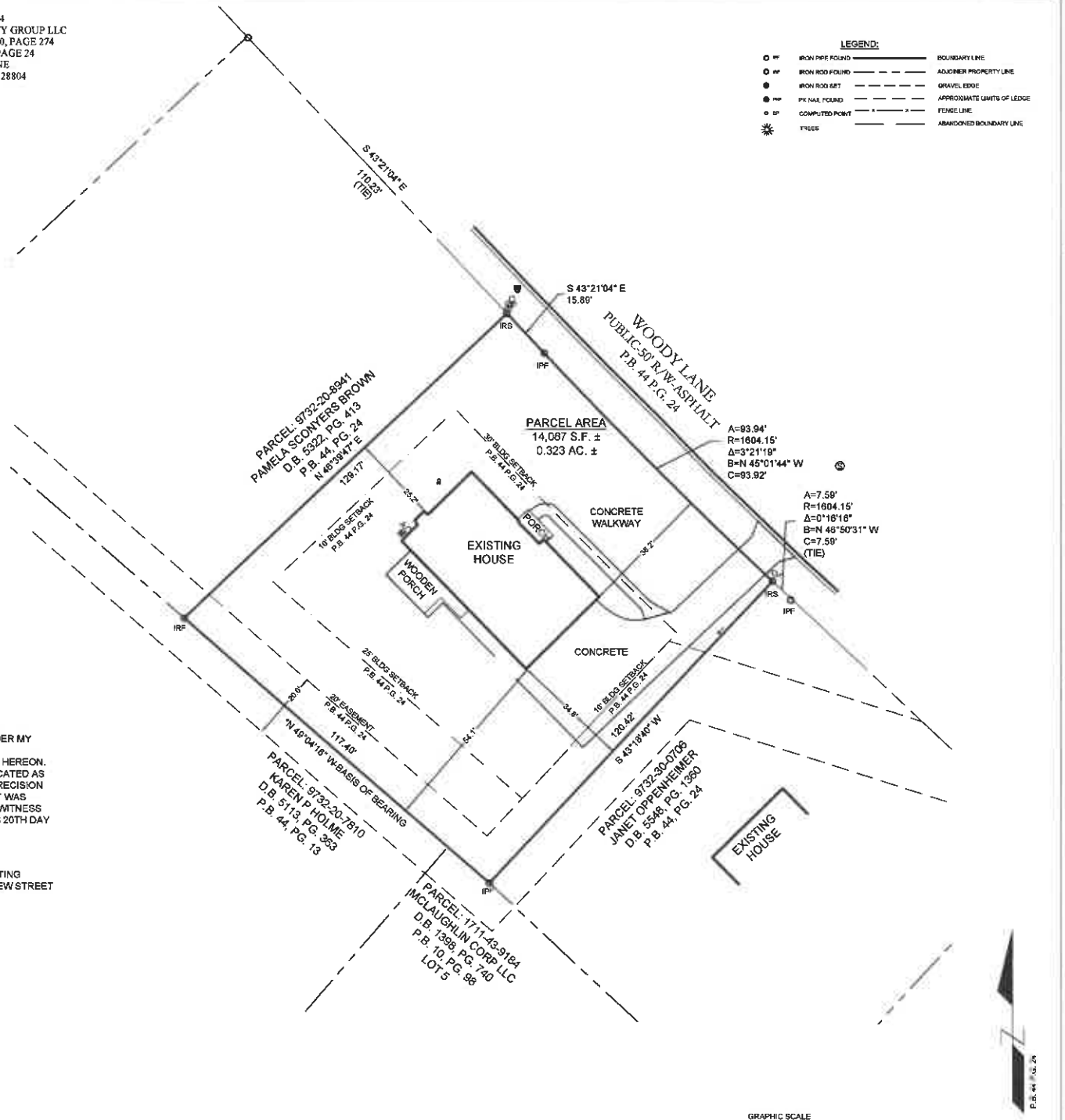
I, CHRIS GAGNE, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

DocuSigned by:
Christopher Gagne, PLS
2/21/2024

CHRIS GAGNE, PLS LICENSE NO. L-4700

Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/21/2024 8:18:50 AM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 240 PG 134



Submitted electronically by "Terminus Land Surveying PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

DATE
REVISIONS:

CLIENT INFORMATION:
PIN# 9732-20-9824
AVENUE REALTY GROUP LLC
DEED BOOK 6370, PAGE 274
PLAT BOOK 44 PAGE 24
330 WOODY LANE
ASHEVILLE, NC 28804

TERMINUS LAND SURVEYING, PLLC
1202 BROOK DRIVE
LANCASTER, SOUTH CAROLINA 29720
TERMINUSNG@GMAIL.COM
NC License #: P-0706

BOUNDARY SURVEY
330 WOODY LANE
BUNCOMBE COUNTY
LOT 7 - P.B. 44 PG. 24
REEMS CREEK TOWNSHIP
NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-4700 LAND SURVEYOR CHRISTOPHER JAMES GAGNE
SEAL

1 of 1
DATE: FEBRUARY 20, 2024 SCALE: 1"=20'
PROJECT#: 8248