

I, ROBERT K. BRADY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5718, PAGE 255); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED.

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

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

12/18/2019

DATE

Robert K. Brady Jr.
ROBERT K. BRADY, JR., PLS-3959



I, Robert K. Brady, Jr., certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey:
Class of survey: Class B
Horizontal Positional accuracy: 0.013
Type of GPS (or GNSS) field procedure: Real-Time Kinematic networks
Date(s) of survey: 12/16/2019
Datum/Epoch: NAD 83 (2011)(EPOCH2010.000)
Published/fixed control: VRS
Geoid model: GEOID12B
Combined factor: 0.99978641
Units: U.S. Foot
Horizontal positions are referenced to NAD83(2011)

12/18/2019

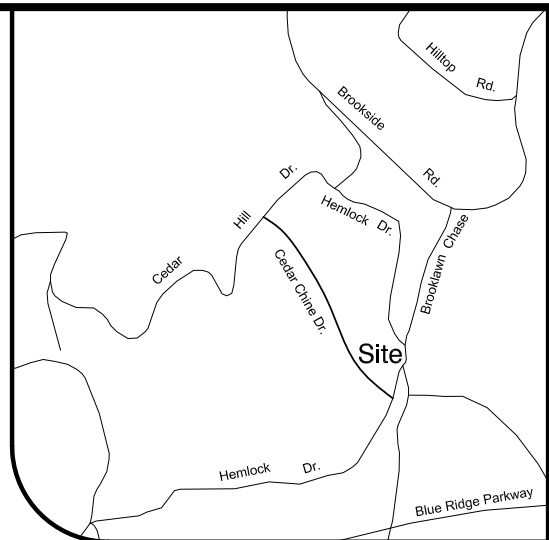
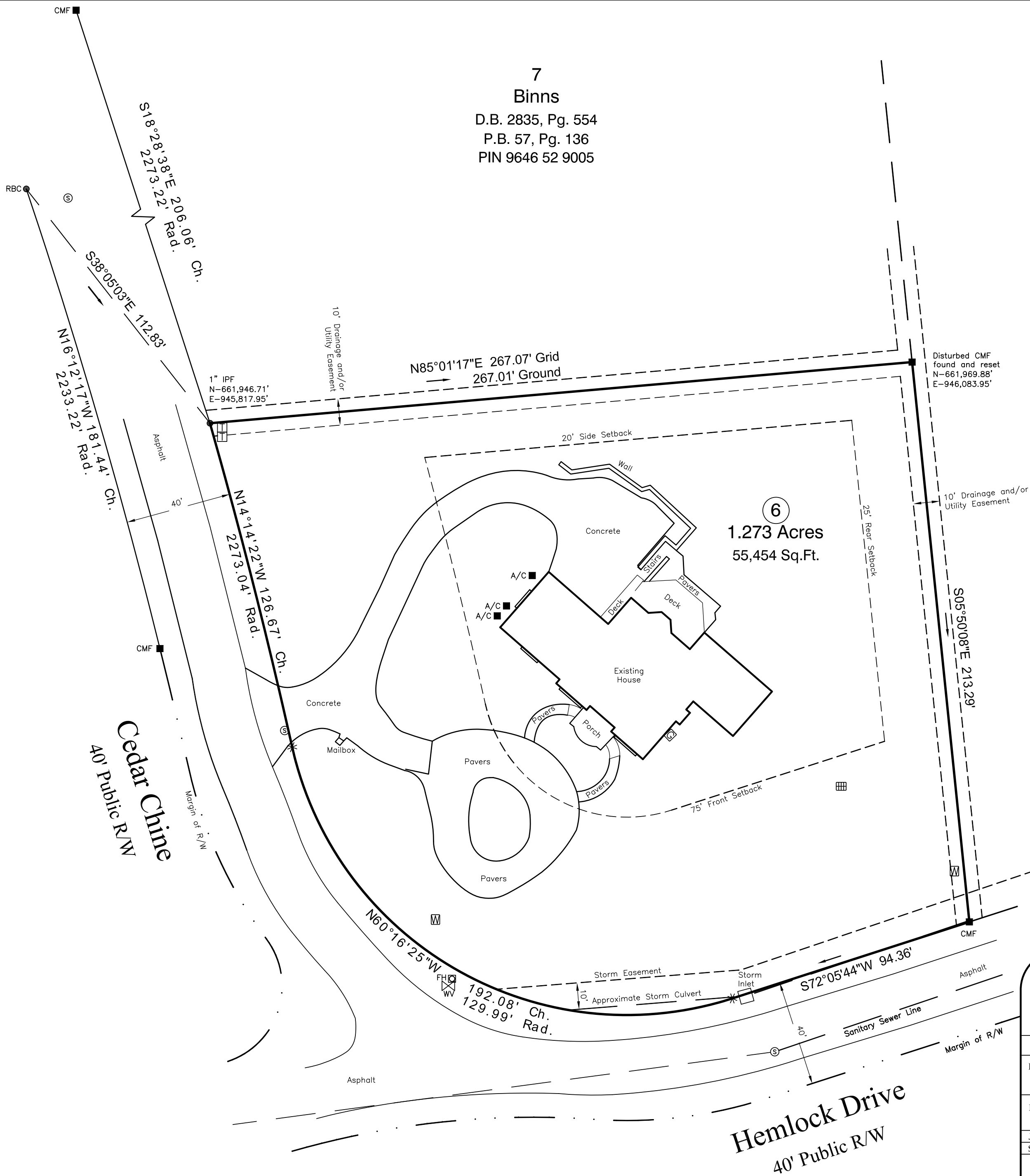
DATE

Robert K. Brady Jr.
ROBERT K. BRADY, JR., PLS-3959

GENERAL NOTES:

- Property subject to all easements, rights-of-way and restrictions of record
- Lines not surveyed are shown as broken lines from information referenced on the face of this plat
- The area shown hereon was computed using the coordinate computation method
- Subject property is not located within a flood hazard area according to flood insurance community 370475, panel 9646, suffix J dated January 6, 2010
- Location of utilities, whether public or private, is based upon field location of visible appurtenances
- All distances are horizontal ground measured in US Feet
- This plat has been prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by the title examination.
- This map does not transfer to anyone other than the persons or business named in the title block and may not be used without written authorization from Blackrock Surveying and Land Design, PC.
- Building Setbacks per P.B. 57, Pg. 136
Front 75'
Side 20'
Rear 25'

7
Binns
D.B. 2835, Pg. 554
P.B. 57, Pg. 136
PIN 9646 52 9005



VICINITY MAP (N.T.S.)

Legend

- Calculated Point
 - Sanitary Sewer Manhole
 - Gas Meter
 - Catch Basin
 - Telecommunications Pedestal
 - Water Meter
 - Air Conditioner
 - Mailbox
 - Fire Hydrant
 - Water Valve
 - Rebar Found
 - IPF
 - RBC
 - CMF
 - N.T.S.
 - D.B.
 - Pg.
 - P.B.
 - PIN
 - Number
 - R/W
 - N
 - E
 - Ch.
 - Rad.
- Not to Scale
Deed Book
Page
Plot Book
Parcel Identification Number
Right-of-Way
Northing
Easting
Chord
Radius

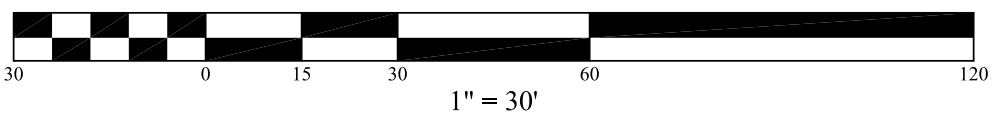
5
Owens
D.B. 5553, Pg. 795
P.B. 57, Pg. 136
PIN 9646 61 2911

Boundary Survey for Kathleen M. Yelverton

Town of Biltmore Forest, Buncombe County, North Carolina

PIN : 9646 51 9844	Current Owner: Peter Thom and Monica Thom	Address: 1 Cedar Chine Ct. Biltmore Forest, NC 28803
D.B./Pg.: 5718 / 255	P.B./Pg.: 57 / 136	Zoning: R-1
Job Number: 19-130	Firm License No.: C-2921	Date: 12/16/2019
Surveyed by: RB	Drawn by: RKB	PLS: Robert K. Brady, Jr.

GRAPHIC SCALE



BLACKROCK
SURVEYING
& LAND DESIGN, PC



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