Plat Book Index

TIP No: B-6018 Project No: 48213.1.1 County: Buncombe

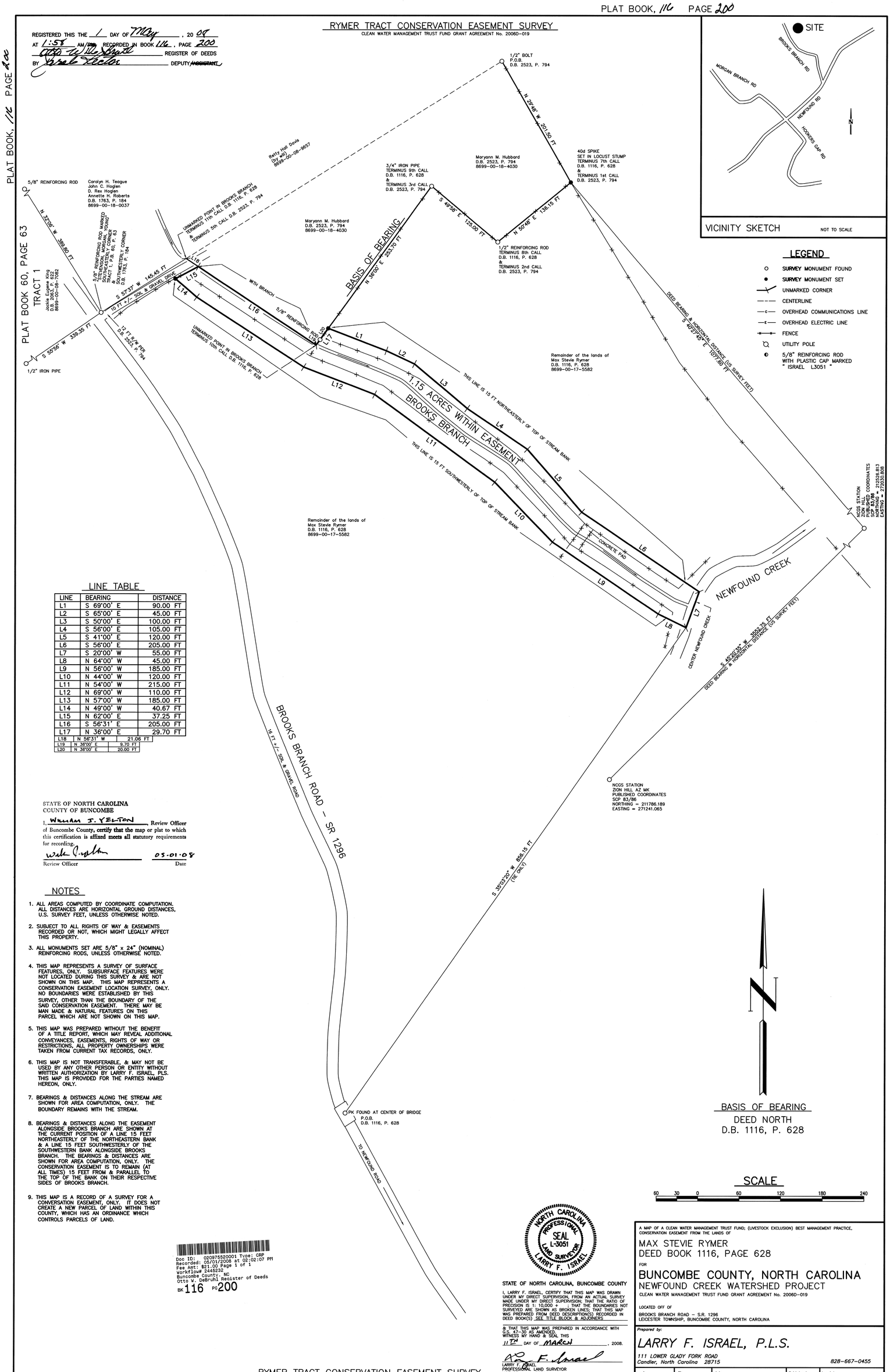
Project: Bridge 536 over Newfound Creek on SR 1296

Property Owners	Deed Book/Page Num	Page Num
Max Rymer	116/200	2
Carroll Shook Trust	178/48	3

REGISTERED THIS THE 1 DAY OF May, 20 08
AT 1:55 AM/PM RECORDED IN BOOK 116, PAGE 200
Ottis W. McDowell REGISTER OF DEEDS
BY Brenda Fletcher DEPUTY/~~ASSISTANT~~

RYMER TRACT CONSERVATION EASEMENT SURVEY

CLEAN WATER MANAGEMENT TRUST FUND GRANT AGREEMENT No. 2006D-019



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 69°00' E	90.00 FT
L2	S 65°00' E	45.00 FT
L3	S 50°00' E	100.00 FT
L4	S 56°00' E	105.00 FT
L5	S 41°00' E	120.00 FT
L6	S 56°00' E	205.00 FT
L7	S 20°00' W	55.00 FT
L8	N 64°00' W	45.00 FT
L9	N 56°00' W	185.00 FT
L10	N 44°00' W	120.00 FT
L11	N 54°00' W	215.00 FT
L12	N 69°00' W	110.00 FT
L13	N 57°00' W	185.00 FT
L14	N 49°00' W	40.67 FT
L15	N 62°00' E	37.25 FT
L16	S 56°31' E	205.00 FT
L17	N 36°00' E	29.70 FT
L18	N 58°31' W	21.06 FT
L19	N 36°00' E	9.70 FT
L20	N 36°00' E	20.00 FT

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, William J. Yelton, Review Officer of Buncombe County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer — Date 05-01-08

NOTES

1. ALL AREAS COMPUTED BY COORDINATE COMPUTATION. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.
2. SUBJECT TO ALL RIGHTS OF WAY & EASEMENTS RECORDED OR NOT, WHICH MIGHT LEGALLY AFFECT THIS PROPERTY.
3. ALL MONUMENTS SET ARE 5/8" x 24" (NOMINAL) REINFORCING RODS, UNLESS OTHERWISE NOTED.
4. THIS MAP REPRESENTS A SURVEY OF SURFACE FEATURES, ONLY. SUBSURFACE FEATURES WERE NOT LOCATED DURING THIS SURVEY & ARE NOT SHOWN ON THIS MAP. THIS MAP REPRESENTS A CONSERVATION EASEMENT LOCATION SURVEY, ONLY. NO BOUNDARIES WERE ESTABLISHED BY THIS SURVEY, OTHER THAN THE BOUNDARY OF THE SAID CONSERVATION EASEMENT. THERE MAY BE MAN MADE & NATURAL FEATURES ON THIS PARCEL WHICH ARE NOT SHOWN ON THIS MAP.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS, ALL PROPERTY OWNERSHIPS WERE TAKEN FROM CURRENT TAX RECORDS, ONLY.
6. THIS MAP IS NOT TRANSFERABLE, & MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY LARRY F. ISRAEL, PLS. THIS MAP IS PROVIDED FOR THE PARTIES NAMED HEREON, ONLY.
7. BEARINGS & DISTANCES ALONG THE STREAM ARE SHOWN FOR AREA COMPUTATION, ONLY. THE BOUNDARY REMAINS WITH THE STREAM.
8. BEARINGS & DISTANCES ALONG THE EASEMENT ALONGSIDE BROOKS BRANCH ARE SHOWN AT THE CURRENT POSITION OF A LINE 15 FEET NORTHEASTERLY OF THE NORTHEASTERN BANK & A LINE 15 FEET SOUTHWESTERLY OF THE SOUTHWESTERN BANK ALONGSIDE BROOKS BRANCH. THE BEARINGS & DISTANCES ARE SHOWN FOR AREA COMPUTATION, ONLY. THE CONSERVATION EASEMENT IS TO REMAIN (AT ALL TIMES) 15 FEET FROM & PARALLEL TO THE TOP OF THE BANK ON THEIR RESPECTIVE SIDES OF BROOKS BRANCH.
9. THIS MAP IS A RECORD OF A SURVEY FOR A CONVERSATION EASEMENT, ONLY. IT DOES NOT CREATE A NEW PARCEL OF LAND WITHIN THIS COUNTY, WHICH HAS AN ORDINANCE WHICH CONTROLS PARCELS OF LAND.

Doc ID: 020075520001 Type: CDP
Recorded: 05/01/2008 at 02:02:07 PM
Fee Amt: $21.00 Page 1 of 1
Workflow# 2448232
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 116 PG 200

NORTH CAROLINA PROFESSIONAL SEAL L-3051 LAND SURVEYOR LARRY F. ISRAEL

STATE OF NORTH CAROLINA, BUNCOMBE COUNTY

I, LARRY F. ISRAEL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY DIRECT SUPERVISION, FROM AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 10,000 + ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS MAP WAS PREPARED FROM DEED DESCRIPTION(S) RECORDED IN DEED BOOK(S) SEE TITLE BLOCK & ADJOINERS

& THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY HAND & SEAL THIS 11TH DAY OF MARCH, 2008.

LARRY F. ISRAEL
PROFESSIONAL LAND SURVEYOR
LICENSE No. L-3051

A MAP OF A CLEAN WATER MANAGEMENT TRUST FUND; (LIVESTOCK EXCLUSION) BEST MANAGEMENT PRACTICE, CONSERVATION EASEMENT FROM THE LANDS OF

MAX STEVIE RYMER
DEED BOOK 1116, PAGE 628

FOR

BUNCOMBE COUNTY, NORTH CAROLINA
NEWFOUND CREEK WATERSHED PROJECT
CLEAN WATER MANAGEMENT TRUST FUND GRANT AGREEMENT No. 2006D-019

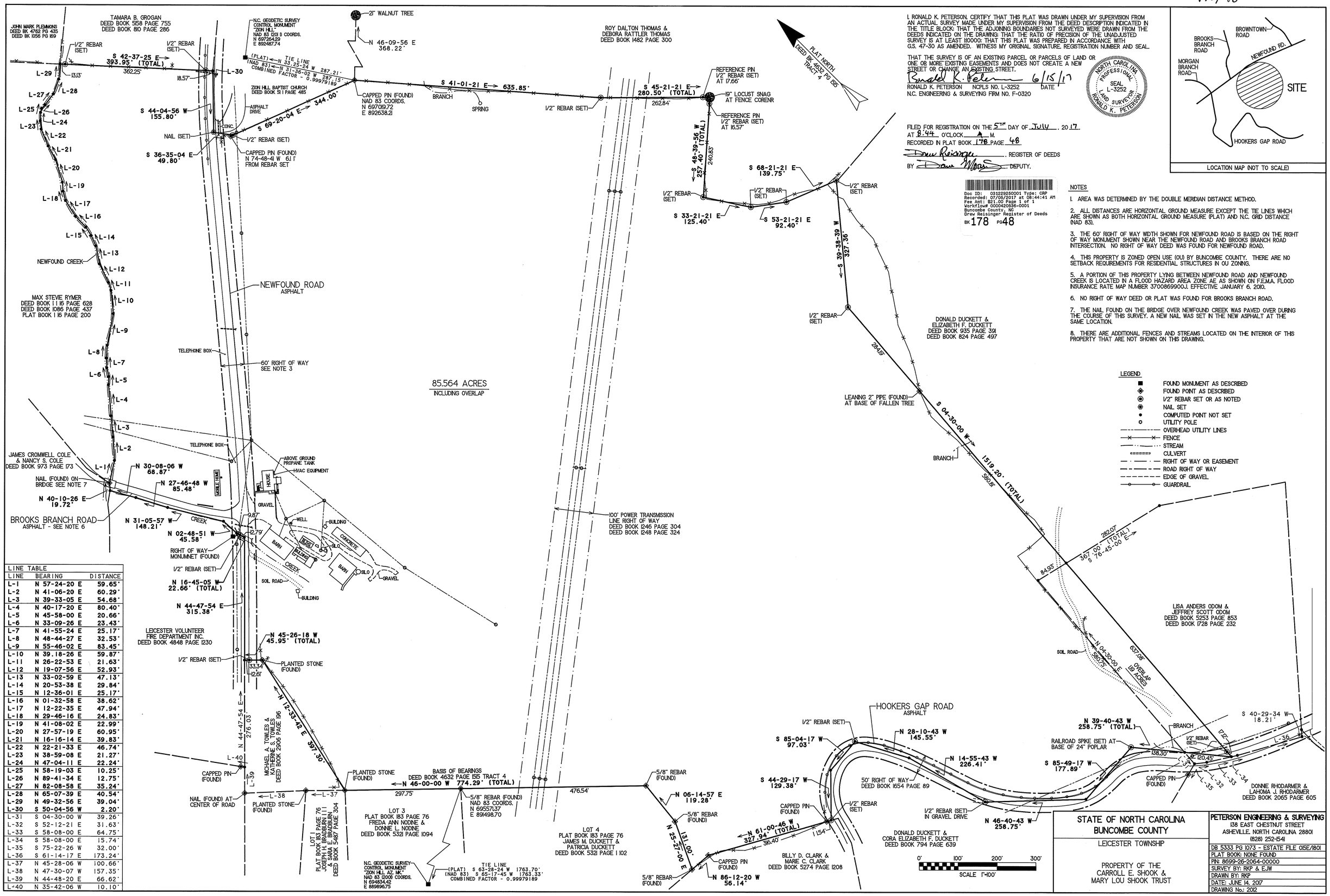
LOCATED OFF OF
BROOKS BRANCH ROAD - S.R. 1296
LEICESTER TOWNSHIP, BUNCOMBE COUNTY, NORTH CAROLINA

Prepared by:
LARRY F. ISRAEL, P.L.S.
111 LOWER GLADY FORK ROAD
Candler, North Carolina 28715
828-667-0455

scale	file	date	field book	tax i.d. A PORTION OF
1" = 60'	82108	28 FEBRUARY 2008	179	8699-00-17-5582

RYMER TRACT CONSERVATION EASEMENT SURVEY
CLEAN WATER MANAGEMENT TRUST FUND GRANT AGREEMENT No. 2006D-019

178/48



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 57-24-20 E	59.65'
L-2	N 41-06-20 E	60.29'
L-3	N 39-33-05 E	54.68'
L-4	N 40-17-20 E	80.40'
L-5	N 45-58-00 E	20.66'
L-6	N 33-09-26 E	23.43'
L-7	N 41-55-24 E	25.17'
L-8	N 48-44-27 E	32.53'
L-9	N 55-46-02 E	83.45'
L-10	N 39.18-26 E	59.87'
L-11	N 26-22-53 E	21.63'
L-12	N 19-07-56 E	52.93'
L-13	N 33-02-59 E	47.13'
L-14	N 20-53-38 E	29.84'
L-15	N 12-36-01 E	25.17'
L-16	N 01-32-58 E	38.62'
L-17	N 12-22-35 E	47.94'
L-18	N 29-46-16 E	24.83'
L-19	N 41-08-02 E	22.99'
L-20	N 27-57-19 E	60.95'
L-21	N 16-16-14 E	39.83'
L-22	N 22-21-33 E	46.74'
L-23	N 38-59-08 E	21.27'
L-24	N 47-04-11 E	22.24'
L-25	N 58-19-03 E	10.25'
L-26	N 89-41-34 E	12.75'
L-27	N 82-08-58 E	35.24'
L-28	N 65-07-39 E	40.54'
L-29	N 49-32-56 E	39.04'
L-30	S 50-04-56 W	2.20'
L-31	S 04-30-00 W	39.26'
L-32	S 52-12-21 E	31.63'
L-33	S 58-08-00 E	64.75'
L-34	S 58-08-00 E	15.74'
L-35	S 75-22-26 W	32.00'
L-36	S 61-14-17 E	173.24'
L-37	N 45-28-06 W	100.66'
L-38	N 47-30-07 W	157.35'
L-39	N 44-48-20 E	66.62'
L-40	N 35-42-06 W	10.10'

I, RONALD K. PETERSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM THE DEED DESCRIPTION INDICATED IN THE TITLE BLOCK; THAT THE ADJOINING BOUNDARIES NOT SURVEYED WERE DRAWN FROM THE DEEDS INDICATED ON THE DRAWING; THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THAT THE 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.

Ronald K. Peterson 6/15/17

RONALD K. PETERSON NCPLS NO. L-3252 DATE

N.C. ENGINEERING & SURVEYING FIRM NO. F-0320

NORTH CAROLINA PROFESSIONAL SEAL L-3252 LAND SURVEYOR RONALD K. PETERSON

FILED FOR REGISTRATION ON THE 5TH DAY OF JULY, 2017

AT 8:44 O'CLOCK A M.

RECORDED IN PLAT BOOK 178 PAGE 48

Drew Reisinger, REGISTER OF DEEDS

BY Dawn Moore, DEPUTY.

Doc ID: 031229250001 Type: CRP
Recorded: 07/05/2017 at 08:44:41 AM
Fee Amt: $21.00 Page 1 of 1
Workflow# 0000420536-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 178 PG 48

LOCATION MAP (NOT TO SCALE)

NOTES

1. AREA WAS DETERMINED BY THE DOUBLE MERIDIAN DISTANCE METHOD.

2. ALL DISTANCES ARE HORIZONTAL GROUND MEASURE EXCEPT THE TIE LINES WHICH ARE SHOWN AS BOTH HORIZONTAL GROUND MEASURE (PLAT) AND N.C. GRID DISTANCE (NAD 83).

3. THE 60' RIGHT OF WAY WIDTH SHOWN FOR NEWFOUND ROAD IS BASED ON THE RIGHT OF WAY MONUMENT SHOWN NEAR THE NEWFOUND ROAD AND BROOKS BRANCH ROAD INTERSECTION. NO RIGHT OF WAY DEED WAS FOUND FOR NEWFOUND ROAD.

4. THIS PROPERTY IS ZONED OPEN USE (OU) BY BUNCOMBE COUNTY. THERE ARE NO SETBACK REQUIREMENTS FOR RESIDENTIAL STRUCTURES IN OU ZONING.

5. A PORTION OF THIS PROPERTY LYING BETWEEN NEWFOUND ROAD AND NEWFOUND CREEK IS LOCATED IN A FLOOD HAZARD AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 3700869900J, EFFECTIVE JANUARY 6, 2010.

6. NO RIGHT OF WAY DEED OR PLAT WAS FOUND FOR BROOKS BRANCH ROAD.

7. THE NAIL FOUND ON THE BRIDGE OVER NEWFOUND CREEK WAS PAVED OVER DURING THE COURSE OF THIS SURVEY. A NEW NAIL WAS SET IN THE NEW ASPHALT AT THE SAME LOCATION.

8. THERE ARE ADDITIONAL FENCES AND STREAMS LOCATED ON THE INTERIOR OF THIS PROPERTY THAT ARE NOT SHOWN ON THIS DRAWING.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND POINT AS DESCRIBED
- 1/2" REBAR SET OR AS NOTED
- NAIL SET
- COMPUTED POINT NOT SET
- UTILITY POLE
- OVERHEAD UTILITY LINES
- FENCE
- STREAM
- CULVERT
- RIGHT OF WAY OR EASEMENT
- ROAD RIGHT OF WAY
- EDGE OF GRAVEL
- GUARDRAIL

STATE OF NORTH CAROLINA
BUNCOMBE COUNTY

LEICESTER TOWNSHIP

PROPERTY OF THE
CARROLL E. SHOOK &
MARY LOU SHOOK TRUST

PETERSON ENGINEERING & SURVEYING
138 EAST CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
(828) 252-1541

DB 5333 PG 1073 - ESTATE FILE 05E/1801
PLAT BOOK: NONE FOUND
PIN: 8699-26-2064-00000
SURVEY BY: RKP & EJW
DRAWN BY: RKP
DATE: JUNE 14, 2017
DRAWING No.: 2012