

RECOMBINATION SURVEY

FOR
TIMOTHY & JAN HAYNES
EDWARD HAYNES

PIN 9746-80-7691, -6642, -7265
36 BADGER TRAIL
FLAT CREEK TWP. BUNCOMBE COUNTY NC

SCALE: 1" = 40' DRAWN BY: SMH FILE: BNC 22-027
DEED REFERENCE: DB 4330 PG 285
DEED REFERENCE: DB 5488 PG 209
DEED REFERENCE: DB 5498 PG 1932
PLAT REFERENCE: PB 164 PG 48
SURVEY BY: SMH DATE: 27SEP2022
DRAWING NO: BNC16014BASE40

KUDZU SURVEY ASSOCIATES PLLC
BUSINESS LICENSE P-1543
810 ENGLISH RIDGE DRIVE
MARS HILL NC 28754
PHONE (828)689-8770
steve@kudzusurvey.com

CLIENT/OWNER, LOT 1:
TIMOTHY & JAN HAYNES
36 BADGER TRAIL
WEAVERVILLE NC 28787
OWNER, LOT 2:
EDWARD HAYNES
40 ROBERTS STREET
ASHEVILLE NC 28801

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/25/2022 11:29:26 AM
Fee Amt: \$21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 231 PG 28

CERTIFICATE OF SURVEY AND ACCURACY:
I, STEVEN M HIGLEY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME; DEED DESCRIPTION RECORDED IN DEED BOOK 4330, PAGE 285, DEED BOOK 5488, PAGE 209, DEED BOOK 5498, PAGE 1932, AND PLAT BOOK 164, PAGE 48; THAT THE RATIO OF PRECISION OF THE SURVEY BEFORE ADJUSTMENT WAS ONE PART IN 15,000, AS CALCULATED BY LATITUDES AND DEPARTURES; THAT THIS PLAT REPRESENTS A RECOMBINATION OF EXISTING PARCELS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET PER G.S. 47-30 (f) 11d; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 10/25/2022, 2022.



Steven M Higley

NC PROFESSIONAL LAND SURVEYOR NO. 4702

THIS DOCUMENT NOT VALID
FOR CONVEYANCE PURPOSES
UNLESS SIGNED AND SEALED.

submitted electronically by "kudzu survey associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

STATE OF NORTH CAROLINA
County of Buncombe
I, Gillian Phillips
REVIEW OFFICER FOR BUNCOMBE
COUNTY, HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

Gillian Phillips

10/25/2022

REVIEW OFFICER

DATE

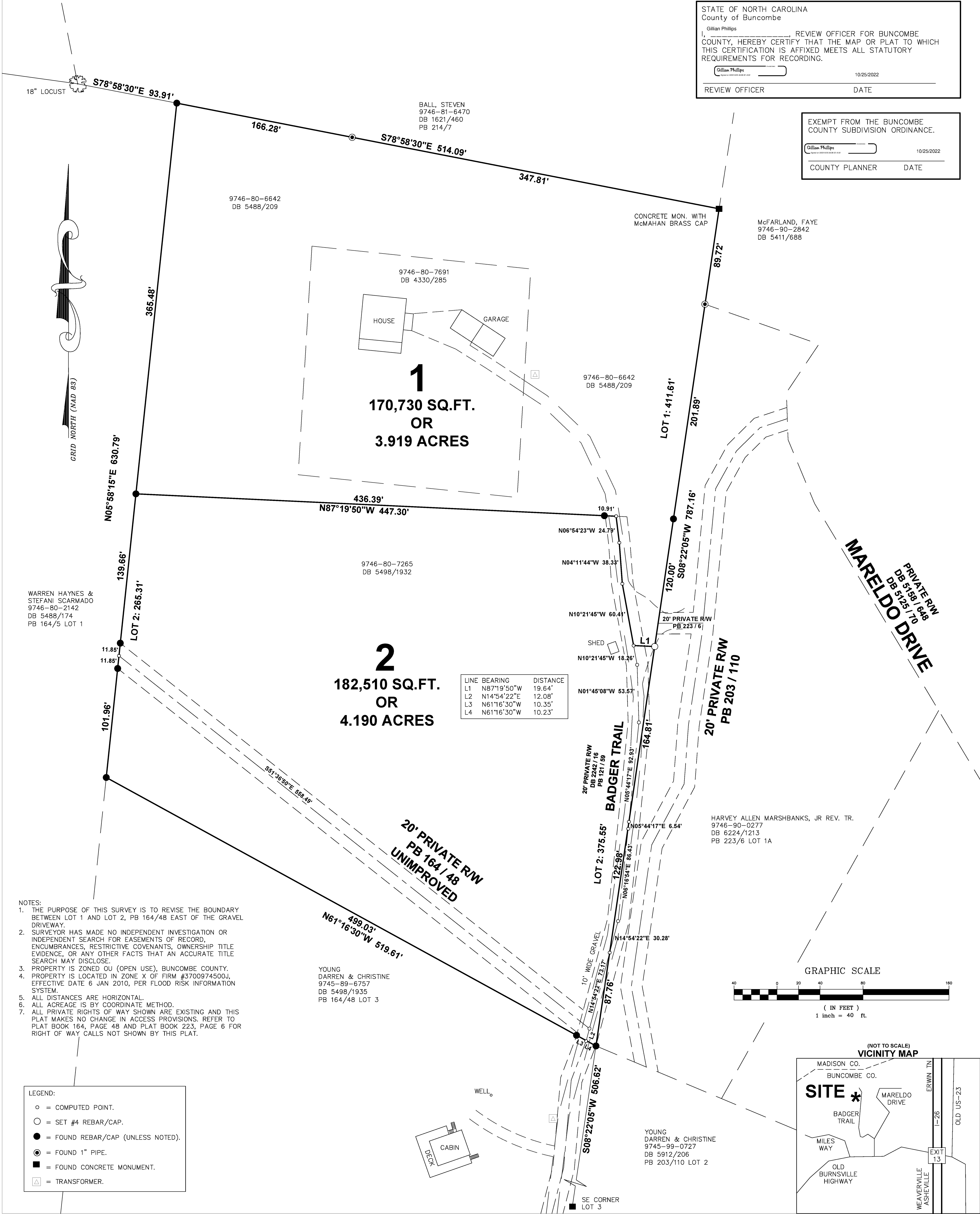
EXEMPT FROM THE BUNCOMBE
COUNTY SUBDIVISION ORDINANCE.

Gillian Phillips

10/25/2022

COUNTY PLANNER

DATE



- NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO REVISE THE BOUNDARY BETWEEN LOT 1 AND LOT 2, PB 164/48 EAST OF THE GRAVEL DRIVEWAY.
 2. SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 3. PROPERTY IS ZONED OU (OPEN USE), BUNCOMBE COUNTY.
 4. PROPERTY IS LOCATED IN ZONE X OF FIRM #3700974500J, EFFECTIVE DATE 6 JAN 2010, PER FLOOD RISK INFORMATION SYSTEM.
 5. ALL DISTANCES ARE HORIZONTAL.
 6. ALL ACREAGE IS BY COORDINATE METHOD.
 7. ALL PRIVATE RIGHTS OF WAY SHOWN ARE EXISTING AND THIS PLAT MAKES NO CHANGE IN ACCESS PROVISIONS. REFER TO PLAT BOOK 164, PAGE 48 AND PLAT BOOK 223, PAGE 6 FOR RIGHT OF WAY CALLS NOT SHOWN BY THIS PLAT.

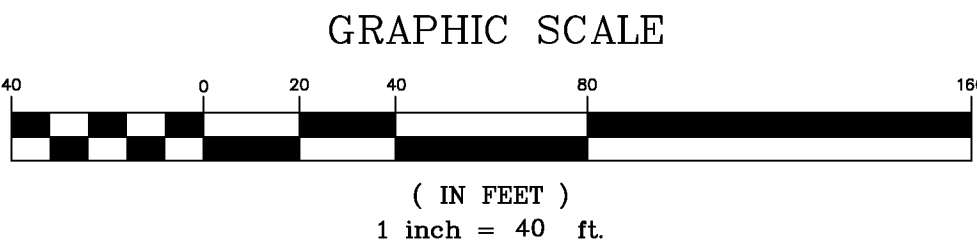
- LEGEND:
- = COMPUTED POINT.
 - = SET #4 REBAR/CAP.
 - = FOUND REBAR/CAP (UNLESS NOTED).
 - ⦿ = FOUND 1" PIPE.
 - = FOUND CONCRETE MONUMENT.
 - ⚡ = TRANSFORMER.

LINE BEARING	DISTANCE
L1 N87°19'50"W	19.64'
L2 N14°54'22"E	12.08'
L3 N61°16'30"W	10.35'
L4 N61°16'30"W	10.23'

YOUNG
DARREN & CHRISTINE
9745-89-6757
DB 5498/1935
PB 164/48 LOT 3

YOUNG
DARREN & CHRISTINE
9745-99-0727
DB 5912/206
PB 203/110 LOT 2

HARVEY ALLEN MARSHBANKS, JR REV. TR.
9746-90-0277
DB 6224/1213
PB 223/6 LOT 1A



(NOT TO SCALE)
VICINITY MAP

