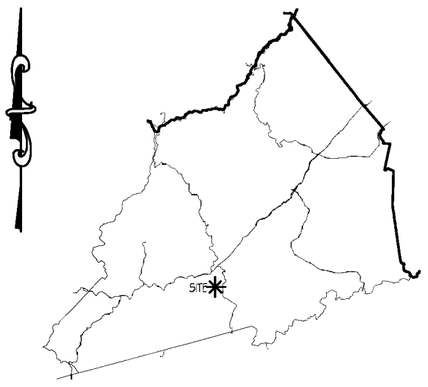
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VICINITY MAP NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 05°58'12" E	44.12'
L2	N 24°32'24" E	44.41'
L3	N 54°01'23" E	56.93'
L4	N 65°56'58" E	102.42'
L5	N 08°11'36" E	40.27'
L6	N 29°53'51" E	56.74'
L7	N 45°13'45" E	48.56'
L8	N 22°59'42" E	46.85'
L9	N 11°58'23" E	45.50'
L10	N 36°05'56" E	39.47'
L11	N 07°26'46" E	28.45'
L12	N 52°25'25" E	63.33'
L13	N 48°31'30" E	76.06'
L14	N 44°56'56" E	62.18'
L15	N 10°33'34" E	25.08'
L16	N 51°36'22" E	124.35'
L17	N 48°06'17" E	52.24'
L18	N 03°35'09" W	54.20'
L19	N 38°10'51" E	67.68'
L20	N 60°00'22" E	41.76'
L21	N 53°22'38" E	58.98'
L22	N 02°10'23" E	93.64'
L23	N 08°23'25" E	44.74'
L24	N 47°24'12" E	60.72'
L25	N 38°00'52" E	20.33'

LINE	BEARING	DISTANCE
L26	N 61°48'03" E	37.84'
L27	N 55°02'59" E	56.78'
L28	N 40°57'12" E	53.94'
L29	S 53°27'32" E	17.29'
L30	N 45°21'54" E	48.56'
L31	N 86°04'17" E	32.64'
L32	S 86°38'23" E	66.30'
L33	S 44°29'23" E	40.05'
L34	S 31°02'33" E	62.54'
L35	S 20°59'49" E	93.11'
L36	S 07°53'07" E	18.39'
L37	S 06°45'12" E	46.00'
L38	N 82°30'12" W	76.00'
L39	S 32°15'12" E	80.50'
L40	S 21°25'38" E	64.64'
L41	S 37°03'21" W	66.75'
L42	N 25°25'12" W	46.20'
L43	N 27°06'42" W	36.65'
L44	N 18°26'06" W	55.92'
L45	N 14°46'09" W	42.93'
L46	N 23°11'55" W	32.85'
L47	N 45°45'50" W	28.60'
L48	N 41°45'29" W	35.05'
L49	N 66°50'21" W	84.43'
L50	S 43°41'13" W	120.62'

LINE	BEARING	DISTANCE
L51	S 65°15'02" W	26.16'
L52	S 87°56'27" W	50.41'
L53	S 81°46'24" W	17.66'
L54	S 57°17'55" W	32.16'
L55	S 33°34'01" W	17.59'
L56	S 25°46'09" W	25.79'
L57	S 10°16'03" W	46.47'
L58	S 34°51'42" E	8.67'
L59	S 17°20'37" W	94.94'
L60	S 15°33'24" E	33.77'
L61	S 23°24'44" E	38.86'
L62	S 33°30'40" E	54.38'
L63	S 27°48'05" E	30.48'
L64	S 11°15'02" E	46.48'
L65	S 02°01'17" E	52.11'
L66	S 11°06'20" E	31.94'
L67	S 29°03'17" E	16.54'

LINE	BEARING	DISTANCE
L68	S 44°16'13" W	44.58'
L69	S 16°05'27" W	21.73'
L70	S 33°33'18" W	23.61'
L71	S 21°59'51" W	32.70'
L72	S 16°38'42" W	36.59'
L73	S 14°10'20" W	41.00'
L74	S 10°56'12" W	90.09'
L75	N 76°40'07" W	83.87'
L76	N 56°24'27" W	74.92'
L77	S 04°18'47" E	104.02'
L78	S 65°21'58" W	51.82'
L79	S 46°16'55" W	66.39'
L80	S 33°38'40" W	133.22'
L81	S 33°44'43" W	31.71'

GRID NORTH
NAD 83(2011)

NOTES:

* THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.

* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE TRANSYLVANIA COUNTY GIS WEBSITE.

* NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

* BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 3700855200J, DATED 10-2-2009.

* ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC...LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES,TO MAKE SUCH DETERMINATION.

* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

* THIS PROPERTY IS LOCATED IN AN AREA THAT IS NOT ZONED. NO BUILDING SETBACKS WERE FOUND AT THIS TIME. ADDITIONAL SETBACKS MAY APPLY. NORTH CAROLINA BUILDING CODE DOES APPLY.

* BUILDING SETBACKS ARE OPEN TO INTERPRETATION. PLEASE CONTACT MUNICIPALITY PLANNING AND ZONING AND/OR HOA COVENANTS FOR FURTHER INFORMATION.

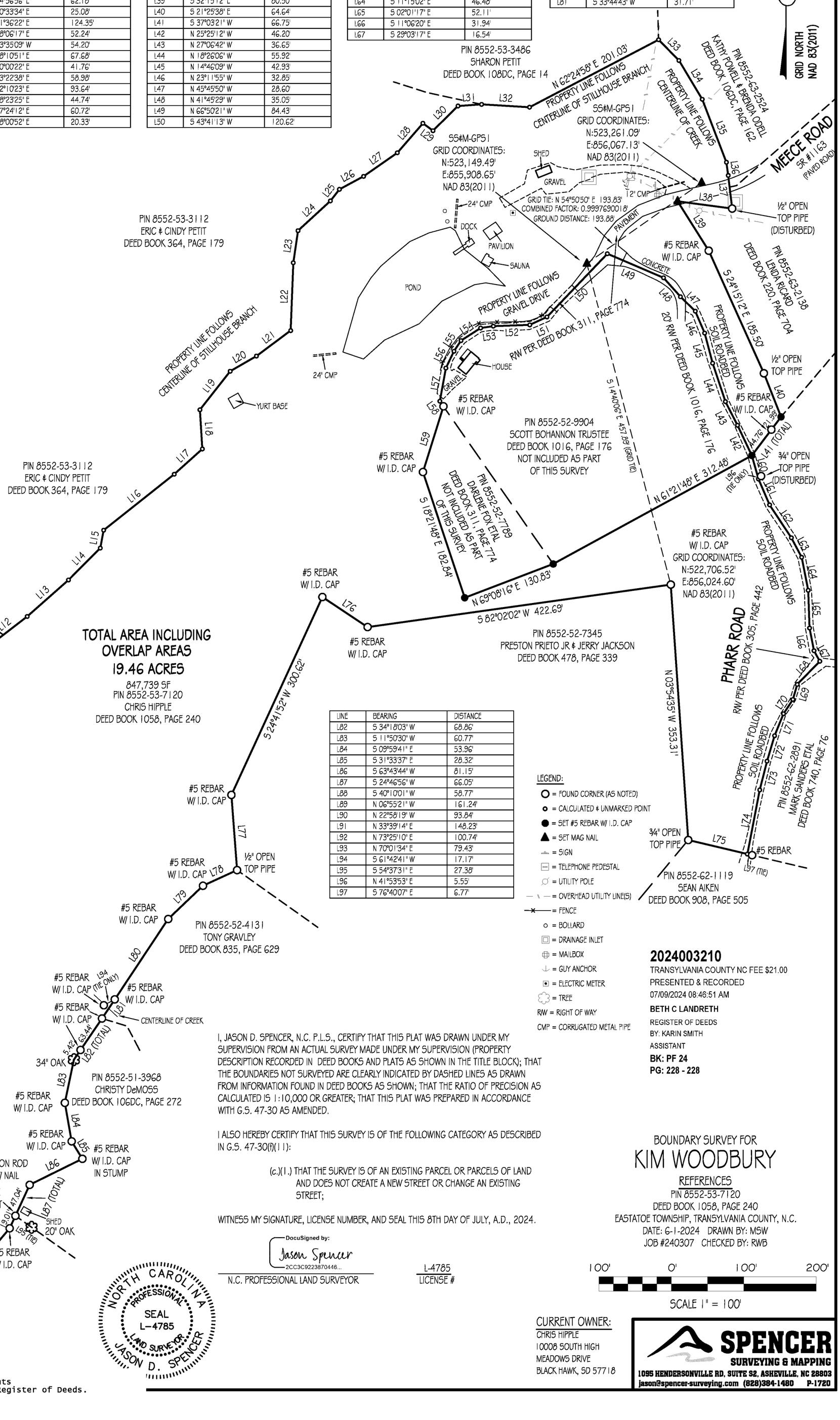
I, JASON D SPENCER, NC PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS AA
2. POSITIONAL ACCURACY: H=0.01ft/ V=0.03
3. TYPE OF GPS FIELD PROCEDURE: RTKVRS AVERAGE
4. DATES OF SURVEY: 4-8-2024
5. DATUM/EPOCH: NAD 83(2011), EPOCH 2010.0000
6. PUBLISHED/FIXED-CONTROL USE: VRSRTN NETWORK
7. GEOID MODEL: GEOID18
8. COMBINED GRID FACTOR(S): 0.999769009 18
9. UNITS: US SURVEY FEET

WITNESS MY SIGNATURE, SEAL, AND LICENSE NUMBER THIS 12th DAY OF JUNE, 2024.

DocuSigned by:
Jason Spencer
NC PROFESSIONAL LAND SURVEYOR

L-4785
LICENSE #



LINE	BEARING	DISTANCE
L82	S 34°18'03" W	68.86'
L83	S 11°50'30" W	60.77'
L84	S 09°59'41" E	53.96'
L85	S 31°33'37" E	28.32'
L86	S 63°43'44" W	81.15'
L87	S 24°46'56" W	66.05'
L88	S 40°10'01" W	58.77'
L89	N 06°55'21" W	161.24'
L90	N 22°58'19" W	93.84'
L91	N 33°39'14" E	148.23'
L92	N 73°25'10" E	100.74'
L93	N 70°01'34" E	79.43'
L94	S 61°42'41" W	17.17'
L95	S 54°37'31" E	27.38'
L96	N 41°53'53" E	5.55'
L97	S 76°40'07" E	6.77'

LEGEND:
- = FOUND CORNER (AS NOTED)
- = CALCULATED & UNMARKED POINT
- = SET #5 REBAR W/ I.D. CAP
- = SET MAG NAIL
- = SIGN
- = TELEPHONE PEDESTAL
- = UTILITY POLE
- = OVERHEAD UTILITY LINE(S)
- = FENCE
- = BOLLARD
- = DRAINAGE INLET
- = MAILBOX
- = GUY ANCHOR
- = ELECTRIC METER
- = TREE

RW = RIGHT OF WAY
CMP = CORRUGATED METAL PIPE

I, JASON D. SPENCER, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AND PLATS AS SHOWN IN THE TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(11):

(c.)(1.) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 8TH DAY OF JULY, A.D., 2024.

DocuSigned by:
Jason Spencer
2CC3C9223870446...
N.C. PROFESSIONAL LAND SURVEYOR

L-4785
LICENSE #

NORTH CAROLINA PROFESSIONAL SEAL L-4785 LAND SURVEYOR JASON D. SPENCER

2024003210
TRANSYLVANIA COUNTY NC FEE $21.00
PRESENTED & RECORDED
07/09/2024 08:46:51 AM
BETH C LANDRETH
REGISTER OF DEEDS
BY: KARIN SMITH
ASSISTANT
BK: PF 24
PG: 228 - 228

BOUNDARY SURVEY FOR
KIM WOODBURY

REFERENCES
PIN 8552-53-7120
DEED BOOK 1058, PAGE 240
EASTATOE TOWNSHIP, TRANSYLVANIA COUNTY, N.C.
DATE: 6-1-2024 DRAWN BY: MSW
JOB #240307 CHECKED BY: RWB

100' 0' 100' 200'
SCALE 1" = 100'

CURRENT OWNER:
CHRIS HIPPLE
10008 SOUTH HIGH MEADOWS DRIVE
BLACK HAWK, SD 57718

SPENCER
SURVEYING & MAPPING
1095 HENDERSONVILLE RD, SUITE S2, ASHEVILLE, NC 28803
jason@spencer-surveying.com (828)384-1480 P-1720

Submitted electronically by "Spencer Surveying and Mapping"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.