

State of North Carolina, County of Buncombe  
 Review Officer of  
 Buncombe County, certify that the map or plat to which this  
 certification is affixed meets all statutory requirements for recording  
 Date: 2/15/2019  
 Register of Deeds - Buncombe County

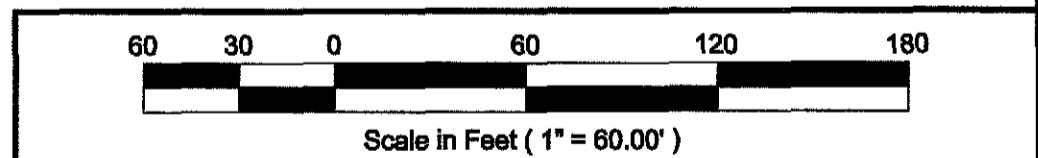
State of North Carolina, County of Buncombe  
 Filed for registration on the 15 day of February  
 2019 at 12:39 o'clock P.M. and recorded in Plat Book 195 at  
 Page 180  
 Draw Revising by: Tull  
 Register of Deeds - Buncombe County

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	190.00'	N 50° 30' 57" W 157.47'	162.37'
C2	145.00'	N 35° 45' 11" W 183.46'	198.63'
C3	90.00'	N 21° 37' 00" W 76.38'	78.88'
C4	145.00'	N 38° 06' 20" W 174.09'	186.73'
C5	145.00'	N 1° 08' 21" E 11.90'	11.91'
C6	90.00'	N 2° 38' 41" W 19.24'	19.28'
C7	90.00'	N 27° 45' 11" W 58.52'	59.60'
C8	190.00'	N 40° 57' 00" W 97.81'	98.92'
C9	190.00'	N 65° 25' 54" W 63.15'	63.44'
C10	145.00'	N 65° 37' 50" W 47.20'	47.41'
C11	145.00'	N 28° 44' 19" W 134.02'	139.32'

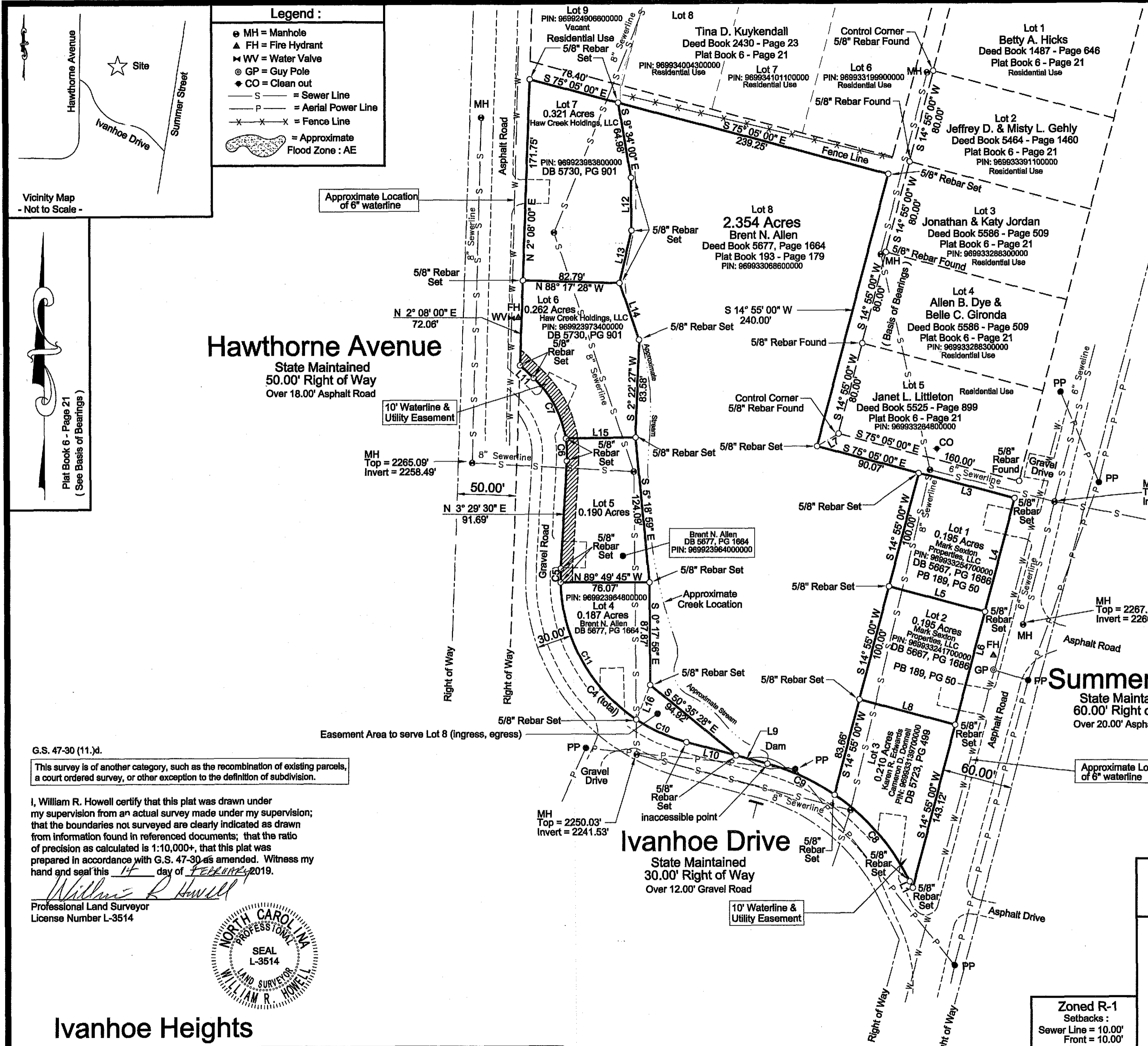
Line	Bearing	Distance
L1	N 26° 02' 04" W	6.06'
L2	N 46° 43' 29" W	16.17'
L3	S 75° 05' 00" E	84.93'
L4	S 14° 55' 00" W	100.00'
L5	N 75° 05' 00" W	84.93'
L6	S 14° 55' 00" W	100.00'
L7	N 59° 55' 00" E	21.21'
L8	S 75° 05' 00" E	84.93'
L9	N 74° 59' 51" W	27.81'
L10	N 74° 59' 51" W	43.93'
L11	N 46° 43' 29" W	16.17'
L12	S 0° 16' 49" E	45.01'
L13	S 13° 05' 03" W	46.03'
L14	S 19° 05' 32" E	51.03'
L15	S 89° 20' 40" W	59.64'
L16	N 22° 20' 24" E	31.80'

Doc ID: 082181990001 Type: CRP  
 Recorded: 02/15/2019 at 12:39:16 PM  
 Fee Amt: \$21.00 Page 1 of 1  
 Workflow# 0000508253-0001  
 Buncombe County, NC  
 Draw Reisinger Register of Deeds  
 BK 195 PG 180

Flood Notes:  
 Flood Zone: AE  
 Flood Source: Swannanoa River  
 Tributary 26  
 Panel: 9699  
 Map Number: 3700969900J  
 Panel Effective Date: 1-06-2010



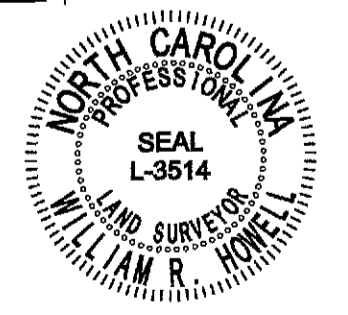
- General Notes
- 1.) North is plat book 6 - page 21.
  - 2.) This plat represents an easement across lot 4 of Ivanhoe Heights Plat Book 193, Page 179
  - 3.) There is no recoverable horizontal control within 2000'.
  - 4.) Acreage calculated by coordinate computation method.
  - 5.) Property is located in a special flood hazard area in accordance with current FEMA and FIRM maps ( See Note)
  - 6.) Property is subject to all applicable easements and rights of way of record.
  - 7.) This property has not been inspected for wetlands or floodway encroachment.
  - 8.) The location of underground utilities is approximate unless indicated otherwise.
  - 9.) This survey was prepared without benefit of abstract title; all matters of title should be referred to an attorney at law.
  - 10.) The certification shown hereon is not a certificate of title, zoning, or freedom from encumbrances.
  - 11.) Property corners and lines are marked with pink flagging, other colors of flagging are for reference only unless otherwise indicated.
  - 12.) Points not described are computed points only.
  - 13.) All distances shown are horizontal ground measured distances.
  - 14.) 30.00 RW Ivanhoe drive taken from buncombe county gis site.
  - 15.) This subdivision is not a "Drastic Variation Hillside Development".



G.S. 47-30 (11).d.  
 This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

I, William R. Howell certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in referenced documents; that the ratio of precision as calculated is 1:10,000+, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 14 day of February, 2019.

*William R. Howell*  
 Professional Land Surveyor  
 License Number L-3514



Ivanhoe Heights

<b>Easement Survey</b>	Owner of Record : As Shown
Plat Prepared for <b>Brent Allen</b>	Parcel Numbers : As Shown
Swannanoa Township, Buncombe County, North Carolina	References : Plat Book 193, Page 179 Plat Book 189, Page 50, Plat Book 6 - Page 21
Scale 1" = 60'	Revisions :
Date: 02-14-2019	Checked By: WRH
Drawn By: MLJ	Drawing Number : 400-482-B
	Job File : Ivanhoe-4

Original document returned to customer at time of recording

**Tuckaseegee Land Surveying**  
 234 Bryson Walk  
 Bryson City, North Carolina 28713  
 (828) 488 - 4848

Zoned R-1  
 Setbacks:  
 Sewer Line = 10.00'  
 Front = 10.00'  
 Side = 7.00'  
 Rear = 15.00'

