SLIDE 7953

NOTES:

1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER D.F.I.R.M.# 3700560200J DATED OCTOBER 2, 2006.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.

4) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) AREA BY COORDINATE COMPUTATION.

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. THE COMBINED FACTOR FOR THIS PROJECT IS 0.99979107.

7) SUBJECT PROPERTY IS ZONED "INDUSTRIAL" PER THE HENDERSON COUNTY LAND DEVELOPMENT CODE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

BUILDING SETBACKS (PER INDUSTRIAL CLASSIFICATION):
FRONT OR ROW: 20' (LOCAL)
SIDE= 30'
REAR= 30'

MAXIMUM IMPERVIOUS SURFACE:
50%

8) SURVEYOR WAS UNABLE TO RECOVER A RECORDED EASEMENT OVER THE SEWER LINE LOCATED ON THE SUBJECT PROPERTY (AS SHOWN HEREON), PS 5771 INFERS A 20' SEWER EASEMENT WAS INTENDED OVER THIS SEWER LINE. A 20' SEWER LINE EASEMENT HAS BEEN REFLECTED ON THIS SURVEY BUT HAS NOT BEEN ABLE TO BE VERIFIED BY THE SURVEYOR.

9) PROGRESS ENERGY HAS A 50' EASEMENT ON ALL OVERHEAD UTILITY LINES AND A 10' EASEMENT ON ALL UNDERGROUND UTILITY LINES PER DB 1302 PG 407.

10) OLD BRICKYARD ROAD (FORMERLY CALLED OLD BRICKTON ROAD) AND OLD ASHEVILLE HWY HAVE A 60' R/W PER NCDOT PROJECT #R-5621 N. THERE WERE NO REFUSALS ON RECORD FOR THIS PROJECT PER KEVIN MONTEITH WITH THE NCDOT R/W OFFICE.

11) GUARANTEED WAY INDICATED ON THIS FINAL PLAT MAY NOT MEET THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE INTO THE STATE ROAD SYSTEM.

REFERENCES:

- DB 1276 PG 123 (SUBJECT)
- DB 1337 PG 766 (BELL SOUTH EASEMENT)
- DB 1302 PG 407 (PROGRESS ENERGY EASEMENT)
- DB (PIPELINE AGREEMENT)
- DB 1055 PG 280
- PS 3227
- PS 5771
- PS 5628
- PRIMATE SURVEY BY MCABEE & ASSOCIATES, PA
- BOUNDARY AND TOPOGRAPHICAL SURVEY FOR: HALMARK DEVELOPMENT, INC.
- DRAWING NUMBER G-06-1914

PROJECT SUMMARY

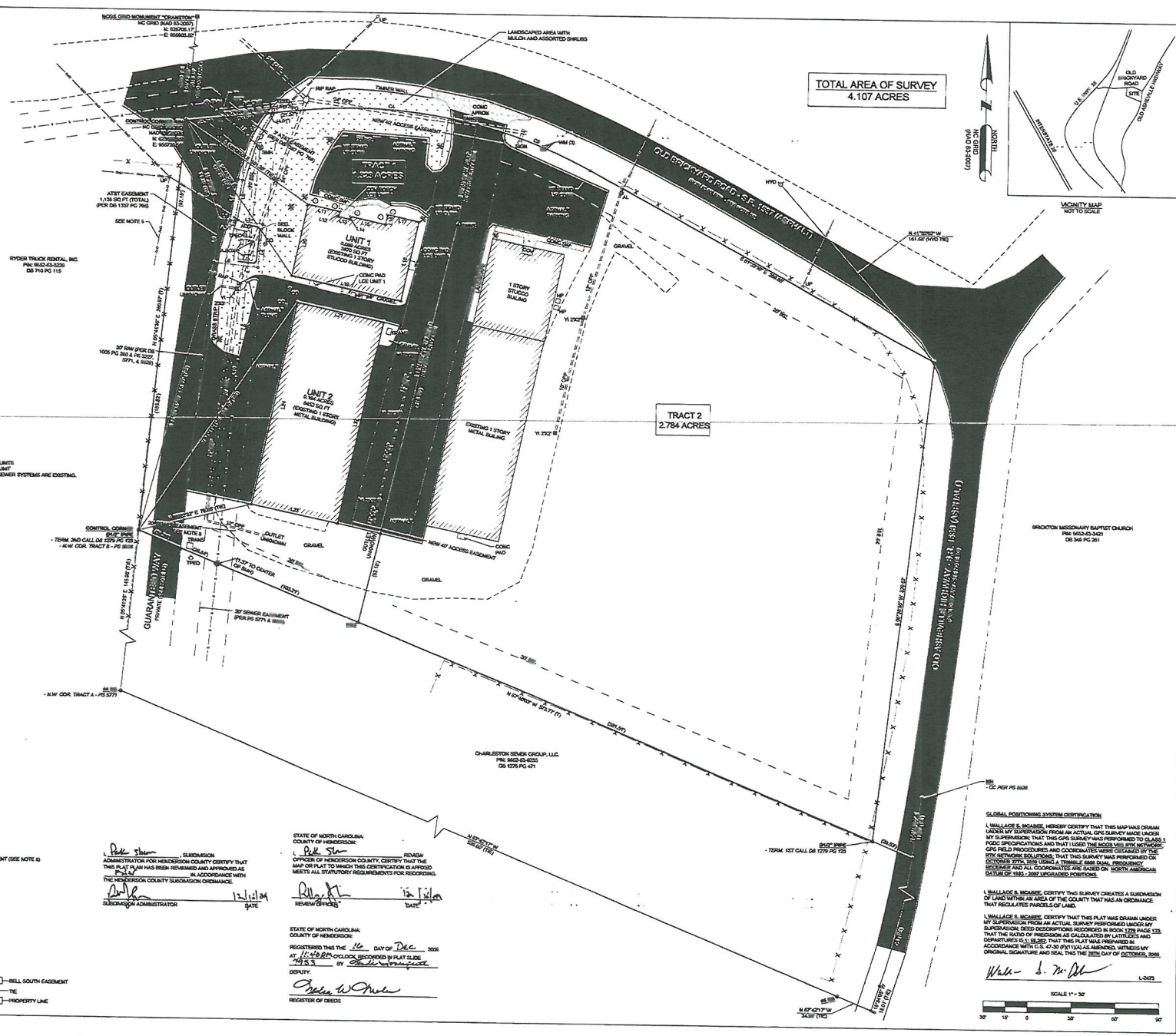
TOTAL PROJECT AREA:
4.107 ACRES

DENSITY OF PROJECT:
TRACT 1- 1.325 AC. 2 UNITS
TRACT 2- 2.784 AC. 1 UNIT

ALL ROADS, WATER, AND SEWER SYSTEMS ARE EXISTING.

LEGEND:

PS .. PLAT SLIDE
DB .. DEED BOOK
PG .. PAGE
R/W .. RIGHT OF WAY
PIN .. PARCEL IDENTIFICATION NUMBER
○ CALCULATED POINT (NOT SET IN PIPE)
⊕ RECOVERED MONUMENT (SIZE AND TYPE AS NOTED)
● #5 REBAR (SET WITH ID CAP (McABBE))
SMAG .. SURVEY MARKER MAG SET
RB .. REBAR FOUND
IRPC .. IRON PIPE FOUND
MM .. MAG NAIL FOUND
CC .. CONTROL CORNER
TERM. .. TERMINUS
(T) .. TOTAL DISTANCE
COV .. COVERED
TRANS .. TRANSFORMER PAD
HP .. HEAT PUMP
CONC .. CONCRETE
SW .. SIDEWALK
SMH .. SANITARY SEWER MANHOLE
TPED .. TELEPHONE PEDESTAL
A.V.T. .. AT&T VAULT
A. BOX .. AT&T BOX (CONTENTS UNKNOWN)
AL .. AREA LIGHT
CMP .. CORRUGATED METAL PIPE
CPP .. CORRUGATED PLASTIC PIPE
YI .. YARD INLET
UP .. UTILITY POLE
FO .. FIBER OPTIC PEDESTAL
SEG .. SEGMENTED
CO .. SANITARY SEWER CLEAN OUT
SF .. SQUARE FEET
WM .. WATER METER
AC .. ACRES
BSL .. BUILDING SETBACK LINE
—S— .. SANITARY SEWER LINE
—OHU— .. OVERHEAD UTILITY LINE
—X— .. CHAIN LINK FENCE
LCE .. LIMITED COMMON ELEMENT
RHODODENDRON BUSH
CEDAR SAPLING
LANDSCAPED AREA WITH MULCH AND ASSORTED SHRUBS



LINE TABLE

LINE	BEARING	DISTANCE	
L1	S 84°15'25" E	7.72'	BELL SOUTH EASEMENT
L2	S 84°15'25" E	3.01'	
L3	S 84°15'25" E	15.27'	
L4	S 05°44'35" W	39.89'	
L5	N 84°15'25" W	34.00'	
L6	N 05°44'35" E	28.59'	
L7	N 05°59'00" E	28.60'	
L8	S 05°59'02" W	28.64'	
L9	S 51°13'15" E	33.70'	CENTER LINE OF 20' SEWER EASEMENT (SEE NOTE 8)
L10	S 06°02'00" W	284.51'	
L11	S 76°02'48" E	22.36'	UNIT 1
L12	S 12°09'54" W	3.71'	
L13	S 77°51'36" E	5.14'	
L14	N 12°09'24" E	2.00'	
L15	S 77°51'36" E	34.66'	
L16	N 12°11'11" E	5.90'	
L17	S 77°48'48" E	21.74'	
L18	S 12°09'54" W	46.31'	
L19	N 76°04'53" W	36.32'	
L20	N 12°09'06" E	50.29'	
L21	S 76°02'00" E	60.28'	UNIT 2
L22	S 11°59'30" W	140.17'	
L23	N 76°03'40" W	60.38'	
L24	N 11°59'06" E	140.31'	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	
C1	114.68'	55.10'	46.70'	N 22°39'10" E	BELL SOUTH EASEMENT
C2	111.68'	81.42'	59.95'	N 23°10'27" E	
C3 (TIE)	688.62'	125.00'	122.93'	S 13°42'31" W	TIE
C4	337.50'	115.55'	114.33'	S 80°52'13" E	PROPERTY LINE
C5	337.50'	53.76'	53.76'	S 68°39'46" E	

I, Parker Sloan, SUBDIVISION ADMINISTRATOR FOR HENDERSON COUNTY CERTIFY THAT THIS PLAT PLAN HAS BEEN REVIEWED AND APPROVED AS IN ACCORDANCE WITH THE HENDERSON COUNTY SUBDIVISION ORDINANCE.

SUBDIVISION ADMINISTRATOR — DATE 12/16/09

STATE OF NORTH CAROLINA:
COUNTY OF HENDERSON:

I, Pat Stone, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE 12/16/09

STATE OF NORTH CAROLINA:
COUNTY OF HENDERSON:

REGISTERED THIS THE 16 DAY OF Dec 2009 AT 11:40 AM O'CLOCK RECORDED IN PLAT SLIDE 7953 BY Sheila Vanwood DEPUTY.

REGISTER OF DEEDS

GLOBAL POSITIONING SYSTEM CERTIFICATION

I, WALLACE S. McABBE, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION; THAT THIS GPS SURVEY WAS PERFORMED TO CLASS 1 FGDC SPECIFICATIONS AND THAT I USED THE NCGS VIII RTK NETWORK GPS FIELD PROCEDURES AND COORDINATES WERE OBTAINED BY THE RTK NETWORK SOLUTIONS; THAT THIS SURVEY WAS PERFORMED ON OCTOBER 27TH, 2009 USING A TRIMBLE 5800 DUAL FREQUENCY RECEIVER AND ALL COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 - 2007 UPGRADED POSITIONS.

I, WALLACE S. McABBE, CERTIFY THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, WALLACE S. McABBE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTIONS RECORDED IN BOOK 1276 PAGE 123; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 68,382; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(11)(A) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 28TH DAY OF OCTOBER, 2009.

L-2473

SCALE 1" = 50'

30' 15' 0 30' 60' 90'

NORTH CAROLINA PROFESSIONAL SEAL L-2473 LAND SURVEYOR WALLACE S. McABBE

McABBE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING

Wallace S. McAbbe, PLS
Eric B. McAbbe, PLS
3 McAbee Trail
Fairview North Carolina, 28730
www.mcabbesurvey.com

Fax (828) 628-1294
Cell (828) 808-0266
Telephone (828) 628-2266
Firm License Number: C-684

T:\S-PROJECTS\8197 - Humark Development Old Brickyard Rd\2009 Subdivision\Old Brickyard Rd.dwg FINAL 12/16/2009 11:11:11 AM, 1:1

NO.	DATE	DESCRIPTION	BY
1	11/11/09	REVISIONS PER REVIEW SUBDIVISION ADMIN. PARKING	JBW

MAJOR SUBDIVISION OF THE PROPERTY OF:

CHAMPION INVESTMENTS & PROPERTIES, LLC.

PIN: 9652-53-5473

HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY, N.C.

OWNER
CHAMPION INVESTMENTS & PROPERTIES, LLC
3 MCABBE TRAIL
ARDEN, NC 28704

DATE:	11-05-09
PROJECT NO:	10-101
DRAWING NO:	G-09-2017
DRAWN BY:	JRW - LDK
SCALE:	1"=30'