

NOTES

- \* This survey was prepared without benefit of abstract title.
\* This property may be subject to all rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded, not shown hereon.
\* The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
\* All distances are ground distances unless otherwise noted.
\* No underground utilities were located at the time of this survey.
\* All corner monuments are set flush with the ground unless otherwise specified.
\* Pond, roads, and building location on property are approximate from NCONEMAP 2015 aerial image.
\* Subject property is currently zoned: MR-30.
\* Subject property is entirely within 1/2 mile of designated Agricultural District.
\* A small portion of the subject property is in Zone AE per Flood Insurance Rate Map, Panel Number: 3709541001, effective date: October 2, 2005.
\* Subject property is not located in a water supply watershed per Henderson County GIS.
\* Lot 3A total area is 18.7242 sq. ft or 0.432 acres and is proposed to be combined with Lot 3 in the future and is not a subdivision lot.
\* Setback requirements:
front: 60 feet
side: 30 feet, street side corner: 60 feet
rear: 30 feet
\* Utility and drainage easements affecting all lots are reserved ten (10) feet in width along interior lot lines and over the front and rear ten (10) feet of each lot for installation and maintenance of utilities and drainage facilities.
\* Additionally, the utility and drainage easements reserved ten (10) feet in width along interior lot lines and over the front and rear ten (10) feet of each lot may be used as a common trail system for horseback riding and as a walking trail and may be so dedicated and designated as common area for such purposes.
\* All roads in subdivision are private.

PHASE I PARCEL IMPERVIOUS REPORT

PROVIDED BY CIVIL DESIGN CONCEPTS

Total Project Area: 82.02 Acres 3,572,791 SF
Total Maximum Impervious: 19.68 Acres 857,470 SF
Total Maximum Impervious Percentage: 24.3%

Table with 5 columns: Parcel Name, Square Feet, Acres, Impervious (FT), Impervious Area (SF), Impervious %. Lists 46 parcels with their respective measurements.

Total Parcel Area 2,131,766 48.84 N/A 421,208 24%

I, ROBERT C. BROWN, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOKS AS NOTED IN TITLE BLOCK) USING TRADITIONAL FIELD PROCEDURES...

a.) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

FURTHERMORE, STATE PLANE COORDINATES FOR THIS SURVEY WERE OBTAINED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

HORIZONTAL POSITIONAL ACCURACY: 0.01m
VERTICAL POSITIONAL ACCURACY: 0.01m
TYPE OF GNSS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TOPCON TOOLS SOFTWARE AND VERIFIED USING OPUS-RS)
DATE OF SURVEY: APRIL 27, 2018
DATUM: NAD83 (2011), V=NAVD83
GEOID MODEL: GEOID 12A
LOCALIZATION POINT: NORTHING: 618,953.26, EASTING: 942,974.95
COMBINED SCALE FACTOR: 0.999777
UNITS: U.S. SURVEY FEET

WITNESS MY SIGNATURE, LICENSE NUMBER AND SEAL

THIS DATE: October 24, 2018

Robert C. Brown, N.C. PROFESSIONAL LAND SURVEYOR



STATE OF NORTH CAROLINA
HENDERSON COUNTY
I, Pam Carver, Review Officer for Henderson County, certify that the plat to which this certification is affixed meets all statutory requirements for recording.

Pam Carver, Review Officer
October 24, 2018, Date

I, Brian Burgess, Subdivision Administrator for the Town of Mills River certify that this plat has been reviewed and approved as an Exempt Subdivision in accordance with the Town of Mills River Subdivision Ordinance.

October 24, 2018, Date
Brian Burgess, Subdivision Administrator

Certificate of Understanding

I (we) hereby certify that I am (we are) the owner(s) of the property located within the subdivision jurisdiction of the Town of Mills River as shown and described hereon, and that I (we) hereby adopt this plan of subdivision. I (we) understand that expansion of this subdivision may result in the upgrading of road infrastructure, utilities and additional right-of-way dedication and other applicable requirements as required by the Subdivision Regulations, Chapter 153 of the Town of Mills River Zoning Code. All proposed roads in this subdivision will meet the minimum requirements outlined Chapter 153 for the type of subdivision approved.

October 24, 2018, Date
W.R. Taylor II, Owner

LEGEND

- CORNER FOUND (AS DESCRIBED)
5/8" REBAR WITH "EHA" CAP SET
CALCULATED POINT
BOUNDARY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
STORM LINE
FENCE (CHAIN LINK)
WATER LINE
SANITARY SEWER LINE
FORMER LOT LINE
GRAVEL
ASPHALT PAVEMENT
EASEMENT
ABOVE GROUND
BELOW GROUND
CORROGATED METAL PIPE
CORRUGATED PLASTIC PIPE
GUY ANCHOR
HIGH DENSITY POLYETHYLENE PIPE
PARCEL IDENTIFICATION NUMBER
UTILITY POLE
REBAR WITH CAP
REBAR FOUND
SANITARY SEWER MANHOLE
TOTAL
WATER METER

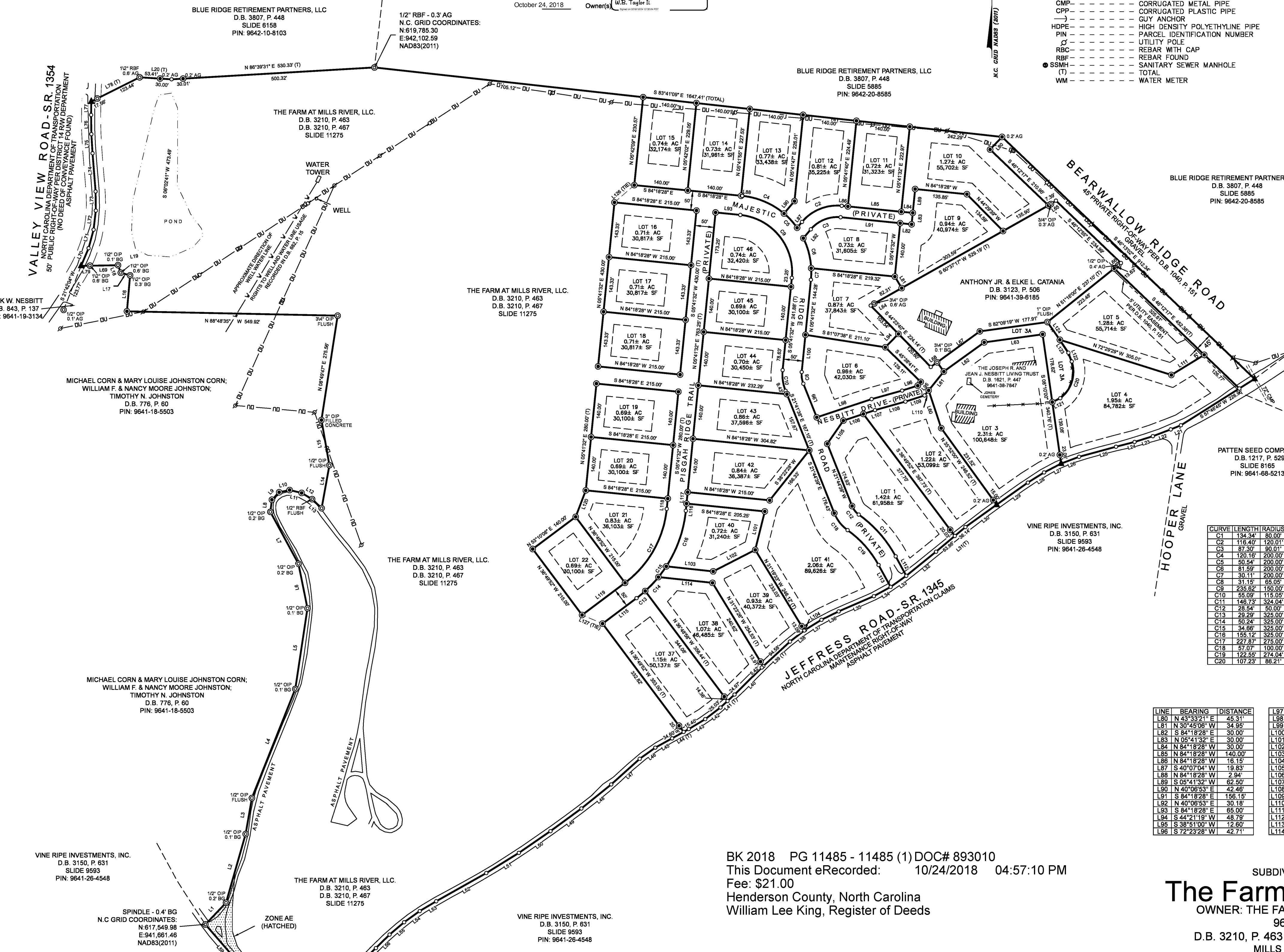
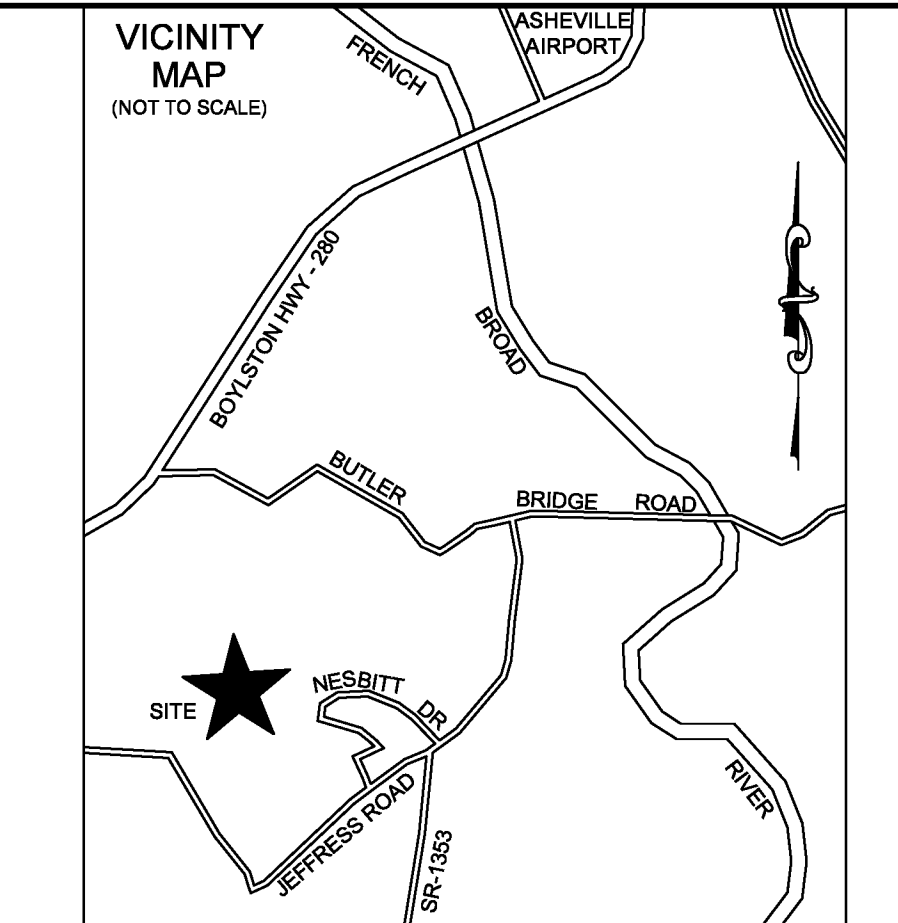


Table of CURVE DATA with columns: CURVE, LENGTH, BEARING, DISTANCE, CHORD. Lists curve data for various lots and road segments.

Table of LINE BEARING DISTANCE with columns: LINE, BEARING, DISTANCE. Lists boundary and easement line data.

BK 2018 PG 11485 - 11485 (1) DOC# 893010
This Document eRecorded: 10/24/2018 04:57:10 PM
Fee: \$21.00
Henderson County, North Carolina
William Lee King, Register of Deeds

PHASE I SUBDIVISION SURVEY OF:
The Farm at Mills River
OWNER: THE FARM AT MILLS RIVER, LLC
9641-28-9849
D.B. 3210, P. 463 & 467, PLAT SLIDE: 11275
MILLS RIVER TOWNSHIP
HENDERSON COUNTY, NORTH CAROLINA
SCALE: 1" = 150' 08/14/2018

ROBERT C. BROWN
JOB# 18094
COMPANY LICENSURE # C-2806
Ed Holmes & Associates
LAND SURVEYORS PA
300 RIDGEFIELD CT., STE. 301, 28808
P.O. BOX 17335, ASHEVILLE, NC 28816
PHONE: (828) 225-6562

Submitted electronically by "Ed Holmes and Associates Land Surveyors, PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.