

I, AARON R. BANKS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 6232, PAGE 1341); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM ADJOINER INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PREFORM THE GPS GRID TIE SURVEY:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10' @ 95% CONFIDENCE LEVEL
TYPE OF GPS FIELD PROCEDURE: RTK/VRS
DATES OF SURVEY: 10-31-2022
DATUM / EPOCH: NAD 83
PUBLISHED / FIXED CONTROL USE: CORS NCSW
SWANANNOA
GEOID MODEL: GEOID 2012
COMBINED GRID FACTOR: 0.99977921
UNITS: US SURVEY FEET

THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) & GS47-30 AS AMENDED.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

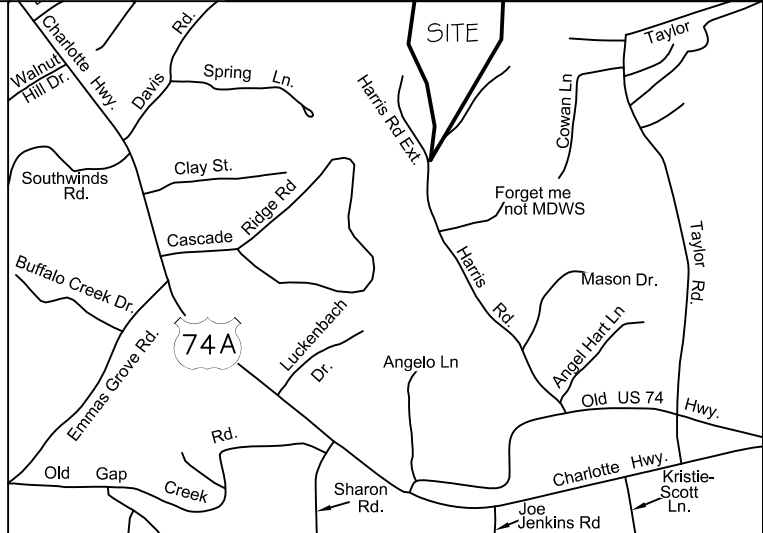
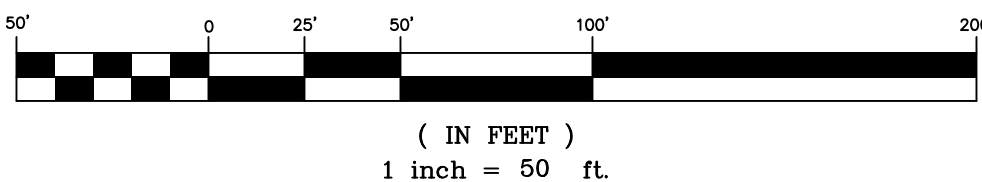
THIS 28th DAY OF _____

A.D. 2022.

Aaron Banks

AARON RAY BANKS, PLS-4667

GRAPHIC SCALE



VICINITY MAP (N.T.S.)

N/F
John & Agnes Henderson
D.B. 1901 Pg. 437
PIN# 9686178197

N/F
Morningstar Greenway Association
D.B. 5148 Pg. 384
P.B. 38 Pg. 92
PIN# 9686369836

1/2" IPF .8' A.G.
N: 666412.72
E: 983246.42

N/F
Thomas & Thelma Overholt
D.B. 4614 Pg. 1088
P.B. 86 Pg. 119
PIN# 9686354921

N/F
Kenny & Debra Taylor
D.B. 1687 Pg. 443
PIN# 9686352740

N/F
Brian & Alison Bond
D.B. 5978 Pg. 1326
P.B. 212 Pg. 197
PIN# 9686351200

Harris Road
10' Private Gravel Drive
Apparent 30ft. R.O.W. per:
D.B. 1687 Pg. 443
D.B. 1278 Pg. 374
D.B. 905 Pg. 263

N/F
McMahon Family Trust
D.B. 5607 Pg. 760
P.B. 144 Pg. 18
PIN# 9686249900

N/F
Cecil & Helen Hawkins
D.B. 944 Pg. 320
D.B. 1347 Pg. 507
PIN# 9686247765

N/F
Kevin Walker & Kannah Begley
D.B. 5829 Pg. 21
P.B. 153 Pg. 71
PIN# 9686244994

N/F
Mark & Elizabeth Slaughter
D.B. 1581 Pg. 628
PIN# 9686254668

N/F
Michael & Debra Rogers
D.B. 5629 Pg. 161
PIN# 9686256462

1/2" IPF
0.3' A.G.

1" IPF
0.2' A.G.

2" IPF
0.2' A.G.
N: 665825.73
E: 983220.09

1" IPF
0.2' A.G.

N 08°07'32" E 324.00'

N 25°08'31" W 288.89'

N 10°16'44" W 288.32'

(S 30°24'40" W 931.32' Total)

S 30°24'40" W 530.80'

10.87 Acres

LEGEND

These standard symbols will be found in the drawing.

- Boundary Line
- Drainage "as noted"
- Right of Way
- Creek
- Deed Line "not surveyed"
- Fence
- Overhead Power
- Building
- Calculated Point "not set"
- Corner Found "as noted"
- Mag Nail Found
- Planted Stone Found
- Power Pole



Gravel



Asphalt

- RBF Rebar Found
- RBS Rebar Set
- MNS Mag Nail Set
- IPF Iron Pipe Found
- D.B. Deed Book
- Pg. Page
- P.B. Plat Book
- PIN Parcel Identification Number
- N/F Now or Formerly
- N.T.S. Not to Scale
- A.G. Above Grade
- B.G. Below Grade

GENERAL NOTES:

- All new corners are 5/8" rebar with I.D. caps unless otherwise noted.
- Property subject to all easements and restrictions of record.
- Lines not surveyed are shown as broken lines from information referenced on the face of this plat.
- The area shown hereon was computed using the coordinate computation method.
- The subject property is not located within a flood hazard Area according to flood insurance rate map #370031, panel 9686, suffix J, dated January 6, 2010.
- Location of utilities, whether public or private, is based upon field location of visible appurtenances.
- All distances are horizontal ground.
- This plat has been prepared in conformity with North Carolina standards, G.S.47-30, and requirements of law, but a North Carolina licensed attorney-at-law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by a title examination.
- No NCGS geodetic monuments were found within 2000 feet of the subject property.
- The subject survey area is zoned (OU) by Buncombe County Zoning.

PROPERTY INFORMATION:

PIN Numbers: 9686-25-9729
Owners N/F: Carmen McDougall
Deed Reference: 6232-1341
Plat Reference: N/A
Property Address: Harris Road Ext, Fairview NC 28730

BOUNDARY SURVEY FOR
RAMON MCDUGALL
FAIRVIEW TOWNSHIP, BUNCOMBE COUNTY, N.C.
PROPERTY OWNER N/F: CARMEN MCDUGALL



Banks Creek
Surveying, Inc.
278 Tipton Hill Rd.
Leicester NC 28748
Telephone: (828) 779-4039
E Mail: Aaron@banks creek.com

C-3280

Drawn By	NC	Date	Job No.
Surveyed by	MR. AG	11-11-2022	22-192
Checked By	ARB	Scale	Drwg. No.
File Name	22-192.DWG	1" = 50'	1 of 1

