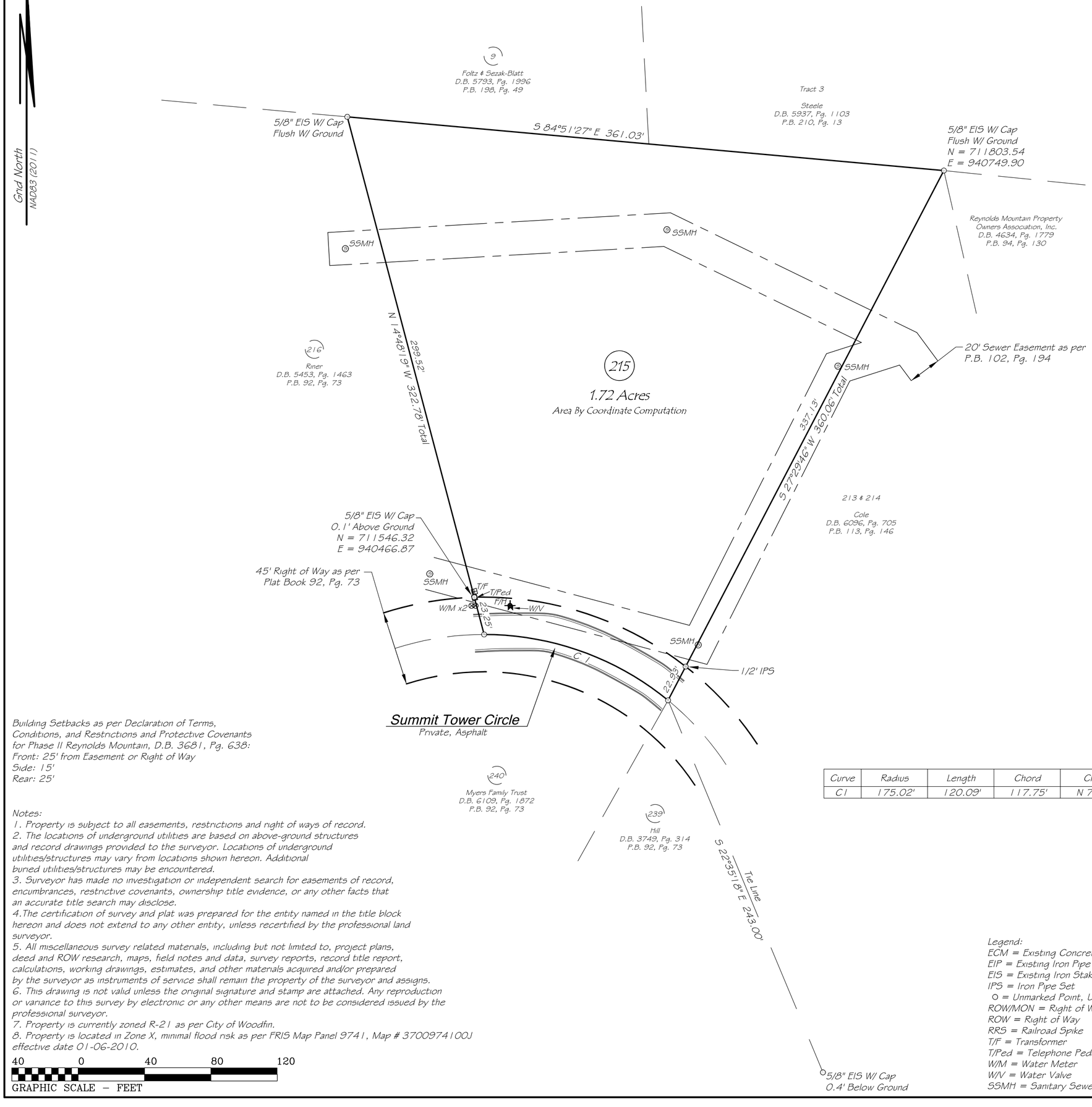
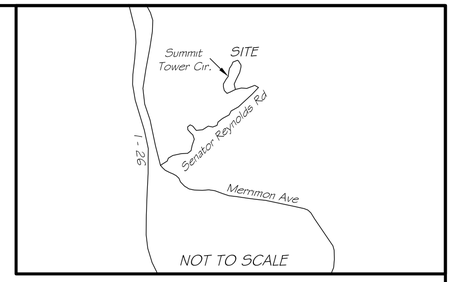
Grid North
NAD83 (2011)





Vicinity Map

Preliminary
For Review Purposes Only

Global Positioning System Certification (RTK)
The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positions Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0.99975717 (Ground To Grid)

Equipment Used: Carlson GPS-BRx6

Building Setbacks as per Declaration of Terms, Conditions, and Restrictions and Protective Covenants for Phase II Reynolds Mountain, D.B. 3681, Pg. 638:
Front: 25' from Easement or Right of Way
Side: 15'
Rear: 25'

Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
7. Property is currently zoned R-21 as per City of Woodfin.
8. Property is located in Zone X, minimal flood risk as per FRIS Map Panel 9741, Map # 3700974100J effective date 01-06-2010.

40 0 40 80 120
GRAPHIC SCALE – FEET

Curve	Radius	Length	Chord	Chord Bear.
C1	175.02'	120.09'	117.75'	N 70°18'13" W

Legend:
ECM = Existing Concrete Monument
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pipe Set
O = Unmarked Point, Unless Otherwise Noted
ROW/MON = Right of Way Monument
ROW = Right of Way
RRS = Railroad Spike
T/F = Transformer
T/Ped = Telephone Pedestal
W/M = Water Meter
W/V = Water Valve
SSMH = Sanitary Sewer Manhole

Being all of Lot 215 of the Subdivision of Reynolds Mountain Development, LLC, Phase II Recorded at P.B. 92, Pg. 73

Map of Boundary Survey for

Josef Holzer
and
Cecelia Holzer
-Owners-
D.B. 6206, Pg. 1712

Pin: 9741-01-5675-00000

Reems Creek Township | Buncombe County, NC

ASSOCIATED LAND SURVEYORS
& PLANNERS PC.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

SCALE: 1 Inch = 40 Feet | DATE: May 5, 2022
JOB NO.: S-22-267 | DRAWN BY: KMK | IntelliCAD 8.0