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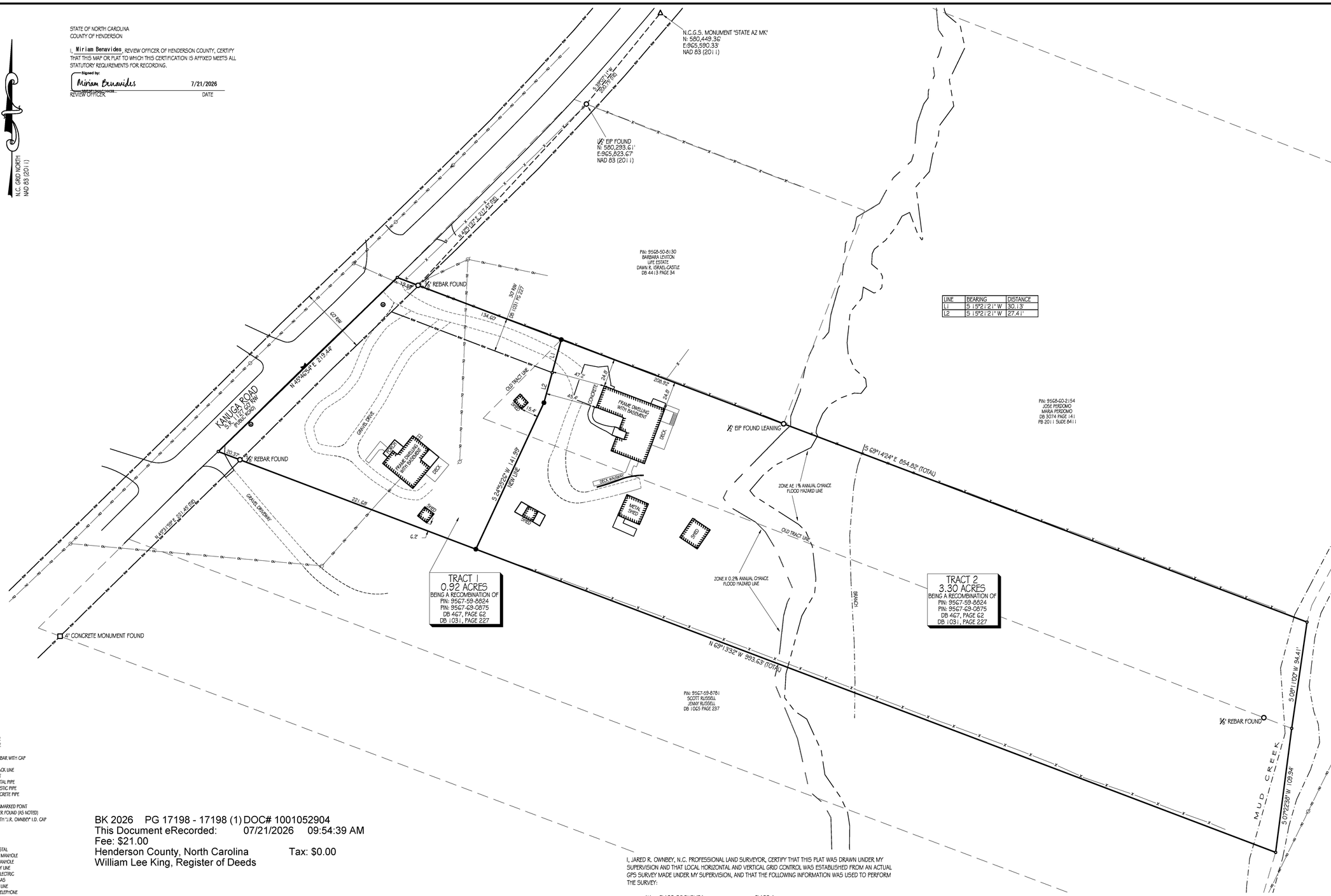
STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

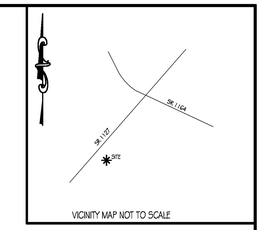
I, **Miriam Benavides**, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Signed by:
Miriam Benavides 7/21/2026
REVIEW OFFICER DATE

N.C. GRID NORTH
NAD 83 (2011)




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 15°21'21" W | 30.13' |
| L2 | S 15°21'21" W | 27.41' |



VICINITY MAP NOT TO SCALE

NOTES:-

* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE.

* NO UNDERGROUND UTILITIES WERE LOCATED. CALL 811 OR 1-800-632-4949 BEFORE DIGGING.

* BASED ON GRAPHICAL DETERMINATION, A PORTION OF THE SUBJECT PROPERTY LIES IN FEMA/FIRM SPECIAL FLOOD HAZARD AREA: ZONE AE, PER FLOOD INSURANCE RATE MAP 3700956700J AND 3700956800J, WITH EFFECTIVE DATE OF OCTOBER 2, 2008.

* ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC...LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES,TO MAKE SUCH DETERMINATION.

* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

* THE SUBJECT PROPERTY LIES WITHIN THE CITY OF HENDERSONVILLE ZONING DISTRICT "R-40" AND IS SUBJECT TO THE FOLLOWING SETBACKS:
PRINCIPLE STRUCTURE:
- FRONT = 20'
- SIDES = 10'
- REAR = 25'

ACCESSORY STRUCTURE:
- FRONT = 40'
- SIDES = 10'
- REAR = 10'

CURRENT RECORD OWNER INFORMATION:
PIN: 9567-59-8824
JAY HARVIE ROBINSON
JUDY ROBINSON
1420 KANUGA ROAD
HENDERSONVILLE, NC 28739

PIN: 9567-69-0875
KEVIN JAY ROBINSON
KAREN BISHOP ROBINSON
1414 KANUGA ROAD
HENDERSONVILLE, NC 28739

LEGEND:
EIP = EXISTING IRON PIPE
CTP = CRIMPED TOP PIPE
RRS = RAILROAD SPIKE
IPS - IRON PIN SET ⅝" REBAR WITH CAP
R/W = RIGHT OF WAY
B.S.L. = BUILDING SETBACK LINE
EP = EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
RCP = REINFORCED CONCRETE PIPE
CO = SEWER CLEANOUT
= CALCULATED & UNMARKED POINT
= PROPERTY CORNER FOUND (AS NOTED)
= SET ½" REBAR WITH "J.R. OWNBEY" I.D. CAP
= UTILITY POLE
= WATER METER
= WATER VALVE
= FIRE HYDRANT
= TELEPHONE PEDESTAL
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
—OU— = OVERHEAD UTILITY LINE
—E— = UNDERGROUND ELECTRIC
—G— = UNDERGROUND GAS
—SS— = SANITARY SEWER LINE
—T— = UNDERGROUND TELEPHONE
= EDGE OF GRAVEL
—X— = FENCE
= SUBJECT PROPERTY LINE (SURVEYED)
= ADJOINER LINE (LINE NOT SURVEYED)
BS. = BUILDING SETBACK LINE (B.S.L.)
RW = RIGHT-OF-WAY LINE (R/W)
= TIE LINE
= SUBJECT PROPERTY LINE (LINE NOT SURVEYED)

BK 2026 PG 17198 - 17198 (1) DOC# 1001052904
This Document eRecorded: 07/21/2026 09:54:39 AM
Fee: $21.00
Henderson County, North Carolina Tax: $0.00
William Lee King, Register of Deeds

I, JARED R. OWNBEY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOK 467, PAGE 62 & DEED BOOK 1031 PAGE 227); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(11):
(d.) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 21ST DAY OF JULY, A.D., 2026.

DocuSigned by:
Jared R Ownbey
N.C. PROFESSIONAL LAND SURVEYOR L-4782 LICENSE #

NORTH CAROLINA PROFESSIONAL SEAL L-4782 LAND SURVEYOR JARED R. OWNBEY

I, JARED R. OWNBEY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

| | | |
|---|---|---|
| (1) | CLASS OF SURVEY: | CLASS A |
| (2) | POSITIONAL ACCURACY: | HORIZONTAL: 0.05' |
| (3) | TYPES OF GPS FIELD PROCEDURE(S): | REAL-TIME KINEMATIC |
| (4) | DATES OF SURVEY: | 5/14/2026 - 5/15/2026 |
| (5) | DATUM/EPOCH: | NAD 83 2011 |
| (6) | PUBLISHED/FIXED CONTROL USE: | NCGS RTN NETWORK |
| (7) | GEOID MODEL: | GEOID 18 |
| (8) | COMBINED GRID FACTOR(S): | 0.99977624 |
| (9) | UNITS: | US FEET |

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 21ST DAY OF JULY, A.D., 2026.

DocuSigned by:
Jared R Ownbey
N.C. PROFESSIONAL LAND SURVEYOR L-4782 LICENSE #

OWNBEY LAND SURVEYING, PLLC
FIRM LICENSE NO. P-1189
522 FLEMING STREET
HENDERSONVILLE, NC 28739
PHONE: (828)-595-9668
MOUNTAINLANDSURVEYOR.COM

Submitted electronically by "Ownbey Land Surveying"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

BOUNDARY & RECOMBINATION SURVEY FOR
# KEVIN JAY ROBINSON
AND WIFE
# KAREN BISHOP ROBINSON

REFERENCES
PIN: 9567-69-0875
PIN: 9567-59-8824
DEED BOOK 467 PAGE 62
DEED BOOK 1031 PAGE 227
TOTAL AREA = 4.22 ACRES
HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, N.C.
DATE: 5-21-2026
DRAWN BY: J.R. OWNBEY CREW CHIEF: EJW
JOB #260507

40' 0' 40' 80'
SCALE 1" = 40'