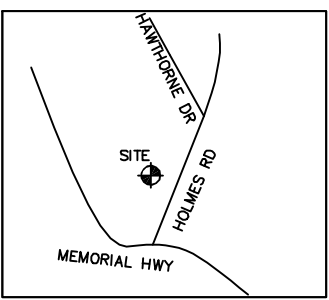


**Buffalo Ridge  
Recorded Plats  
Rutherford County, NC**

**Recorded Parcel Plat**  
**Buffalo Ridge West**

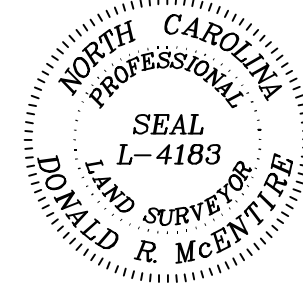


VICINITY MAP  
(not to scale)

REFERENCE BEARING

I, Donald R. McEntire, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book 407, Page 776); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ---, Page ---; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 31st day of August A.D. 2021.

Signature \_\_\_\_\_  
Land Surveyor  
Licensure Number L-4183



I, Donald R. McEntire, Professional Land Surveyor No. L-4183, certify to one or more of the following as indicated thus,  or :

- A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- C. That this plat is of a survey of an existing parcel or parcels of land.
- 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;
- E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (A) through (D) above.

DONALD R. McENTIRE, PROFESSIONAL LAND SURVEYOR NO. L-4183

**0.50 ACRES**

Frankie Z. Pearson  
Part of Tax Map 510-4-79  
Part of Tax Pin: 219458  
Formerly  
F.R. Alexander  
PB 7/7  
Part of Tax Map 510-4-79

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	380.00'	157.70'	156.57'	S 19°17'17" W	23°46'40"
C2	118.23'	48.73'	48.39'	S 19°22'10" W	23°36'55"

**3.49 ACRES TOTAL**

**2.99 ACRES**

DB 407/776  
Part of Tax Map 510-4-79  
Part of Tax Pin: 219458

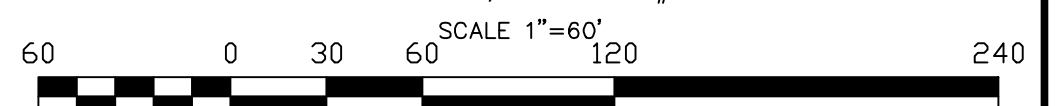
**LEGEND**

- FOUND IRON PIN (EIP)
- SET IRON PIN (NIP)
- POINT
- ▲ NAIL OR RAILROAD SPIKE
- ⊕ HYDRANT
- TELEPHONE PEDESTAL (PED)
- ⊙ LIGHT POLE OR LAMP
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ WATER METER (wm)
- ⊕ GAS VALVE
- ⊕ SEWER MANHOLE
- ⊕ CONCRETE MONUMENT
- ⊕ RIGHT OF WAY MONUMENT
- STONE
- Property Line
- - - Adjoiners (Surveyed)
- - - Adjoiners (not surveyed)
- - - Right of Way
- - - Utility Lines
- Asphalt
- - - Gravel

Survey is being performed without the benefit of a title search.  
A portion of the subject tract lies within a flood plain.  
Subject to the right of way for Holmes Road, Angel of the Lake Blvd., and all others of record.

**BOUNDARY SURVEY FOR  
FRANKIE Z. PEARSON**

DEED BOOK 407 PAGE 776  
TAX MAP: 510-4-79  
LAKE VIEW ESTATES, FUTURE DEVELOPMENT  
PLAT BOOK 7/7, 7/72  
ZONED: R-1  
CHIMNEY ROCK TOWNSHIP RUTHERFORD COUNTY, NC  
FIELD: EM, TW, BW MAP: D. McENTIRE  
DATE: AUGUST 31, 2021 MAP#: 21-1312



DONALD McENTIRE SURVEYING  
108 ISHAM DRIVE  
RUTHERFORDTON, NC 28139  
PHONE: (828) 287-0439  
EMAIL: dmcentire@bellsouth.net

**Recorded Parcel Plat**  
**Buffalo Ridge East**

- Legend**
- DB - Deed Book
  - EIP - Existing Iron Pipe
  - EIR - Existing Iron Rod/Rebar
  - IPS - Iron Pipe Set
  - IRS - Iron Rod Set
  - PB - Plat Book
  - RW - Right of Way
  - SR - State Road
  - TL - Total Length
  - - Unmarked Point
  - ⊕ - Utility Pole

Grimes  
DB 676 Pg 223  
540-1-51  
PB 30 Pg 97

1/2"EIP, 33.08'  
N 89°41'42" E from  
Mag Nail Found

Clayton and Linda Durkin  
DB 1085 Pg 91  
502-1-63

Kevin Dorsey  
DB 732 Pg 21  
502-1-60

Faulk  
DB 1073 Pg 05  
502-1-58

Christopoulos Oasis, LLC  
DB 1166 Pg 698  
502-1-57

Christopoulos Oasis, LLC  
DB 1166 Pg 698  
502-1-56

Dana Jo Mills  
DB 1100 Pg 654  
502-1-64

Sean and Elizabeth Kalooky  
DB 1060 Pg 27  
PB 33 Pg 128  
502-1-50

May The Fourth Properties, LLC  
DB 2055 Pg 4168  
Lot 57 PB 10 Pg 79  
540-2-337

May The Fourth Properties, LLC  
DB 2055 Pg 4168  
Lot 54 PB 10 Pg 79  
540-2-342

Grimes  
DB 676 Pg 223  
540-1-51  
PB 30 Pg 97

Aaron Hoff  
DB 1102 Pg 470  
Lot 150 PB 10 Pg 77  
540-4-135

Aaron Fister  
DB 1112 Pg 875  
Lot 149 PB 10 Pg 77  
540-4-146

Trueba  
DB 592 Pg 666  
Lot 148 PB 10 Pg 77  
540-4-147

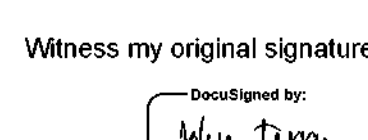
Kevin Frankel  
DB 955 Pg 505  
Lot 147 PB 10 Pg 77  
540-4-148

Notes:

- 1 - Area by coordinate geometry.
- 2 - Survey does not certify title or ownership
- 3 - This plat was prepared without the benefit of a title search which may reveal additional conveyances, easements, rights-of-way, building restrictions, zoning, etc.
- 4 - All property ownership information has been taken from current tax records.
- 5 - Property is subject to easements, etc. of record
- 6 - Underground utilities have not been located.
- 7 - The ownership of this area is shown in PB 30 Pg 97 as an overlap with Lots 52, 53, 54, 55, 56 & 57 of Riverbend Section 3 currently owned by May The Fourth Properties, LLC, DB 2055 Pg 4168 and/or Vista NC Ltd Partnership, DB 561 Pg 463.
- 8 - Town of Lake Lure Zoning - R2. Setbacks: Front Yard = 40' from center line, but not closer than 10' from RW, Side = 7' (Single Family), 8' (Two Family), 10' (Three and Four Family). Rear Setback = 10'. 7' side setback is shown hereon, however, the 8' or 10' side setback may apply depending on use, etc. Refer to Town of Lake Lure Zoning regulations for additional information and regulations.
- 9 - NA
- 10 - The southwest portion of what is shown as Pearson Circle on the Rutherford Co GIS is paved and used for access to homes while the northeast portion is not improved and does not appear to be used as regular physical access. No right of way (RW) width, road dedication, etc. has been found for Pearson Circle. An incomplete portion of the "Scenic Mountain Trailer Lots" plat (called for in adjoining deeds) was found which shows part of Pearson Circle. The width of the RW as calculated from calls on said plat varies from 19.8' to 34.9' on the northeast portion of said road that has not been constructed. An approximate 30' wide RW is shown hereon for said northeast section, however, additional evidence may reveal a RW of a different width or that no RW exists for Pearson Drive.
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- 12 - Buffalo Shoals Road - SR 1306, Maintenance Limits per NCDOT.
- 13 - This property is a noncontiguous portion of the property of Frankie Z Pearson, tax map 502-1-47

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 5/27/2022 9:44:11 AM  
Fee Amt: \$21.00 Page 1 of 1  
Rutherford County, NC  
Rachel Thomas Register of Deeds  
**BK 43 PG 181**

LINE	BEARING	DISTANCE
L1	N 56°47'55" E	293.12
L2	N 89°34'50" E	289.24
L3	S 32°14'44" E	105.33
L4	N 88°46'40" W	84.40
L5	S 42°30'30" E	227.25
L6	S 45°17'16" E	137.09
L7	S 32°26'04" E	37.88
L8	S 30°02'03" E	187.11
L9	S 47°39'12" E	116.13
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L11	S 22°28'32" W	129.90
L12	S 22°34'20" W	235.86
L13	S 22°31'02" W	100.10
L14	N 83°52'57" W	523.13
L15	N 85°37'19" W	76.29
L16	N 42°29'44" E	94.43
L17	N 18°34'29" E	26.46
L18	S 61°04'58" E	29.58
L19	N 79°27'00" E	33.45
L20	N 55°45'46" E	56.45
L21	N 24°33'30" E	30.00
L22	N 12°11'01" W	110.07
L23	N 10°08'22" W	91.91
L24	N 10°07'04" W	91.85
L25	N 16°17'22" W	29.97
L26	N 48°30'40" W	19.98
L27	N 48°53'03" W	50.25
L28	N 43°54'48" W	99.59
L29	N 17°44'15" W	105.70
L30	N 39°33'03" W	100.11
L31	N 39°33'03" W	20.01
L32	N 82°36'01" W	134.44
L33	S 37°16'43" W	94.44
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L35	N 66°56'17" W	26.57
L36	N 88°56'24" W	103.96
L37	S 31°16'19" E	26.11
L38	S 37°49'36" E	5.40
L39	S 18°24'10" E	68.27
L40	S 18°34'43" E	32.81
L41	N 25°49'23" W	114.22
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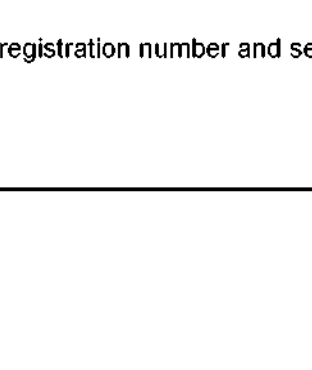
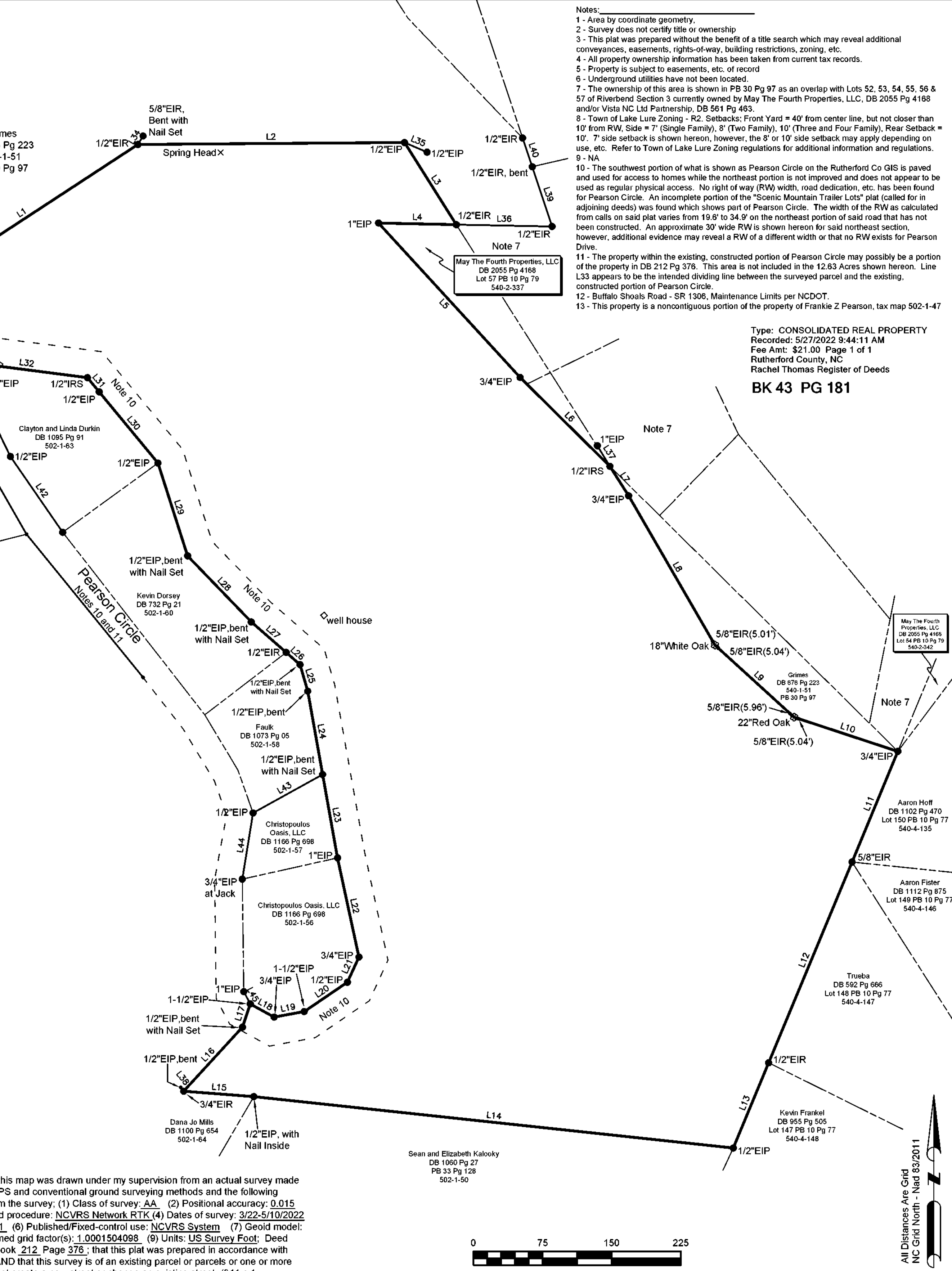


"I, John W Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey; (1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (3) Type of GPS field procedure: NCVRS Network RTK (4) Dates of survey: 3/22-5/10/2022 (5) Datum/Epoch: NAD 83/2011 (6) Published/Fixed-control use: NCVRS System (7) Geoid model: Geoid12B(ConUS). (8) Combined grid factor(s): 1.0001504098 (9) Units: US Survey Foot; Deed description recorded in Deed Book 212 Page 376; that this plat was prepared in accordance with N.C.G.S. 47-30 as amended, AND that this survey is of an existing parcel or parcels or one or more existing easements and does not create a new street or change an existing street. (f)11.c.1.

Witness my original signature, registration number and seal this 25th day of May 2022

DocuSigned by:  
*John Terry*  
D73E8A1F6AA2452

John W. Terry II - PLS # 4299



TRIPOD LAND SURVEYING, P.A.  
C-2183  
149 South Main Street  
Rutherfordton, NC 28139  
828 288 0008

Survey For: Frankie Pearson		
Survey Of: 12.63 Acre Parcel on Buffalo Ridge Road		
State: North Carolina	County: Rutherford	Scale: 1" = 75'
DB 212 Pg 376	Township: Chimney Rock	Zone: Lake Lure R-2
DB 248 Pg 375	Town of Lake Lure	Date: 3/22-5/10/2022
DB 300 Pg 132, 99E/288	Tax Map# 502-1-47	Drawing # 1900A

**Recorded Parcel Plat**  
**Buffalo Ridge**

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1/2"EIP, 33.08'  
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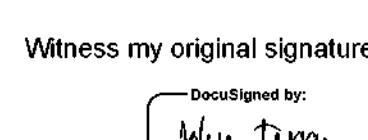
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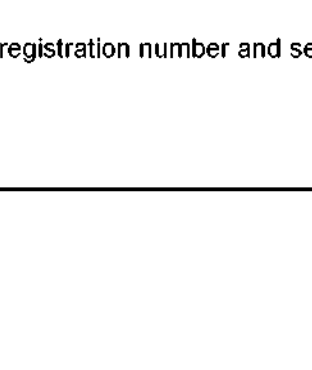
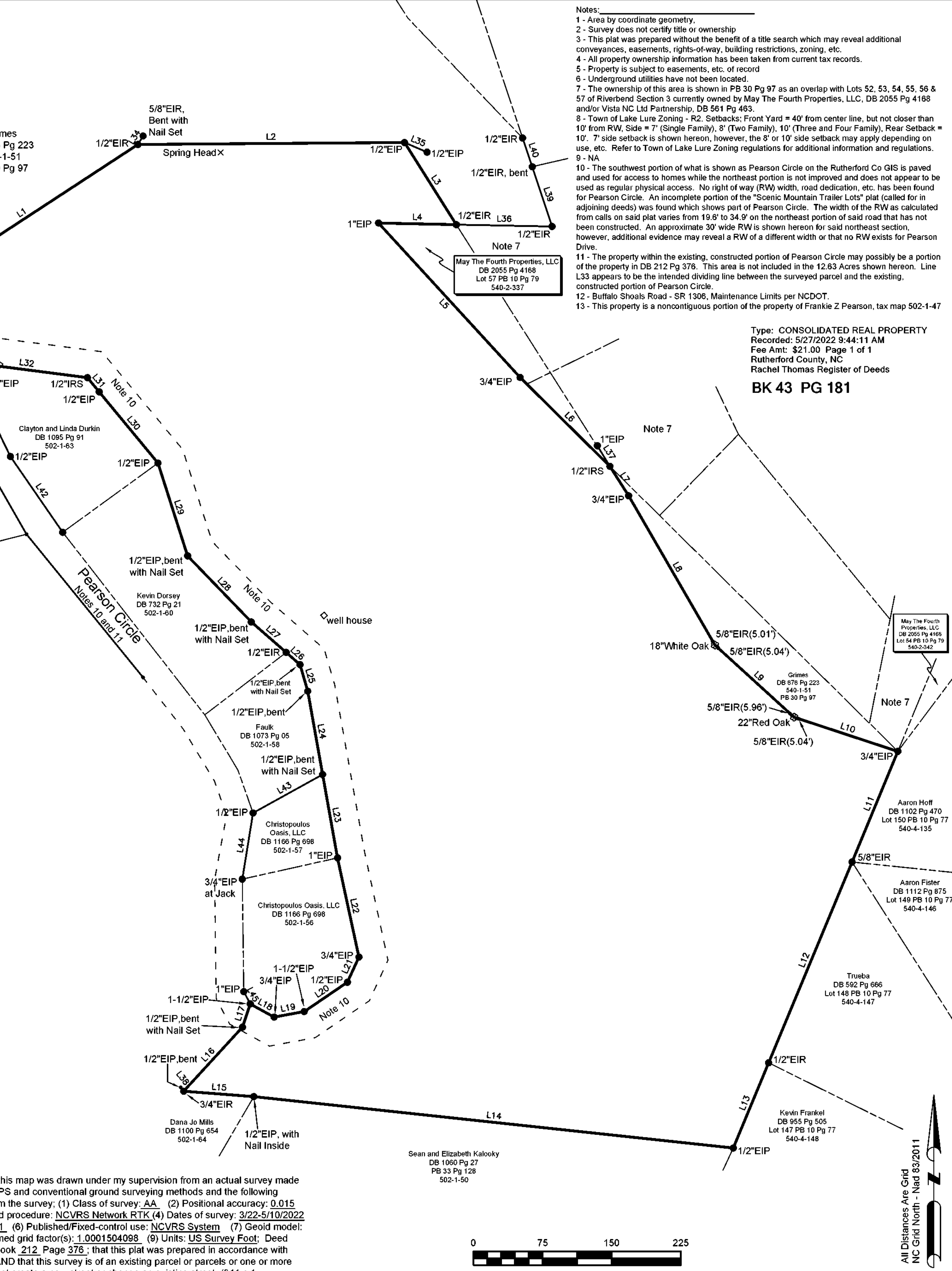


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