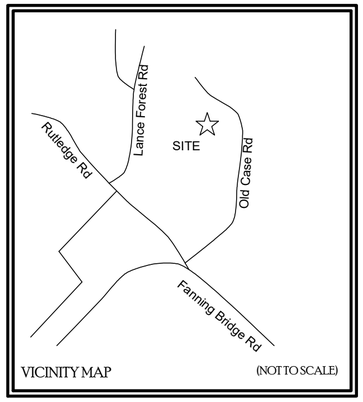
SITE PLAN FOR
CORY & MICHELLE NELSEN (OWNER)

TRACT B PLAT SLIDE 8745
67 OLD CASE ROAD

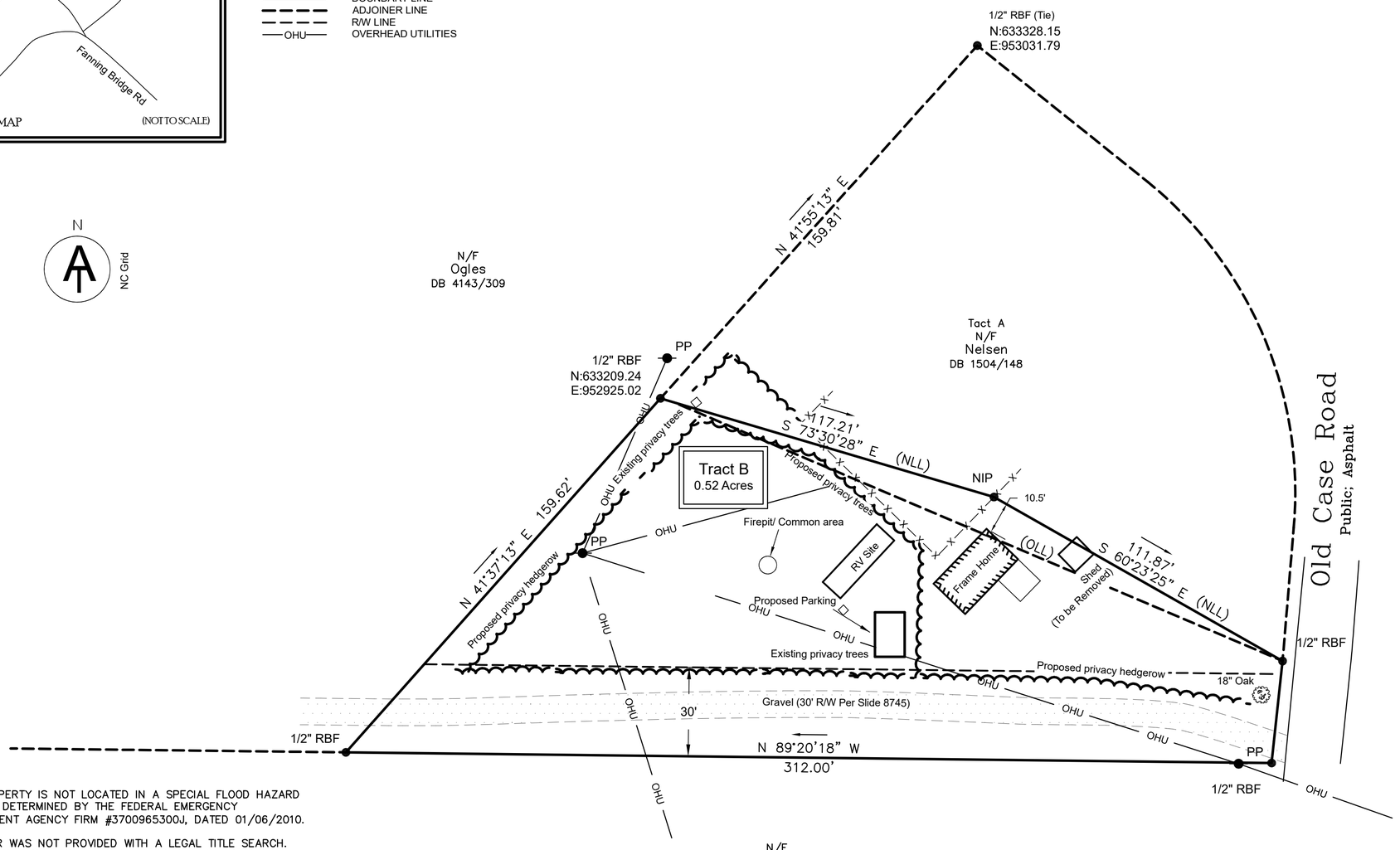
STATE OF NORTH CAROLINA
HENDERSON COUNTY
HOOPERS CREEK TOWNSHIP

REFERENCES
DEED BOOK 1504 PAGE 148
PLAT SLIDE 8745
PIN 9653-23-9183



LEGEND

NIP	●	NEW IRON PIN 1/2" REBAR
PT	○	UNMARKED POINT
RBF	●	REBAR FOUND
PIN		PARCEL ID NUMBER
PP		POWER POLE
R/W		RIGHT-OF-WAY
N/F		NOW OR FORMERLY
DB		DEED BOOK
PB		PLAT BOOK
NLL		NEW LOT LINE
OLL		OLD LOT LINE
—X—X—		FENCE LINE
		BOUNDARY LINE
		ADJOINER LINE
		R/W LINE
—OHU—		OVERHEAD UTILITIES



NOTES

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM #3700965300J, DATED 01/06/2010.

SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

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

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

PROPERTY LINES SHOWED AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.

SUBJECT PROPERTY CURRENTLY ZONED R-2 BY THE TOWN OF FLETCHER.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

0 30 60 90
1" = 30'

I, Charles P. Erdman, certify that this survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. G.S.47-30(f)(11)c.1
I also certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Bk. 1504, Pg. 148); 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; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, registration number, and seal this 7th day of August, 2026.

Charles P. Erdman PLS L-5571

NORTH CAROLINA PROFESSIONAL SEAL L-5571 REGISTERED LAND SURVEYOR CHARLES P. ERDMAN

C. P. ERDMAN PLS L-5571
FIRM LICENSE # P-2907

N
W Erdman Land Surveying, PLLC
POBox 333
Flat Rock, NC, 28731
Phone: (828) 216.3815

SURVEY	CPE
DRAWN	CPE
DATE	08/07/2026
JOB #	26-121