

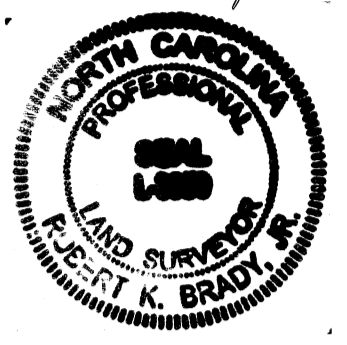
I, ROBERT K. BRADY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4303, PAGE 675); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

14th DAY OF FEBRUARY, A.D. 2008.

Robert K. Brady, Jr.
ROBERT K. BRADY, JR., PLS-3959



CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADVERTISE THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL ROAD RIGHTS OF WAY AND OTHER SITES AND EASEMENTS TO PUBLIC USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.
(BY SIGNING THIS PLAT, THE PROPERTY OWNER ACKNOWLEDGES HIS/HER RESPONSIBILITY TO PETITION THE CITY OF ASHEVILLE FOR THE ACCEPTANCE OF STREETS AND SIDEWALKS (AS APPLICABLE) FOR PUBLIC MAINTENANCE.)

OWNER: *Green Deal LLC* 2/14/08
DATE: _____

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF ASHEVILLE, N.C. ON THE 15th DAY OF February 2008. PROVIDED THE PLAT IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, N.C. WITHIN 30 DAYS OF THE DATE OF THIS APPROVAL.

APPROVED: *Shelby S. Shuford*

REVIEW OFFICER: STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE

REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 2-15-08
REVIEW OFFICER'S SIGNATURE: _____

STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE

FILE FOR REGISTRATION ON THE 15th DAY OF Feb 2008, AT 11:55 AM AND RECORDED IN PLAT BOOK 116, PAGE 85
BY: *Debra Debraud* REGISTER OF DEEDS
BY: *Sharon Hicks* DEPUTY

GENERAL NOTES:

- 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
- Subject property is not located within a flood hazard area according to flood insurance rate map 37032, panel 0303, suffix C dated May 6, 1995
- Location of utilities, whether public or private, is based upon field location of visible appurtenances
- All distances are horizontal ground measured in US Feet
- 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 the title examination.
- No geodetic monuments were found within 2000 feet of the subject property
- Per the City of Asheville Planning Department, this project meets a minimum of three items as listed on the "exceptional development" checklist. Davenport Park meets this requirement by incorporating the following four standards into the project design: significant use of green building techniques, enhanced stormwater management, environmentally sensitive design to preserve existing vegetation and pedestrian orientation and amenities. Approved modifications included lot size, width, setbacks, road construction, right-of-way width, and sidewalk design as shown on the approved preliminary plat pursuant to Ordinance #3426.
- Proposed Building Setbacks
Front - 6' (5' Standard)
Rear - 6' (5' Standard)
Side - 6'
- The number and location of street trees and other site plan information required per The City of Asheville standards are noted on the approved Preliminary Site Plan sheet L3 dated 2-28-07 and approved by the City of Asheville on 4-20-07.
- Southern Community Bank Letter of Credit Number - #2801000307. Refer to the Letter of Credit for specific items bonded.
- Approved preliminary plat project numbers: CUP #06-35-004 & BP #06-5278
- The nearest fire hydrant is located in the subdivision in the north west corner of lot 8.
- The area within the Estes Court right-of-way is 0.524 Acres (22,839 square feet).
- All utilities will be located within 35' road right of way unless otherwise noted.
- Subject to a Progress Energy Carolinas, Inc. easement D.B. 4472, Pgs. 392.
- See the preliminary plat for location of street lights.
- Davenport Road right of way is shown on P.B. 93, Pg. 170 as 30'. Per the City of Asheville Engineering department there is no right of way of record so the minimum is 5' from the edge of asphalt.
- The storm drainage easement on lots 10 and 11 is centered on the existing storm pipes.
- A 5' Utility Easement exists on the front of all subdivision lots.

Killian
D.B. 2014, Pg. 275
PIN 962820923462

Zephyr Hills Free Will
Baptist Church
D.B. 1109, Pg. 644
PIN 962820921105

Fisher
D.B. 1007, Pg. 565
PIN 962820913997

Open Space
34,316 Sq.Ft.
0.788 Acres

City of Asheville
D.B. 1109, Pg. 644
PIN 962820918952

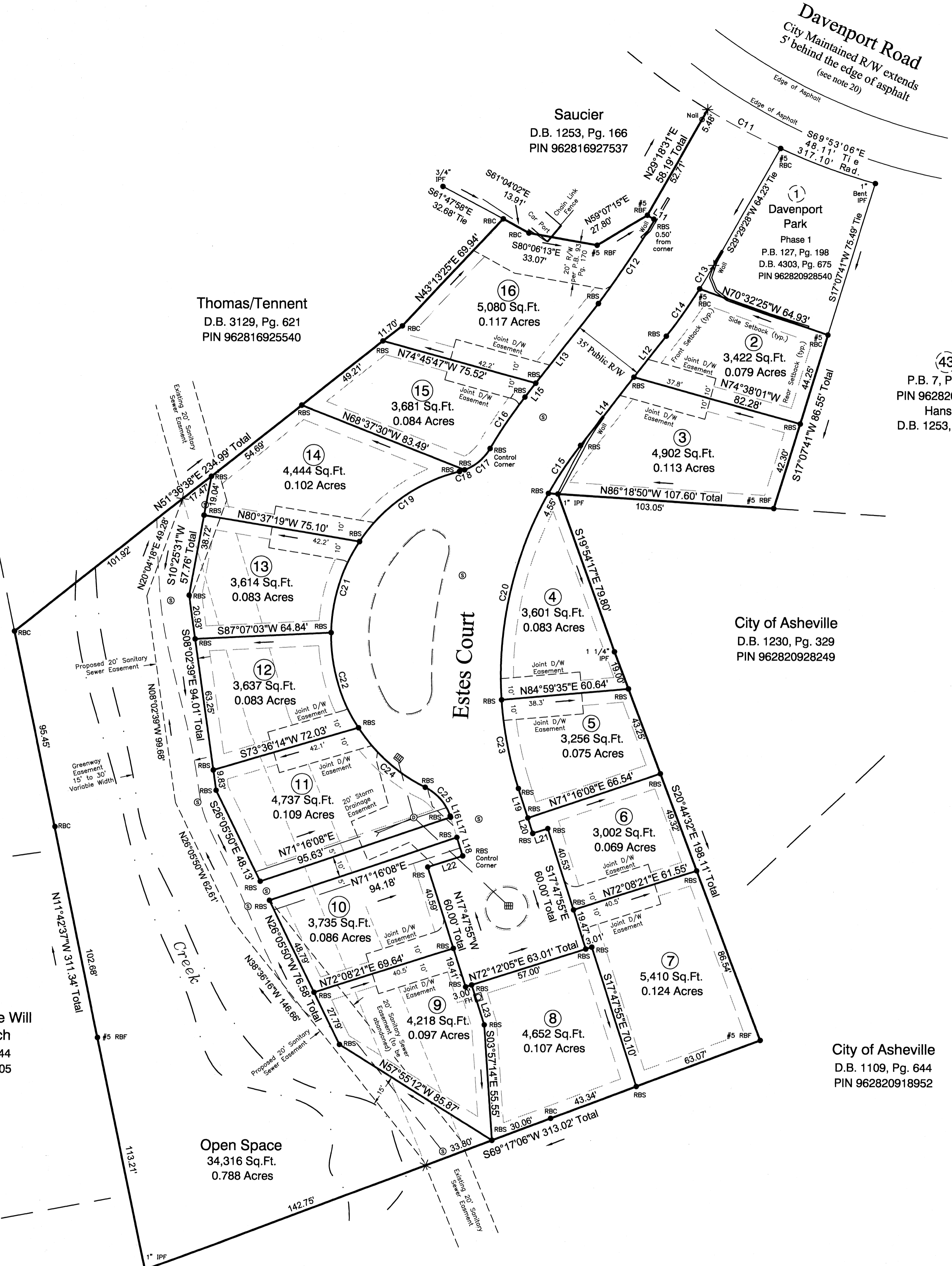
Thomas/Tennent
D.B. 3129, Pg. 621
PIN 962816925540

Saucier
D.B. 1253, Pg. 166
PIN 962816927537

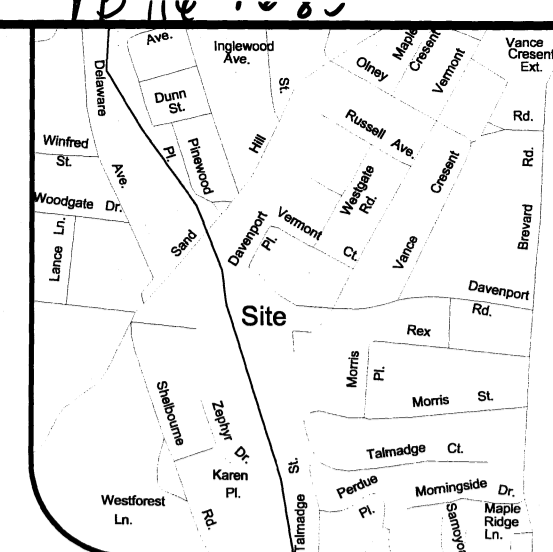
City of Asheville
D.B. 1230, Pg. 329
PIN 962820928249

City of Asheville
D.B. 1109, Pg. 644
PIN 962820918952

43
P.B. 7, Pg. 100
PIN 962820928494
Hansley
D.B. 1253, Pg. 166



LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DIRECTION	CHORD	RADIUS
L11	S59°01'27"E	4.12'	C11	S61°57'56"E	39.48'	317.10'
L12	S38°00'00"W	24.93'	C12	N33°48'27"E	47.94'	485.17'
L13	S38°00'00"W	48.21'	C13	N30°51'24"E	12.99'	272.50'
L14	S38°00'00"W	41.02'	C14	N35°06'40"E	27.47'	272.50'
L15	S38°00'00"W	8.33'	C15	S33°32'39"W	27.58'	177.50'
L16	S17°51'25"E	0.65'	C16	S34°05'00"W	29.44'	215.50'
L17	S17°51'25"E	10.00'	C17	N49°47'27"E	15.78'	23.50'
L18	S17°51'25"E	9.14'	C18	N72°35'02"E	2.60'	23.50'
L19	S17°52'13"E	14.86'	C19	S54°37'36"W	58.25'	80.80'
L20	S17°52'13"E	7.71'	C20	S12°35'35"W	100.80'	177.50'
L21	N72°12'05"E	7.50'	C21	S17°12'25"W	45.34'	80.80'
L22	N72°12'05"E	17.50'	C22	S16°09'05"E	47.42'	80.80'
L23	S17°47'55"E	19.89'	C23	S10°53'11"E	43.16'	177.50'
			C24	S48°29'20"E	42.57'	80.80'
			C25	N40°58'03"W	18.21'	23.50'



- Legend**
- RFB Rebar Found
 - RFS Rebar and Cap Set
 - IPF Iron Pipe Found
 - RBC Rebar and Cap
 - D.B. Deed Book
 - Pg. Page
 - P.B. Plat Book
 - PIN Parcel Identification Number
 - R/W Right-of-Way
 - W Water Meter
 - PP Power Pole
 - D/W Driveway
 - Typ. Typical
 - Overhead Utilities
 - Sewer Manhole
 - Fire Hydrant
 - Drainage Manhole
 - Drop Inlet
 - Culvert

BLACKROCK SURVEYING & LAND DESIGN, P.C.
114 Executive Park
Asheville, North Carolina 28801
phone: 828-225-4341
fax: 828-225-4342
www.blackrocksurveying.com

Subdivision of
Davenport Park
Phase 2
Asheville Township, Buncombe County, North Carolina

Current Owner: Green Development, LLC	Contact: Judy Guokas 828-216-0914	Address: 149 Davenport Road Asheville, NC 28806
PIN: 962820926266		
D.B./Pg.: 4303 / 675		Zoning: RS-8 Residential Single-Family High Density District
P.B./Pg.: 119 / 87		
Job Number: 07-171	Total Acreage: 2.721	Date: 11/14/2006
Surveyed by: BW, NC, JA	Drawn by: SR	PLS: Robert K. Brady, Jr.

GRAPHIC SCALE
1" = 30'

Doc ID: 020761910001 Type: CRP
Recorded: 03/15/2008 at 11:54:06 AM
Fee Amt: \$21.00 Page 1 of 1
Work Low: 2425422
Buncombe County, NC
Otto V. DeBrull Register of Deeds
BK 116 Pg 85