

NOTES

- ALL DISTANCES DEPICTED HEREON ARE HORIZONTAL DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. PROJECT IS LOCALIZED FROM A LOCALIZATION BASE POINT HAVING NC GRID (NAD 83 (2011)) COORDINATES OF NORTHING: 687157.53', EASTING: 925684.92'. TO CONVERT TO GRID, UTILIZE A COMBINED SCALE FACTOR OF 0.99979051.
- THIS SURVEY IS ORIENTED TO NORTH CAROLINA GRID NAD83(2011). STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED UTILIZING GNSS OBSERVATIONS WITH POST PROCESSING UTILIZING OPUS-RAPID STATIC.
- PROPERTIES SHOWN MAY BE SUBJECT TO RIGHTS OF WAY AND EASEMENTS BOTH RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN IN ADDITION TO THOSE LISTED HEREON.
- THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. ANY QUESTIONS REGARDING MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY.
- NO PORTION OF THE PROPERTIES SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN IN A FLOOD INSURANCE RATE MAP NUMBERED 3700962B00J WITH AN EFFECTIVE DATE OF JANUARY 6, 2010. THE PROPERTIES LIE WITHIN THE UNSHADED 'X' ZONE AS SHOWN ON SAID MAP.
- UNDERGROUND UTILITIES SHOWN ARE AS INDICATED BY SURFACE INDICATIONS AT DATE OF SURVEY. ADDITIONAL UTILITIES MAY EXIST WHICH WERE NOT MARKED AND ARE NOT SHOWN. UTILITIES SHOULD BE RE-MARKED AND FIELD VERIFIED PRIOR TO ANY EXCAVATION. CONTACT NC ONE-CALL CENTER AT 811.
- PER THE CITY OF ASHEVILLE GIS SYSTEM, JOHNSTON BOULEVARD IS MAINTAINED BY NCDOT AND SCOTTSDALE DRIVE IS MAINTAINED BY THE CITY OF ASHEVILLE.
- INITIAL BOUNDARY SURVEY PERFORMED FEBRUARY 4 TO FEBRUARY 28, 2013. SUBDIVISION SURVEY PERFORMED ON SEPTEMBER 9, 2014. SEWER IMPROVEMENTS AS-BUILT LOCATED OCTOBER 7, 2014.
- SURVEY MONUMENTS NOT LISTED AS ABOVE GRADE (AG) OR BELOW GRADE (BG) ARE FLUSH WITH ADJACENT GRADE.
- PER CITY OF ASHEVILLE GIS, THE SUBJECT PROPERTY IS ZONED RMB. SETBACKS FOR RMB ZONING DISTRICT ARE FRONT 15 FEET, SIDES 6 FEET, REAR: 15 FEET. LOT SIZE IS 9000 SQUARE FEET MINIMUM. A MINIMUM FRONTAGE OF 50 FEET IS REQUIRED, EXCEPTING FLAG LOTS. ADDITIONAL DEVELOPMENT REQUIREMENTS AND CONDITIONS ARE LISTED IN CITY OF ASHEVILLE CODE OF ORDINANCES.
- FIRE HYDRANT INFRASTRUCTURE REQUIRED HAS BEEN BONDED WITH FIRST NATIONAL BANK OF TENNESSEE LETTER OF CREDIT NUMBER 219103570.

**CITY OF ASHEVILLE
PLANNING DEPARTMENT**

APPROVED BY THE CITY OF ASHEVILLE, NC PLANNING AND DEVELOPMENT DEPARTMENT ON THIS 10th DAY OF November, 2014. PROVIDED THE PLAT IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, NC WITHIN 30 DAYS OF THIS APPROVAL.

SIGNED: [Signature]
CITY OF ASHEVILLE PLANNER

**COUNTY OF BUNCOMBE
REGISTER OF DEEDS**

REVIEW OFFICER: Nathan L. Penninger
OF BUNCOMBE COUNTY, CERTIFYING THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

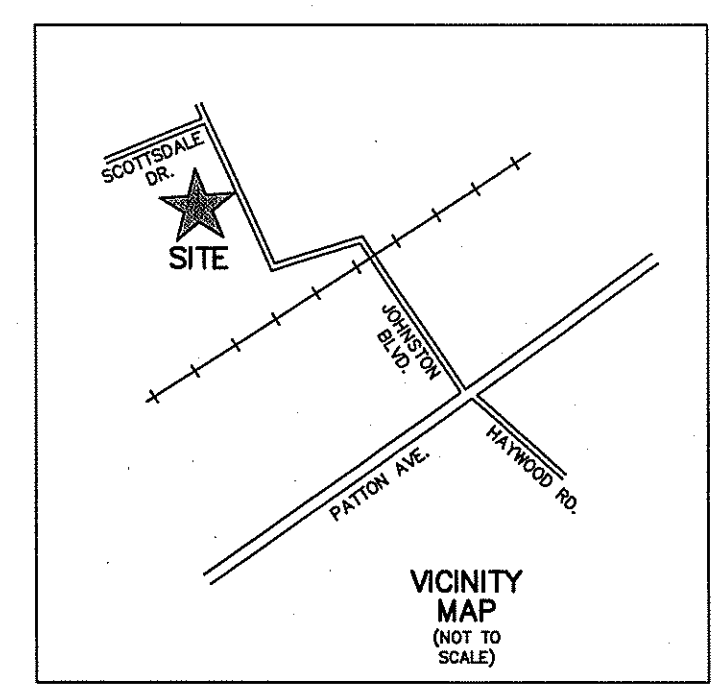
SIGNED: [Signature] DATE: 11/10/2014
REVIEW OFFICER

Doc ID: 02751488801 Type: CRP
Recorded: 11/10/2014 at 02:34:34 PM
Fee Amt: \$61.99 Page 1 of 1
WorkFlow: 008024488-8081
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 142 PG 114

**COUNTY OF BUNCOMBE
REGISTER OF DEEDS**

FILED FOR REGISTRATION ON THE 10th DAY OF November, 2014 AT 2:34 PM O'CLOCK AND RECORDED IN PLAT BOOK 142 AT PAGE 114

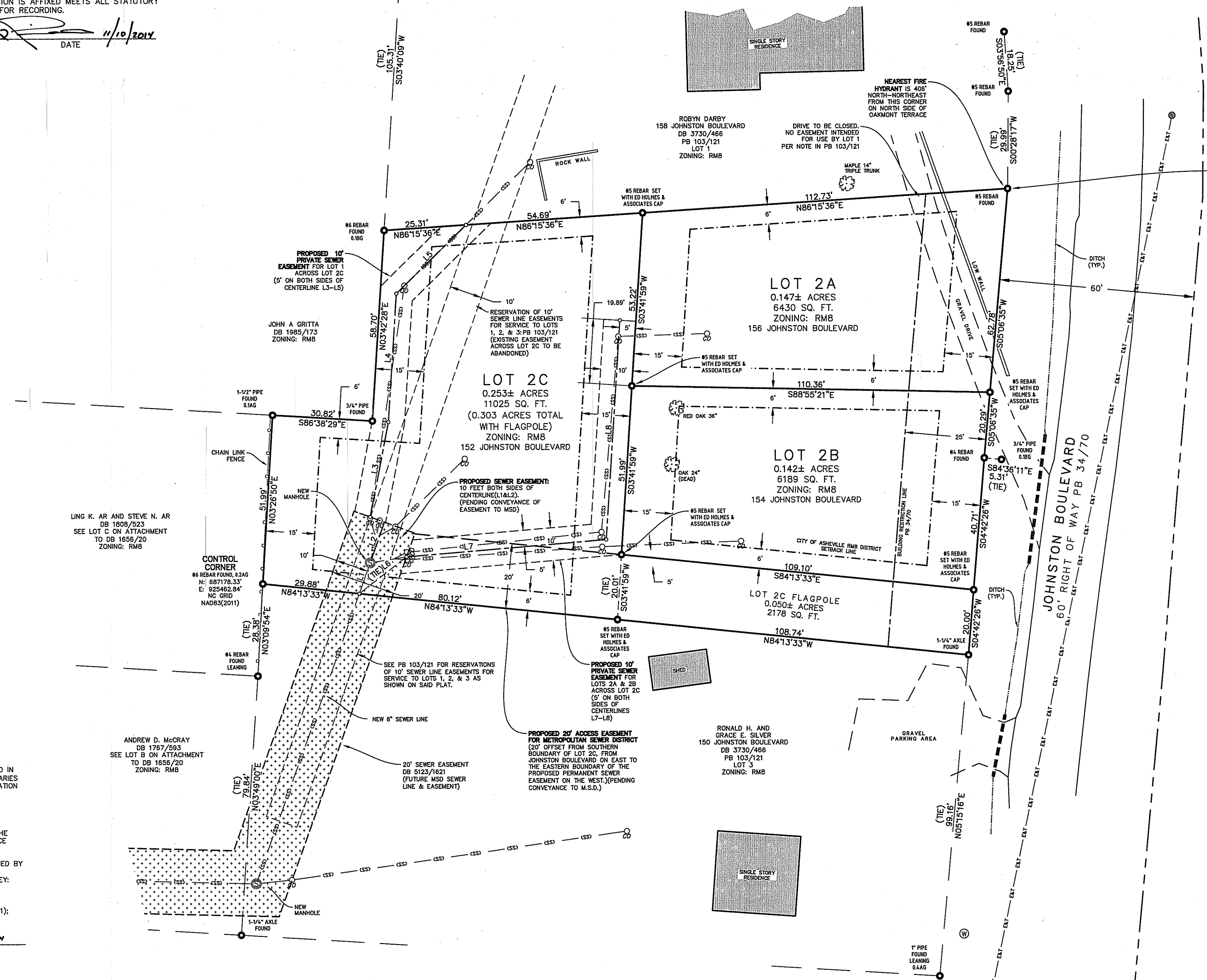
[Signature]
FOR DREW REISINGER, BUNCOMBE COUNTY REGISTER OF DEEDS
ASSISTANT: DEPUTY



LEGEND

ABBREVIATIONS

- AG - ABOVE GRADE
- BG - BELOW GRADE
- CMP - CORRUGATED METAL PIPE
- COA - CITY OF ASHEVILLE
- CONC. - CONCRETE
- DB - DEED BOOK
- E - EAST
- FIRM - FLOOD INSURANCE RATE MAP
- GNSS - GLOBAL NAVIGATION SATELLITE SYSTEM
- INV - INVERT
- NAD - NORTH AMERICAN DATUM
- NADVD - NORTH AMERICAN VERTICAL DATUM
- NC - NORTH CAROLINA
- N - NORTH
- N - NORTH
- PB - PLAY BOOK
- PVC - POLYVINYL CHLORIDE PIPE
- PN - PARCELS IDENTIFICATION NUMBER
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- RES - REAR SET WITH "D" HOLMES ASSOC" CAP
- RMB - MULTI FAMILY RESIDENTIAL DISTRICT(COA)
- S - SOUTH
- SQ. FT. - SQUARE FEET
- SSMH - SANITARY SEWER MANHOLE
- VCP - VITRIFIED CLAY PIPE
- W - WEST
- W/ - WITH
- WTR - WATER
- (TYP.) - TYPICAL



LINE TABLE

LINE	DIRECTION	LENGTH
L1	N19°42'30"E	10.07'
L2	N19°42'30"E	13.20'
L3	N11°03'38"E	23.53'
L4	N03°42'28"E	39.57'
L5	N45°34'41"E	30.11'
L6	N52°18'25"E	18.56'
L7	N85°11'29"E	61.83'
L8	N03°41'59"E	67.57'

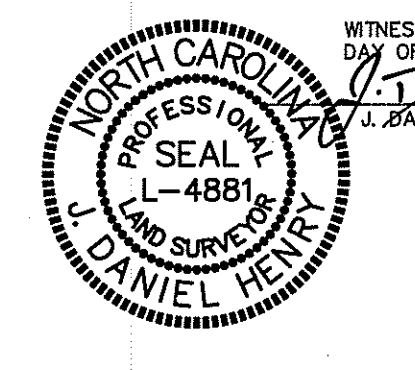
SURVEYOR'S CERTIFICATE: BOUNDARY, 47-30 & GNSS

I, J. DANIEL HENRY CERTIFY:

- THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED REFERENCES IN TITLE BLOCK AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A, THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 30,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
- THAT SURVEY IS OF THE FOLLOWING TYPE: NCOS 47-30(1)(1); THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- THAT STATE PLANE COORDINATES FOR THE PROJECT WERE OBTAINED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:
 - PROCEDURE USED: STATIC OBSERVATION WITH OPUS-RS POST PROCESSING.
 - POSITIONAL ACCURACY: 0.012M
 - HORIZONTAL POSITIONS ARE REFERENCED TO NAD83(NSRS(2011));
 - COMBINED FACTOR UTILIZED: 0.99979051
 - BASE POINT OF LOCALIZATION: N:687157.53 E:925684.92'

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 10th DAY OF November, 2014

[Signature]
J. DANIEL HENRY, P.L.S. L-4881



LINETYPES

- SEWER LINE
- WATER LINE
- OVERHEAD ELECTRIC & TELECOM
- OVERHEAD ELECTRIC
- OVERHEAD TELECOM
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOM
- CHAIN LINK FENCE
- DITCH OR GULLY
- STORM PIPE
- TIE LINE
- ADJONER DEED LINE

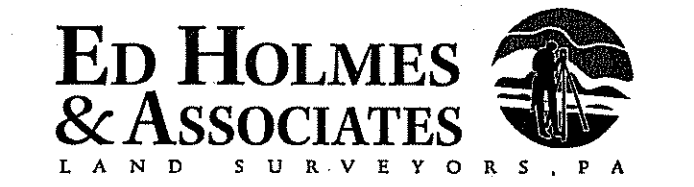
SYMBOLS

- FIRE HYDRANT
- WATER VALVE
- SIGN
- WATER METER
- UTILITY POLE W/ GUYWIRE
- SEWER MANHOLE
- TREE - DECIDUOUS
- LIGHT POLE
- PROPERTY MONUMENT (AS DESCRIBED)
- CALCULATED POINT
- SEWER CLEANOUT

CONTACT: JOHN STEWART
STEWART & CLARK PROPERTIES, A NORTH CAROLINA GENERAL PARTNERSHIP
1328 PATTON AVE, ASHEVILLE, NC 28806
828-258-7200

MINOR SUBDIVISION SURVEY OF
**LOT 2 OF
CATHERINE SUMMER BOULDEN
SUBDIVISION**

RECORD OWNER: STEWART & CLARK PROPERTIES, A NORTH CAROLINA GENERAL PARTNERSHIP
1328 PATTON AVE, ASHEVILLE, NC 28806
DEED BOOK 5120, PAGE 44
PLAT BOOK 103, PAGE 121
PIN: 9628-57-5282-00000
CITY OF ASHEVILLE
BUNCOMBE COUNTY, NORTH CAROLINA
SCALE: 1" = 20' 9/10/2014
J. DANIEL HENRY, P.L.S. #4881
dan@edholmessurveying.com



200 RIDGEFIELD COURT, SUITE 215, ASHEVILLE, NC 28806
PHONE: (828) 225-6562 COMPANY LICENSE C-2806

REVISED 10/20/2014: ADDED CERTS, REVISED SETBACKS ON LOT 2C
REVISED 11/4/2014: REVISED EASEMENTS AND ADDED AS-BUILT SEWER IMPROVEMENTS
REVISED 11/10/2014: ADDED MSD ACCESS EASEMENT ON LOT 2C & LETTER OF CREDIT INFORMATION