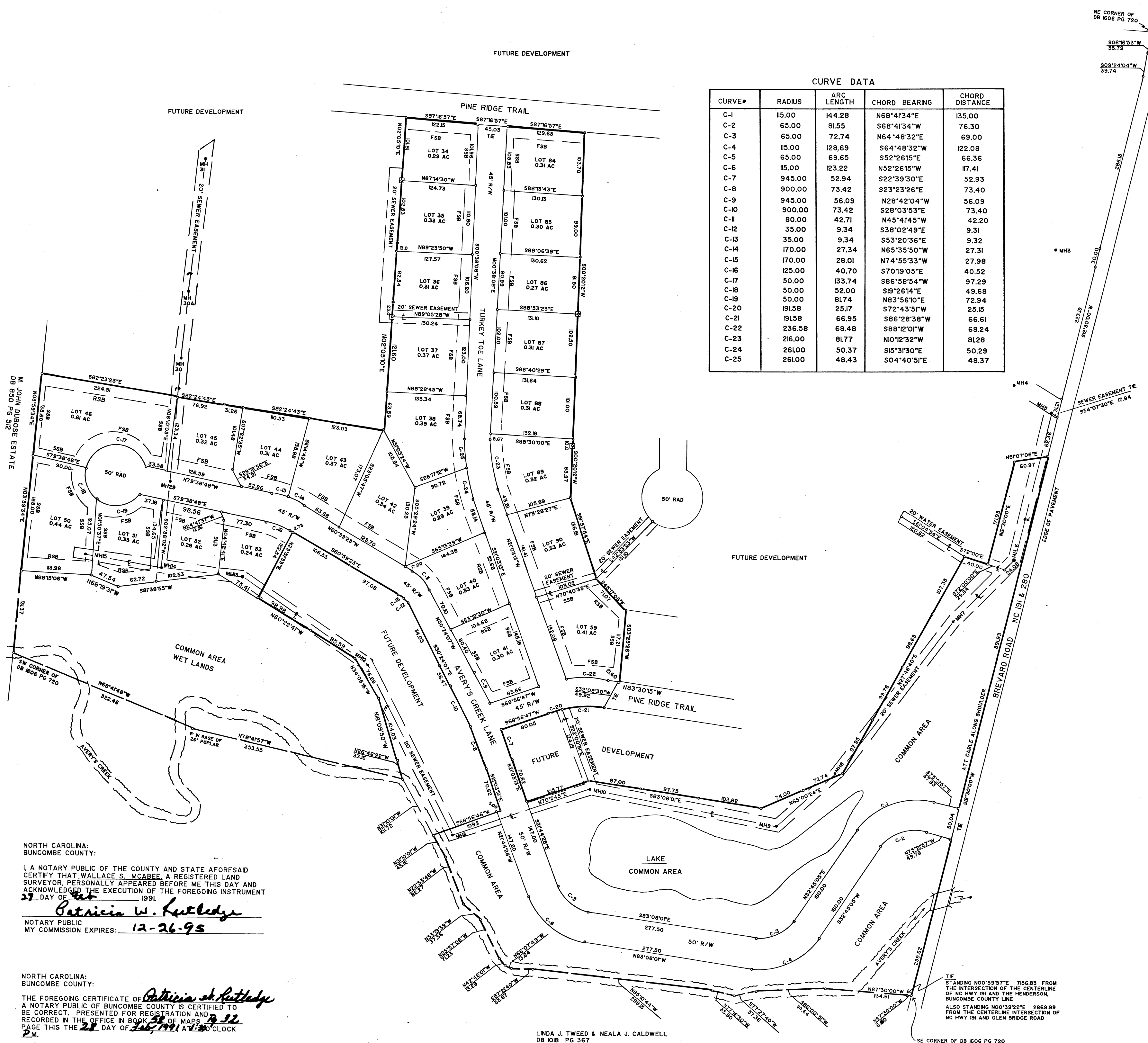
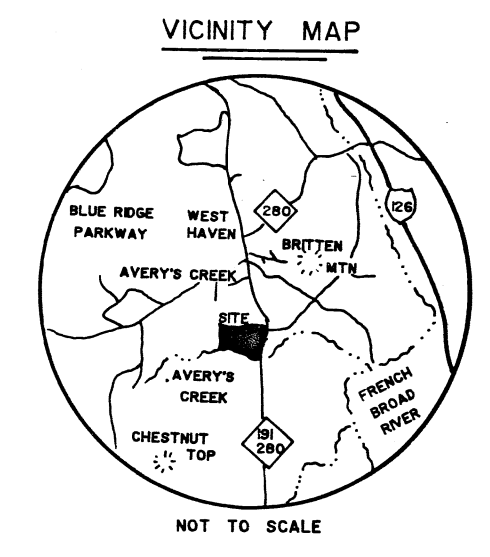
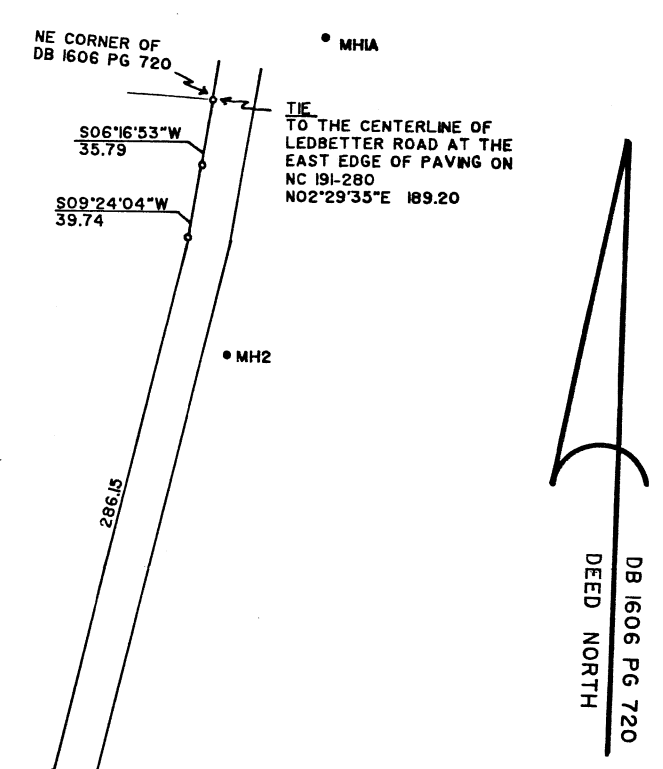


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CURVE DATA

CURVE#	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C-1	115.00	144.28	N68°41'34"E	135.00
C-2	65.00	81.55	S68°41'34"W	76.30
C-3	65.00	72.74	N64°48'32"E	69.00
C-4	115.00	128.69	S64°48'32"W	122.08
C-5	65.00	69.65	S52°26'15"E	66.36
C-6	115.00	123.22	N52°26'15"W	117.41
C-7	945.00	52.94	S22°39'30"E	52.93
C-8	900.00	73.42	S23°23'26"E	73.40
C-9	945.00	56.09	N28°42'04"W	56.09
C-10	900.00	73.42	S28°03'53"E	73.40
C-11	80.00	42.71	N45°41'45"W	42.20
C-12	35.00	9.34	S38°02'49"E	9.31
C-13	35.00	9.34	S53°20'36"E	9.32
C-14	170.00	27.34	N65°35'50"W	27.31
C-15	170.00	28.01	N74°55'33"W	27.98
C-16	125.00	40.70	S70°19'05"E	40.52
C-17	50.00	133.74	S86°58'54"W	97.29
C-18	50.00	52.00	S19°26'14"E	49.68
C-19	50.00	81.74	N83°56'10"E	72.94
C-20	191.58	25.17	S72°43'51"W	25.15
C-21	191.58	66.95	S86°28'38"W	66.61
C-22	236.58	68.48	S88°12'01"W	68.24
C-23	216.00	81.77	N10°12'32"W	81.28
C-24	261.00	50.37	S15°31'30"E	50.29
C-25	261.00	48.43	S04°40'51"E	48.37



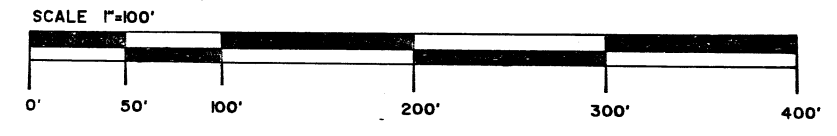
SECTION I
THE VILLAGE AT AVERY'S CREEK

AVERY'S CREEK TOWNSHIP
BUNCOMBE CO., NORTH CAROLINA
SCALE 1"=100' DATE 2-15-91

MCABEE & ASSOCIATES, PA
WALLACE S. MCABEE, RLS
140 GARREN CREEK ROAD
FAIRVIEW, NC 28730

NAPPIER & GUNNELLS CONSTRUCTION CO., INC.
OWNER & DEVELOPER

DEED REFERENCE: DB 1606 PG 720



- NOTES:**
- ACREAGE SECTION I = 20.43 AC.
 - LOT CORNERS MARKED WITH #6 REBAR AND CAP UNLESS OTHERWISE NOTED
 - DASHED LINES SHOWN PLOTTED FROM BOUNDARY SURVEY BY STEVEN L. WAGGONER
 - NO CONTROL MONUMENT WITHIN 2000' OF PROPERTY
 - ☐ CONTROL CORNERS - 2" IRON PIPE FILLED W/CONCRETE
 - ALL ROADS SHOWN ON PLAT ARE PUBLIC ROADS

20' SEWER EASEMENT - CENTERLINE SHOWN ON PLAT

MANHOLE #	BEARING	DISTANCE
MH5-MH6	S12°21'06"W	245.29
MH6-MH7	S40°51'41"W	138.20
MH7-MH8	S36°16'40"W	314.11
MH8-MH9	S48°30'42"W	132.52
MH9-MH10	N80°44'16"W	313.40
MH10-MH11	S71°54'45"W	233.87
MH11-MH12	N29°34'07"W	301.69
MH12-MH13	N56°23'27"W	232.64
MH13-MH14	N85°46'59"W	134.68
MH14-MH15	N83°05'26"W	120.82
MH14-MH29	N03°57'31"E	130.10
MH29-MH30	N02°58'02"E	201.30
MH30-MH30A	N04°22'44"E	108.34
MH30A-MH31	N04°55'12"E	238.06

MINIMUM SETBACK REQUIREMENTS:
FRONT LINE - 20'
SIDE LINE - 10'
REAR LINE - 20'

SPECIFIC SETBACK LINES NOTED ON PLAT FOR LOTS 34, 41, 45, 50, 51, 59, 94 & 40
FSB = FRONT SETBACK
RSB = REAR SETBACK
SSB = SIDE SETBACK

5' UTILITY EASEMENT RESERVED EACH SIDE OF SIDE LOT LINES AND 10' ALONG THE FRONT AND REAR LOT LINES

PER THE RECORDED RESTRICTIONS EAVES, STEPS, DECKS AND OPEN PORCHES SHALL NOT CONSTITUTE A PART OF ANY BUILDING FOR THE PURPOSE OF SETBACK LINES.

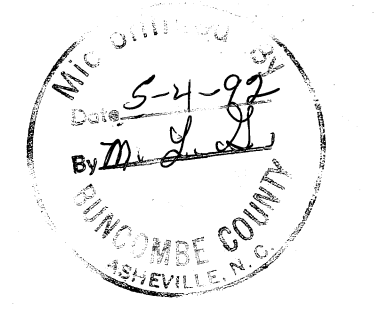
I, WALLACE S. MCABEE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME, DEED DESCRIPTION RECORDED IN BOOK 1606 PAGE 720; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 2-27-91

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION APPROVED

D. Tol
DISTRICT ENGINEER
2/26/91
DATE

Wallace S. McAbee L-2473



NORTH CAROLINA:
BUNCOMBE COUNTY:

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT WALLACE S. MCABEE, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT 37 DAY OF Feb 1991

Patricia W. Kutzke
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-26-95

NORTH CAROLINA:
BUNCOMBE COUNTY:

THE FOREGOING CERTIFICATE OF *Patricia W. Kutzke* A NOTARY PUBLIC OF BUNCOMBE COUNTY IS CERTIFIED TO BE CORRECT, PRESENTED FOR REGISTRATION AND RECORDED IN THE OFFICE IN BOOK 58 OF MAPS B 32 PAGE THIS THE 28 DAY OF Feb 1991 AT 11:30 O'CLOCK P.M.

Atto et. A. B. B. B.
REGISTER OF DEEDS

LINDA J. TWEED & NEALA J. CALDWELL
DB 1018 PG 367

SE CORNER OF DB 1606 PG 720

STANDING N00°29'57"E 756.83 FROM THE INTERSECTION OF THE CENTERLINE OF NC HWY 191 AND THE HENDERSON, BUNCOMBE COUNTY LINE

ALSO STANDING N00°39'22"E 2869.99 FROM THE CENTERLINE INTERSECTION OF NC HWY 191 AND GLEN BRIDGE ROAD