PB 163 PG 106

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 1296, PAGE 683); 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

25th DAY OF SEPTEMBER, A.D. 2012.

Robert K. Brady Jr.

ROBERT K. BRADY, JR., PLS 3959

NORTH CAROLINA PROFESSIONAL SEAL L-3959 LAND SURVEYOR ROBERT K. BRADY, JR.

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF ASHEVILLE, N.C. ON THE 25th DAY OF September, 2012 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 Ashleigh Shuford

REVIEW OFFICER
STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

DATE: 9/25/12

Ashleigh Shuford 9/25/12
REVIEW OFFICER'S SIGNATURE

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

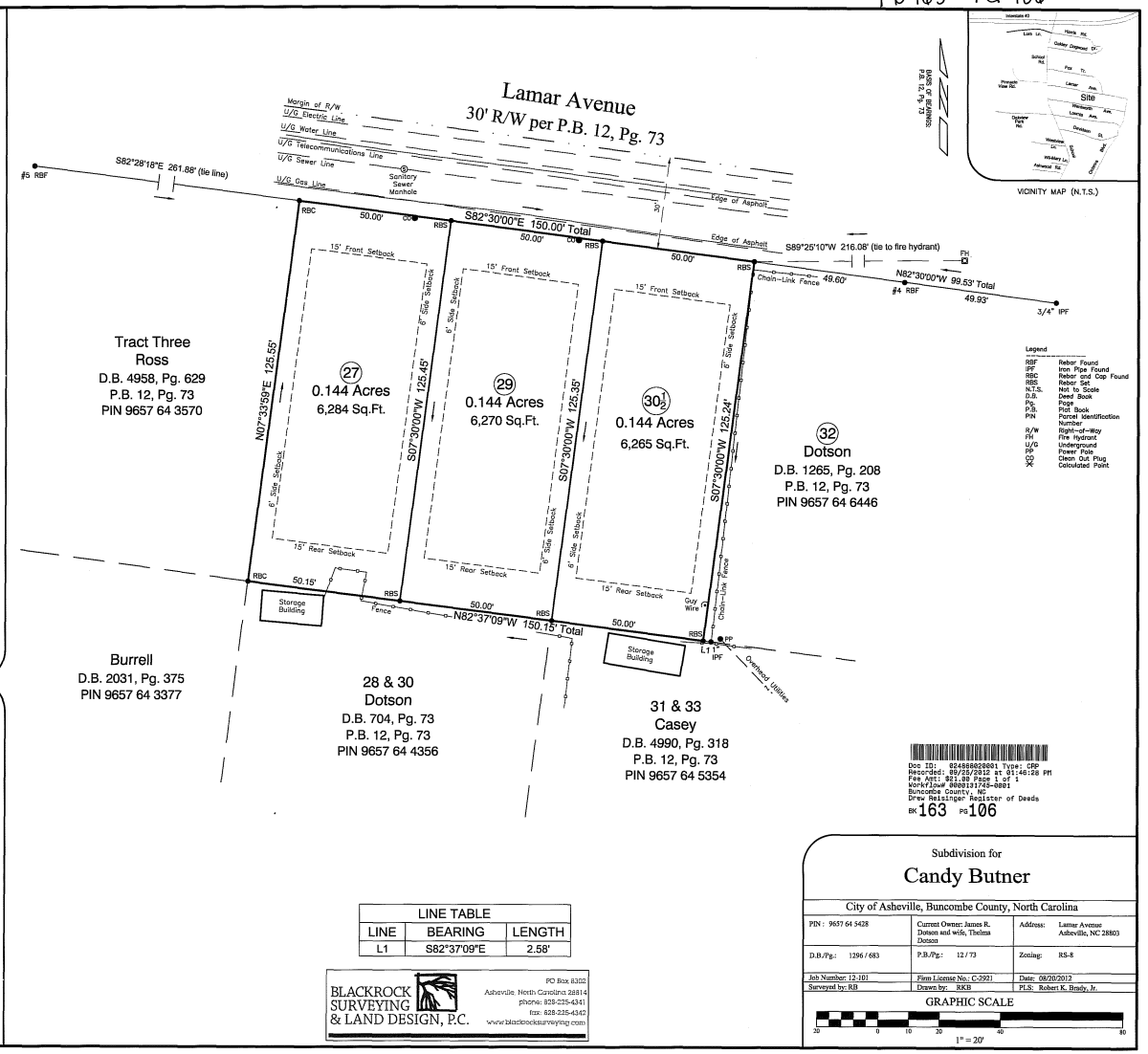
FILE FOR REGISTRATION ON THE 25th DAY OF Sept. 2012, AT 1:46 AND RECORDED IN PLAT BOOK 163 PAGE 106

BY: Drew Reisinger REGISTER OF DEEDS

BY: Deborah J. Worley DEPUTY

GENERAL NOTES:

1. Property subject to all easements, rights-of-way and restrictions of record
2. Lines not surveyed are shown as broken lines from information referenced on the face of this plat
3. The area shown hereon was computed using the coordinate computation method
4. Subject property is not located within a flood hazard area according to flood insurance rate map 370032, panel 9657, suffix J dated January 6, 2010
5. Location of utilities, whether public or private, is based upon field location of visible appurtenances and paint marks on the ground
6. All distances are horizontal ground measured in US Feet
7. This plat has been prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. 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.
8. No geodetic monuments were found within 2000 feet of the subject property
9. This map does not transfer to anyone other than the persons or business named in the title block and may not be used without written authorization from Blackrock Surveying and Land Design, PC.
10. RS-8 Building Setbacks
    Front – 15'
    Rear – 15'
    Side – 6'
11. Street Addresses assigned by the City of Asheville:
    Lot 27 – 31 Lamar Avenue
    Lot 29 – 35 Lamar Avenue
    Lot 30½ – 37 Lamar Avenue



VICINITY MAP (N.T.S.)

Legend

RBF	Rebar Found
IPF	Iron Pipe Found
RBC	Rebar and Cap Found
RBS	Rebar Set
N.T.S.	Not to Scale
D.B.	Deed Book
Pg.	Page
P.B.	Plat Book
PIN	Parcel Identification Number
R/W	Right-of-Way
FH	Fire Hydrant
U/G	Underground
PP	Power Pole
CO	Clean Out Plug
XC	Calculated Point

LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°37'09"E	2.58'

BLACKROCK SURVEYING & LAND DESIGN, P.C.
PO Box 8302
Asheville, North Carolina 28814
phone: 828-225-4341
fax: 828-225-4342
www.blackrocksurveying.com

Doc ID: 024868020001 Type: CRP
Recorded: 09/25/2012 at 01:46:26 PM
Fee Amt: $18.00 Page 1 of 1
Workflow# 0000121067-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 163 PG 106

Subdivision for

Candy Butner

City of Asheville, Buncombe County, North Carolina

PIN: 9657 64 5428	Current Owner: James R. Dotson and wife, Thelma Dotson	Address: Lamar Avenue Asheville, NC 28803
D.B./Pg.: 1296 / 683	P.B./Pg.: 12 / 73	Zoning: RS-8
Job Number: 12-101	Firm License No.: C-2921	Date: 08/20/2012
Surveyed by: RB	Drawn by: RKB	PLS: Robert K. Brady, Jr.

GRAPHIC SCALE

30 0 10 20 40 80

1" = 20'