SLIDE 12106

NOTES:

1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M.#3700965200J, DATED 1/02/2006.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) 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 PROPERTY.

4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS 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 CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE US SURVEY FEET MEASUREMENTS. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.99977649.

6) THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88.

7) ALL COORDINATES LISTED HEREON ARE NC GRID COORDINATES BASED ON NAD83-2007 AND THE UNITS ARE US SURVEY FEET.

8) THE SURVEY CONTROL UTILIZED AS A PART OF THIS SURVEY, ALONG WITH THE ASSOCIATED GPS SURVEY, WERE GENERATED AND PERFORMED UNDER THE SUPERVISION OF ERIC S. MCABEE. REFER TO MCABEE & ASSOCIATES, PA DRAWING NUMBER G-19-2740 FOR THE GPS CERTIFICATION ASSOCIATED WITH THIS CONTROL DATA.

9) THE SIDEWALKS AND NOTED PARKING AREA SHOWN HEREON ARE PROPOSED (NOT INSTALLED AT TIME OF SURVEY) AND THEIR LOCATIONS ARE BASED ON DESIGN DRAWINGS. THEY HAVE BEEN SHOWN HEREON FOR REFERENCE IN CONJUNCTION WITH THE PCA PLATTING.

10) THE WATER AND SEWER EASEMENTS ASSOCIATED WITH SYCAMORE COTTAGES PHASE 2 EAST HAVE NOT BEEN SHOWN HEREON FOR GRAPHICAL CLARITY OF THE PCA LOTS AND ANNOTATIONS SHOWN HEREON. THESE EASEMENTS ARE RECORDED AS FOLLOWS:
PHASE 2 - EAST WATER EASEMENT: SLIDE 12075
PHASE 2 - EAST SEWER EASEMENT: SLIDE 12086

REFERENCES:

- DB 1653 PG 446
- SLIDE 6233
- SLIDE 10210
- SLIDE 10617-18
- SLIDE 10619-20
- SLIDE 10653-54
- SLIDE 12075

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	80.00	S 35°22'54" E	0.33	0.33
C2	13.50	S 7°45'05" E	17.21'	18.66'
C3	165.05'	N 68°50'46" E	16.90'	16.91'
C4	165.05'	N 76°33'16" E	36.95'	37.02'
C5	165.05'	S 85°35'52" E	35.20'	35.27'
C6	165.05'	S 76°39'17" E	35.20'	35.27'
C7	165.05'	S 64°06'26" E	36.95'	37.02'
C8	165.05'	S 52°03'11" E	31.86'	31.91'
C9	2.00'	N 88°24'09" E	2.83	3.14
C10	44.00'	N 56°11'01" E	19.67'	19.84'
C11	44.00'	N 83°13'26" E	21.28'	21.49'
C12	44.00'	S 69°23'37" E	20.38'	20.57'
C13	44.00'	S 47°51'07" E	12.46'	12.52'
C14	2.00'	S 50°34'47" E	0.75	0.76'
C15	2.00'	N 88°47'58" E	1.99'	2.06'
C16	110.00'	N 64°17'37" E	20.19'	20.22'
C17	110.00'	N 74°10'33" E	17.49'	17.51'
C18	110.00'	N 87°52'11" E	35.46'	35.62'
C19	110.00'	S 54°26'38" E	104.38'	108.76'
C20	110.00'	S 19°40'02" E	24.72'	24.78'
C21	110.00'	S 04°20'01" E	33.94'	34.06'
C22	110.00'	S 11°12'10" W	26.11'	26.17'
C23	22.00'	S 06°15'24" W	9.08'	9.15'
C24	22.00'	S 07°52'00" E	1.44'	1.44'
C25	12.00'	N 67°17'14" W	20.33'	24.24'
C26	110.00'	S 58°26'11" W	13.81'	13.81'
C27	110.00'	S 71°11'39" W	35.46'	35.62'
C28	110.00'	S 88°51'49" W	35.46'	35.62'
C29	110.00'	N 76°15'46" W	17.63'	17.65'
C30	2.00'	S 65°07'29" W	2.74'	3.02'
C31	42.00'	S 36°16'19" W	20.87'	21.10'
C32	42.00'	S 25°18'57" W	21.62'	21.91'
C33	42.00'	N 85°04'20" W	20.81'	21.02'
C34	42.00'	N 52°09'28" W	20.66'	20.85'
C35	2.00'	N 06°02'57" W	2.77'	3.06'
C36	165.05'	S 53°49'06" W	15.35'	15.36'
C37	165.05'	S 61°15'45" W	36.95'	37.02'
C38	165.05'	S 74°27'50" W	35.20'	35.27'
C39	165.05'	S 86°42'58" W	35.20'	35.27'
C40	165.05'	N 81°40'15" W	31.60'	31.65'
C41	12.00'	N 83°23'46" W	3.00'	3.00'
C42	125.05'	S 68°20'12" E	57.72'	58.25'
C43	125.05'	S 54°13'54" E	50.99'	51.35'
C44	125.05'	S 49°33'06" E	12.60'	12.60'
C45	20.00'	S 17°57'27" E	19.17'	19.99'
C46	54.00'	S 01°42'48" E	23.18'	23.36'
C47	20.00'	S 03°34'55" W	12.16'	12.55'
C48	20.00'	S 32°31'16" W	7.60'	7.64'
C49	125.00'	S 43°47'56" W	2.68'	2.68'
C50	125.00'	S 52°10'03" W	50.99'	51.35'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C51	125.00'	S 61°20'22" W	57.95'	58.48'
C52	52.01'	S 25°41'26" W	18.81'	18.91'
C53	52.01'	N 48°01'46" W	21.49'	21.64'
C54	52.01'	N 71°40'17" W	21.13'	21.28'
C55	52.01'	S 84°17'24" W	22.19'	22.36'
C56	52.00'	N 67°38'23" E	22.17'	22.34'
C57	52.00'	N 43°36'30" E	21.13'	21.28'
C58	52.00'	N 39°57'33" E	21.49'	21.64'
C59	52.00'	N 17°35'52" E	18.81'	18.91'
C60	1.00'	N 76°39'35" W	13.15'	13.50'
C61	16.00'	N 45°34'15" W	4.64'	4.66'
C62	10.00'	N 02°56'04" E	12.91'	14.03'
C63	20.00'	N 68°30'50" E	17.12'	17.69'
C64	20.00'	S 82°50'47" E	2.30'	2.30'
C65	54.00'	N 84°16'28" E	28.86'	29.23'
C66	54.00'	N 67°40'36" E	3.33'	3.33'
C67	20.00'	N 21°08'33" E	10.50'	10.63'
C68	20.00'	S 67°58'17" E	10.80'	10.94'
C69	20.00'	S 27°41'57" E	16.66'	17.18'
C70	20.00'	S 38°44'51" W	26.68'	29.21'
C71	2.00'	N 16°13'38" W	2.24'	2.36'
C72	2.00'	N 17°56'12" E	0.15'	0.15'
C73	54.00'	N 06°31'24" E	25.21'	25.44'
C74	54.00'	N 09°02'30" W	3.89'	3.90'
C75	54.00'	N 17°17'42" W	11.64'	11.66'
C76	2.00'	N 12°42'48" E	2.36'	2.53'
C77	80.00'	N 50°22'15" E	4.08'	4.09'
C78	80.00'	N 73°19'56" E	58.63'	60.03'
C79	80.00'	S 64°00'51" E	57.75'	59.08'
C80	80.00'	S 21°31'07" E	58.22'	59.59'
C81	80.00'	S 21°09'38" W	58.22'	59.59'
C82	80.00'	S 63°45'14" W	58.00'	59.35'
C83	80.00'	N 73°58'01" W	57.41'	58.71'
C84	25.84'	N 21°55'33" E	11.28'	11.32'
C85	25.84'	N 55°56'53" E	16.92'	19.37'
C86	25.84'	S 81°31'24" E	18.56'	18.99'
C87	25.84'	S 39°20'38" E	18.63'	19.06'
C88	25.84'	S 02°54'39" W	18.63'	19.06'
C89	25.84'	S 45°11'09" W	18.65'	19.08'
C90	25.84'	S 87°26'34" W	18.61'	19.04'
C91	25.84'	N 41°19'05" W	25.42'	26.58'
C92	20.00'	N 64°10'03" W	12.14'	12.34'
C93	20.00'	N 01°35'51" W	28.26'	31.42'
C94	19.00'	N 70°10'36" E	17.20'	17.85'
C95	19.00'	S 61°14'32" E	13.95'	14.29'
C96	10.00'	S 04°36'12" W	13.97'	15.47'
C97	20.00'	S 79°46'09" W	20.52'	21.54'
C98	54.00'	N 71°46'40" W	4.54'	4.54'
C99	54.00'	N 89°11'53" W	27.67'	27.98'
C100	20.00'	S 67°05'34" W	7.61'	7.66'

TOWN OF FLETCHER :

APPROVED AS A PLANNED RESIDENTIAL DEVELOPMENT (PRD) AS PER THE TOWN OF FLETCHER LAND DEVELOPMENT CODE.

SUBDIVISION ADMINISTRATOR — DATE 9/30/19

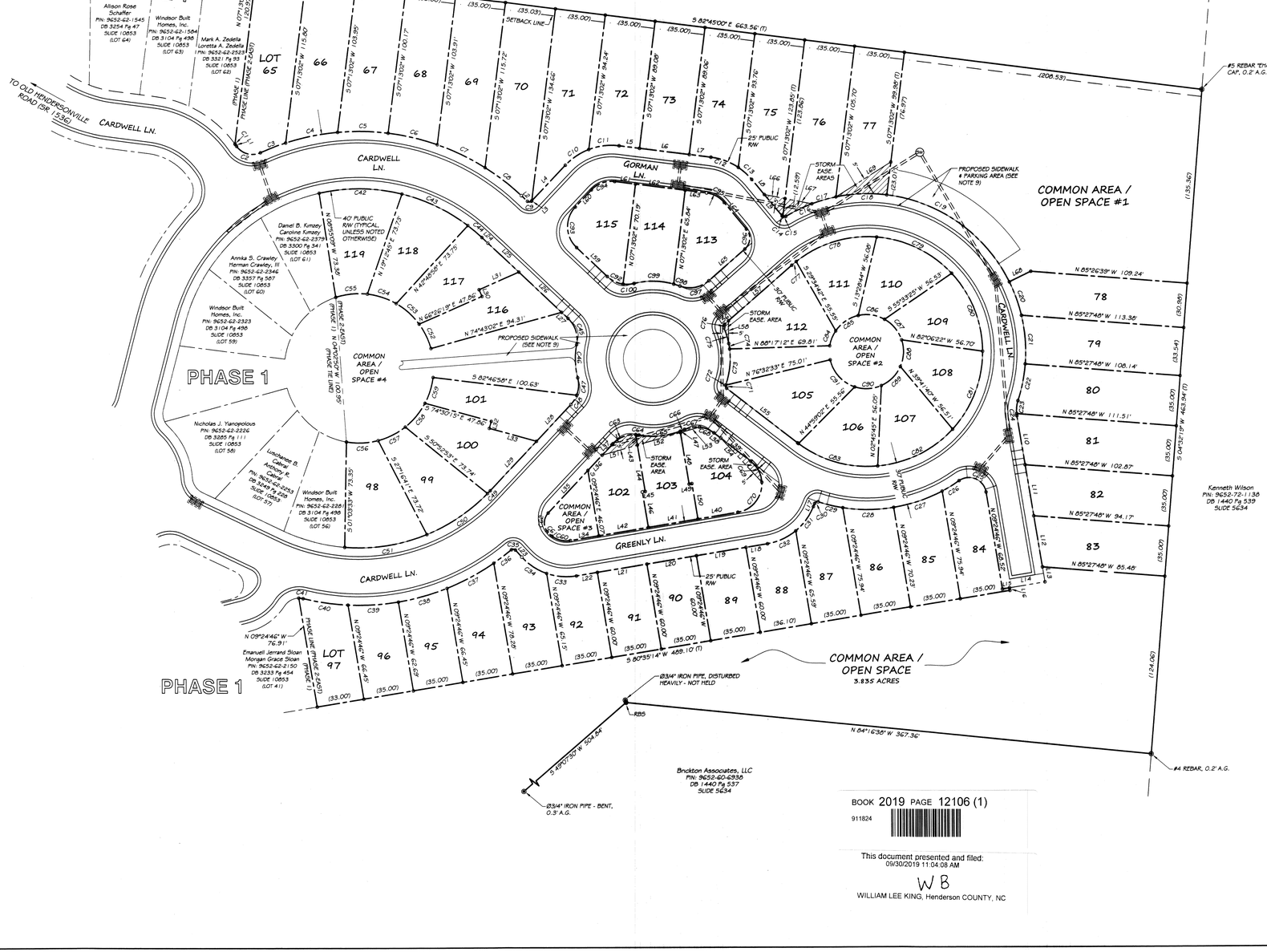
STATE OF NORTH CAROLINA:
COUNTY OF HENDERSON:

I, Tina Ball, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE 9-30-2019

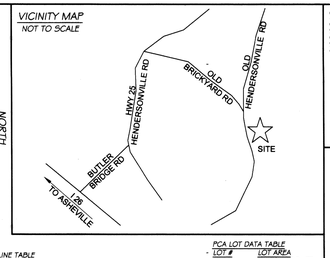
STATE OF NORTH CAROLINA:
COUNTY OF HENDERSON:

REGISTERED THIS THE 30 DAY OF Sept, 2019
AT 11:04 AM
RECORDED IN MAP BOOK 12106
BY / ASSISTANT
REGISTER OF DEEDS



GRID NORTH (NAD83-2007)

VICINITY MAP
NOT TO SCALE



PCA LOT DATA TABLE

LOT #	LOT AREA ACRES	LOT AREA SQ. FT.
65	0.099	4301
66	0.086	3820
67	0.081	3550
68	0.081	3549
69	0.086	3818
70	0.101	4401
71	0.090	3916
72	0.072	3153
73	0.072	3117
74	0.072	3147
75	0.087	3776
76	0.092	3990
77	0.082	3565
78	0.084	3643
79	0.085	3685
80	0.088	3844
81	0.086	3753
82	0.079	3446
83	0.072	3144
84	0.058	2396
85	0.058	2524
86	0.058	2524
87	0.061	2670
88	0.051	2204
89	0.048	2100
90	0.048	2100
91	0.048	2100
92	0.049	2134
93	0.062	2709
94	0.058	2507
95	0.051	2236
96	0.051	2236
97	0.054	2351
98	0.068	2950
99	0.061	2650
100	0.061	2672
101	0.058	2527
102	0.049	2123
103	0.047	2030
104	0.056	2449
105	0.060	2617
106	0.046	2099
107	0.049	2136
108	0.049	2156
109	0.049	2155
110	0.049	2126
111	0.049	2142
112	0.065	2829
113	0.055	2400
114	0.054	2342
115	0.052	2252
116	0.053	2321
117	0.060	2601
118	0.061	2650
119	0.068	2943
COMMON AREAS		
CA 1	0.623	27147
CA 2	0.076	3305
CA 3	0.026	1112
CA 4	0.219	9531

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 35°33'23" E	1.62'
L2	S 46°55'11" E	5.75'
L3	N 43°24'09" E	0.30'
L4	N 43°24'09" E	34.10'
L5	S 82°46'59" E	14.35'
L6	S 82°46'59" E	35.00'
L7	S 82°46'59" E	15.17'
L8	S 39°42'07" E	13.67'
L9	S 39°42'07" E	19.37'
L10	S 09°24'46" E	34.61'
L11	S 09°24'46" E	36.06'
L12	S 09°24'46" E	36.06'
L13	S 09°24'46" E	10.56'
L14	S 80°35'14" W	25.00'
L15	S 80°35'14" W	5.00'
L16	S 09°24'46" E	1.81'
L17	S 21°16'59" W	2.32'
L18	S 80°35'14" W	15.17'
L19	S 80°35'14" W	35.00'
L20	S 80°35'14" W	35.00'
L21	S 80°35'14" W	35.00'
L22	S 80°35'14" W	14.84'
L23	N 42°15'01" W	6.62'
L24	S 46°35'11" E	5.75'
L25	S 46°35'11" E	28.45'
L26	S 46°35'11" E	40.85'
L27	S 46°35'11" E	6.11'
L28	S 43°10'15" W	35.07'
L29	S 43°10'15" W	47.06'
L30	N 23°33'41" W	5.04'
L31	N 66°06'35" E	30.19'
L32	S 15°29'45" W	5.06'
L33	S 74°27'15" E	33.95'
L34	S 80°35'14" W	20.09'
L35	N 43°10'15" E	40.53'
L36	N 43°10'15" E	14.50'
L37	N 43°10'15" E	11.01'
L38	S 52°15'22" E	6.05'
L39	S 52°15'22" E	26.26'
L40	S 80°35'14" W	28.29'
L41	S 80°35'14" W	35.00'
L42	S 80°35'14" W	35.00'
L43	S 09°24'46" E	7.34'
L44	S 09°24'46" E	32.80'
L45	S 80°35'14" W	2.00'
L46	S 09°24'46" E	23.00'
L47	S 09°24'46" E	0.94'
L48	S 09°30'03" W	15.86'
L49	N 80°35'14" E	2.00'
L50	S 09°24'46" E	25.00'
L51	N 74°02'12" E	25.65'
L52	N 74°02'12" E	31.20'
L53	N 74°02'12" E	13.52'
L54	S 42°46'08" E	42.00'
L55	N 52°15'22" W	62.27'
L56	N 48°54'31" E	3.72'
L57	N 48°54'31" E	58.58'
L58	N 00°30'03" W	15.86'
L59	N 46°35'11" W	29.41'
L60	N 43°24'09" E	16.40'
L61	S 82°46'59" E	14.56'
L62	S 82°46'58" E	35.00'
L63	S 82°46'58" E	14.96'
L64	S 39°42'07" E	24.19'
L65	S 48°54'31" W	33.41'
L66	S 78°49'23" E	14.63'
L67	S 78°49'23" E	18.96'
L68	S 63°52'49" W	16.60'
L69	N 57°51'04" E	45.27'

THIS SURVEY IS OF A PLANNED COMMUNITY CREATED UNDER AND SUBJECT TO THE NORTH CAROLINA PLANNED COMMUNITY ACT - CHAPTER 47F OF THE NORTH CAROLINA GENERAL STATUTES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Christopher S. Eller, HEREBY CERTIFY I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND DEDICATE ALL ROAD RIGHTS-OF-WAY TO PUBLIC USE , UNLESS NOTED OTHERWISE IN THE DISCLOSURE OF PRIVATE ROADWAY, IF APPLICABLE. BY SIGNING THIS PLAT THE PROPERTY OWNER(S) ACKNOWLEDGES HIS OR HER RESPONSIBILITY TO PETITION THE CITY OF ASHEVILLE FOR THE ACCEPTANCE OF STREETS AND SIDEWALKS FOR PUBLIC MAINTANANCE.

9/30/19 — DATE — OWNER(S)

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE PROVISIONS OF CHAPTER 89C OF THE GENERAL STATUTES OF NORTH CAROLINA CERTIFIES THAT THIS PLAT ACCURATELY DEPICTS THE LEGAL BOUNDARIES AND THE PHYSICAL LOCATION OF THE UNITS AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES.

L-4693

I, J. BARRY WEST, CERTIFY THE FOLLOWING:

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

THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTIONS RECORDED IN BOOK 1653 PAGE 446; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK MULTIPLE - SEE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; FOR TRADITIONAL SURVEYING METHODS; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE "0.05' H.OR. + 1.0' VERT. ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK SOLUTIONS; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(1)(A) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 30th DAY OF AUGUST, 2019.

L-4693

NORTH CAROLINA PROFESSIONAL SEAL L-4693 LAND SURVEYOR J. BARRY WEST

SCALE: 1" = 40'
40' 20' 0' 40' 80' 120'

LEGEND & ABBREVIATIONS :

PB= PLAT BOOK
DB= DEED BOOK
PG= PAGE
R/W= RIGHT OF WAY
PIN= PARCEL IDENTIFICATION NUMBER
○ CP= CALCULATED POINT (NOT MARKED IN FIELD)
◉ RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
● BOUNDARY MONUMENT SET BY MCABEE (RBS= #4 REBAR W. MCABEE ID CAP SET)
BOUNDARY LINE
PCA LOT LINE
BOUNDARY LINE (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
A.G. = ABOVE ADJACENT GRADE
CATCH BASIN (STORM)
EASE = EASEMENT
EL. = ELEVATION
EX. = EXISTING
INV. = INVERT ELEVATION
PH. = PHASE
STORM DRAINAGE PIPE
(T)= TOTAL DISTANCE

BOOK 2019 PAGE 12106 (1)
911824
This document presented and filed:
09/30/2019 11:04:08 AM
W B
WILLIAM LEE KING, Henderson COUNTY, NC

8/20/2019
DATE:
10632
PROJECT #:
G-19-4865
DRAWING #:
JBW
DRAWN BY:
1" = 40'
SCALE:

OWNER / DEVELOPER
CARDWELL DEVELOPMENT, LLC
54 BLUE HERON DR.
FLETCHER, NC 28732

PLANNED COMMUNITY ACT SUBDIVISION PLAT FOR :

SYCAMORE COTTAGES
PHASE 2 (EAST)

TOWN OF FLETCHER
HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY, N.C.

PIN: 9652-62-2054

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, Pt.L.S.
J. Barry West, P.L.S.
Wallace S. McAbee, P.L.S. (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
Fax (828) 628-1294
Telephone (828) 628-1285
www.mcabeesurvey.com Firm License Number: C-694