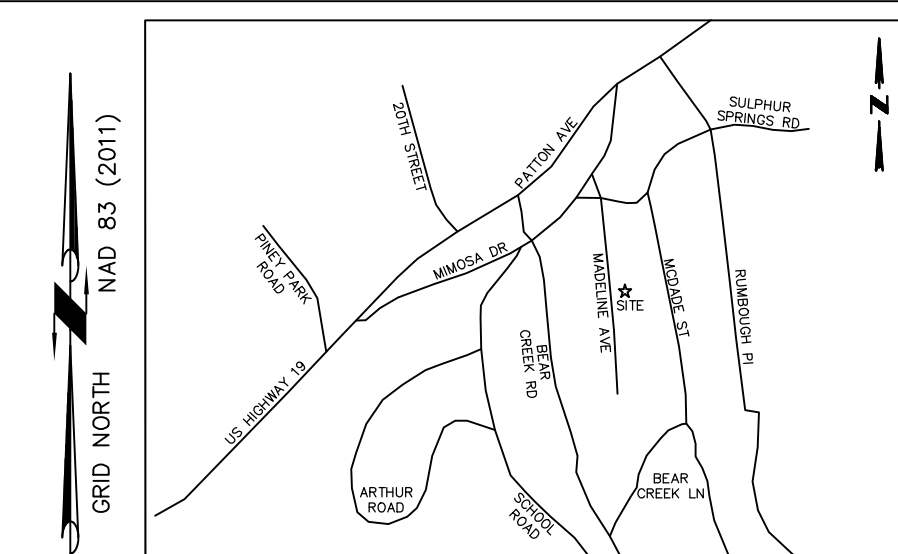


LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	CORNER MONUMENT FOUND AS NOTED	C.M.P.	CORRUGATED METAL PIPE
●	CORNER MONUMENT SET (#4 REBAR)	R.C.P.	REINFORCED CONCRETE PIPE
⊗	CONTROL CORNER SET AS NOTED	C.P.P.	CORRUGATED PLASTIC PIPE
⊗	NAIL OR SPIKE AS NOTED	R.O.W.	RIGHT OF WAY
⊗	OTHER MONUMENTS FOUND	W.M.	WATER METER
⊗	CALCULATED CORNER NOT SET	C.O.	CLEAN OUT
⊗	UTILITY POLE	H.P.	HEAT PUMP
⊗	CORNER TREE AS NOTED	I.P.S.	IRON PIN SET
⊗	WATER VALVE	M.F.P.	METAL FENCE POST
⊗	WATER METER	I.S.F.	ONE STORY FRAME
		—E—	OVERHEAD UTILITY LINE
		---	LINE SURVEYED
		--- <td>LINE NOT SURVEYED</td>	LINE NOT SURVEYED
		--- <td>RIGHT OF WAY LINE</td>	RIGHT OF WAY LINE
		--- <td>ROAD</td>	ROAD
		--- <td>TIE LINE</td>	TIE LINE
		--- <td>FENCE LINE</td>	FENCE LINE
		--- <td>SETBACK LINE</td>	SETBACK LINE

LINE	BEARING	DISTANCE
L1	N 03°31'11" W	7.99'
L2	S 57°55'47" E	23.70'



ACCORDING TO FEMA, NORTH CAROLINA FLOOD INSURANCE RATE MAP (FIRM) #3700962800, EFFECTIVE DATE: JUNE 1ST, 2010, THE PROPERTY SHOWN ON THIS PLAT IS IN (ZONE X) MINIMAL FLOOD RISK. County: BUNCOMBE CID: 370032 Parcel: 9628 Map Number: 3700962800J

- NOTES
- ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - ALL BEARING SHOWN ON THIS PLAT ARE REFERENCED TO GRID NORTH NAD 83 (2011).
 - AREAS WERE CALCULATED BY THE COORDINATE METHOD.
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY OF RECORD AS OF THE DATE OF THIS PLAT.
 - THIS PLAT IS PREPARED FOR THE PERSON, PERSONS, OR CORPORATION, NOTED UPON THE TITLE BLOCK OF THIS PAGE AND IS NOT INTENDED FOR USE BY ANY OTHER PARTY UNLESS PERMISSION IS GIVEN BY SAID PERSON, PERSONS, OR CORPORATION.
 - 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 THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.
 - NAMES OF ADJOINING PROPERTY OWNERS, DEED BOOK (D.B.), PLAT BOOK (P.B.) AND PAGE (PG.) NUMBERS REFER TO DEEDS OF RECORD IN THE REGISTER'S OFFICE AND OF RECORD IN THE MAPPING OFFICE FOR THE REFERENCED COUNTY AT THE TIME OF THIS SURVEY. THESE ARE SHOWN FOR INDEXING PURPOSES ONLY AND NOT TO BE CONSTRUED AS TITLE CERTIFICATION.
 - PARCEL NUMBER(S): 962863531800000 & 962863542300000.
 - THIS PROPERTY IS ZONED RM-8 DISTRICT, SETBACK STANDARDS ARE 15' FRONT AND REAR, & 0' SIDES.
 - NO RECOVERABLE NGCS MONUMENTS FOUND WITHIN 2000'. N.C.G.S. "MALVERN" WAS UNACCESSIBLE DUE TO PARKED CARS. THIS MONUMENT IS UNKNOWN IF STILL THERE.
 - REF: D.B. 5159 PG. 1683, D.B. 5497 PG. 963, P.B. 001 PG. 025 & PG. 156 PG. 188.

GPS CERTIFICATE

I, STEWART LEADBITTER, P.L.S., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: 0.05 FEET
- TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC (RTK)
- DATES OF SURVEY: 07/02/2024
- DATUM/EPOCH: NAD 83 (2011) / EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USE: NGCS CORE NETWORK
- GEOD MODEL: GEOD 18
- COMBINED GRID FACTOR(S): 0.99979114
- UNITS: US SURVEY FEET

CERTIFICATE

I, STEWART LEADBITTER, P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. TAKEN FROM DESCRIPTIONS FOUND IN THE DEEDS AND PLATS NOTED UPON THIS PLAT, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN ON THE FACE OF THE PLAT, THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1:10,000, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F) (11) (D) AS AMENDED.

I, ALSO CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY SIGNATURE, LICENSE NUMBER AND SEAL THIS 10TH DAY OF JULY, A.D. 2024.

CONTROL MAG NAIL IN CONCRETE SIDEWALK
N: 683,498.57'
E: 926,413.94'
NAD 83 (2011)

CONTROL MAG NAIL IN CONCRETE SIDEWALK
N: 683,388.60'
E: 926,420.74'
NAD 83 (2011)

MADLINE AVENUE
30' RIGHT OF WAY
(PAVED) CITY MAINTAINED

LOT 72
BRIAN L MORRISON &
CHRISTI C MORRISON
Pin Number: 962863541900000
Deed Book: 5563 Page: 741
Plat Book: 001 Page: 025

LOT 86
LAUREN D LINDAHL &
PETER A MCGUIRE
Pin Number: 962863646300000
Deed Book: 5593 Page: 616
Plat Book: 001 Page: 025

LOT 87
ANDREW NEAL GALLAS &
EMILY ANNE GALLAS
Pin Number: 962863637800000
Deed Book: 5782 Page: 127
Plat Book: 001 Page: 025

LOT 69
TYLER A BYASSEE &
TARA L BYASSEE
Pin Number: 962863532400000
Deed Book: 4490 Page: 1595
Plat Book: 121 Page: 116

PRELIMINARY RESULTS

NOT FOR PUBLIC RELEASE

A RECOMBINATION SURVEY FOR OWNERS

ROBERT F. SKUPIEN
BARBARA A. SKUPIEN

AND OWNERS
JMT FAMILY TRUST

ASHEVILLE TOWNSHIP
BUNCOMBE COUNTY, N.C.
SURVEY DATE: 07/02/24
MAP FILE NUMBER: SB-24042-00D

SURVEYED BY:
LEADBITTER
LAND SURVEYING, P.A.

N.C. NO. C-3173
728 WEST MAIN STREET
BURNSVILLE, NC 28714
(828)682-5007
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NOT APPROVED

STEWART LEADBITTER N.C. NO. L-4427

PLAT DRAWN BY ROBERT A MCHONE

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

REVIEW OFFICER _____ DATE _____

I, _____, LAND DEVELOPMENT ADMINISTRATOR FOR THE CITY OF ASHEVILLE, CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE CITY OF ASHEVILLE, NC PLANNING & DEVELOPMENT DEPARTMENT ON THE _____ DAY OF _____, 2024; PROVIDED THIS PLAT IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS IN BUNCOMBE COUNTY, NC WITH 30 DAYS OF THE DATE OF THIS APPROVAL.

LAND DEVELOPMENT ADMINISTRATOR _____

