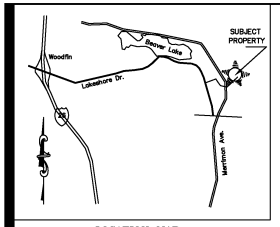
Submitted electronically by "WNC Surveying & Mapping"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.



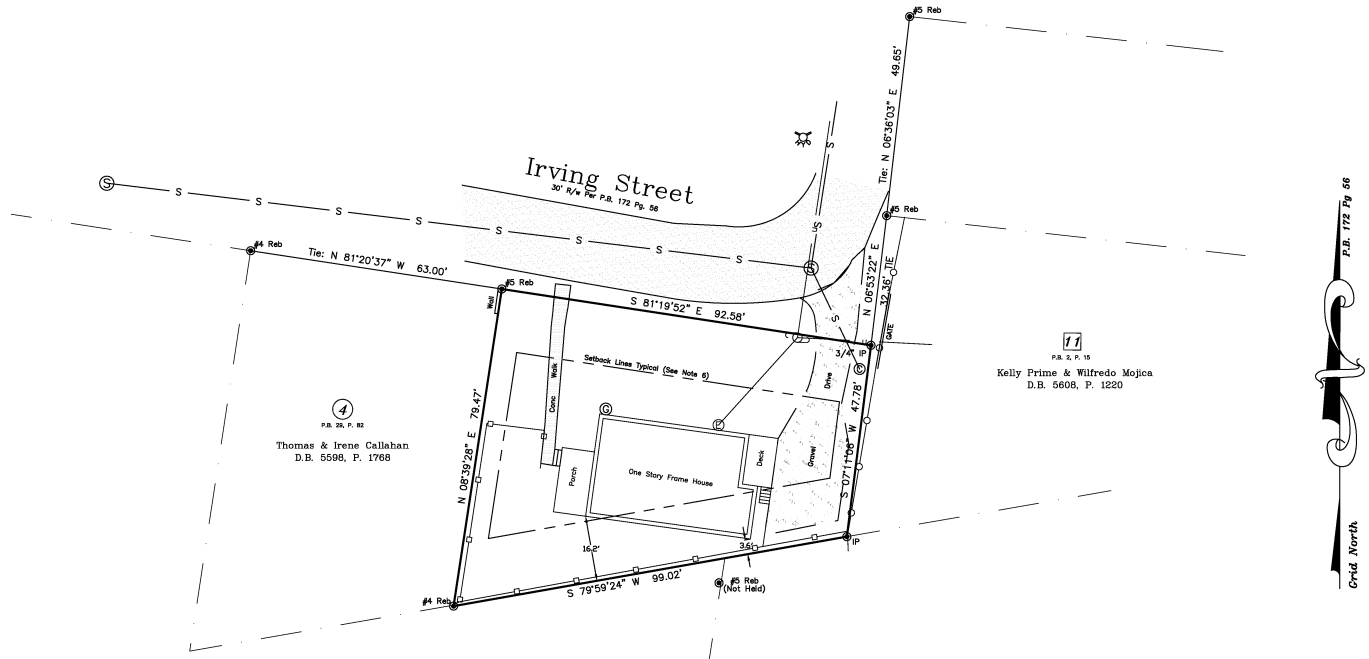
LOCATION MAP
(Not to Scale)

I, Jennifer A. Sherlin, certify that this plat was drawn by me from an actual survey made under my supervision (deed descriptions recorded in D.B. 4827 Pg. 1849, that the boundaries not surveyed are clearly marked as broken lines drawn from record descriptions as shown for adjoiners; that the ratio of precision is not less than 1:30000, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license no. and seal this 31st day of October, 2019.

I, Jennifer A. Sherlin, certify that this survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

Jennifer A. Sherlin L-5255

NORTH CAROLINA PROFESSIONAL SEAL L-5255 LAND SURVEYOR JENNIFER A. SHERLIN



Legend

- . . . NGS GEODETIC MONUMENT
- . . . EXISTING MONUMENT FOUND
- . . . EXISTING PIN FOUND
- . . . #5 REBAR SET
- . . . CALCULATED POINT-NOT SET
- . . . FIRE HYDRANT
- . . . SEWER CLEANOUT
- . . . ELECTRIC METER
- . . . GAS METER
- . . . PHONE PEDESTAL
- . . . WATER VALVE
- . . . WATER METER
- . . . HEAT PUMP
- . . . AREA LIGHT
- . . . EXISTING MANHOLE & SEWERLINE
- . . . UTILITY POLE & OVERHEAD LINES

4 — P.B. 29, P. 82
Thomas & Irene Callahan
D.B. 5598, P. 1768

11 — P.B. 2, P. 15
Kelly Prime & Wilfredo Mojica
D.B. 5608, P. 1220

17 — P.B. 4, P. 1
Timothy & Lauri Tyson
D.B. 5001, P. 688

15 — P.B. 4, P. 1
Lara Siemens
D.B. 4762, P. 1804

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/15/2019 10:19:12 AM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 203 PG 157

Notes:

1. This survey was performed without the benefit of a title search, and may not show all easements, restrictions, rights of way, encumbrances, or other facts that may be disclosed by a full title examination performed by an attorney at law.
2. The distances and acreage shown on this plat are ground measurements.
3. Unless stated otherwise hereon, only evidence of easements, buried utilities, pipelines, or structures thereto which are readily apparent from a casual above ground view of premises are shown. interested parties should investigate the existence of easements, buried utilities, or pipelines,if any, and verify.
4. This property is not located in a special flood hazard area as determined by FEMA. See firm 3700861500J dated 01.06.2010.
5. Underground sewerline information is taken from buncombe county MSD GIS information, and has not been field verified.
6. This property is zoned RS-8 by the City of Asheville. Setbacks: 15' front, 6' side, 15' rear. See the City of Asheville zoning ordinance section 7-8-4 for more information. The existing house does not meet the City of Asheville Zoning requirements and is considered an existing non-conforming structure.
7. Any streams, creeks, ponds, lakes, wetlands, etc. located on this property, shown or not shown hereon, may be subject to buffer areas. It is the owner's/developer's responsibility to have the areas designated by the proper authorities to make these determinations.
8. References: D.B. 4827 Pg. 1849, P.B. 29 Pg. 82, P.B. 4 Pg. 1, P.B. 172 Pg. 56

TOTAL AREA =1.230 AC.
By Coord. Computation

Boundary Survey For:

Sue G. Russell

P.I.N. 9740-52-0609

City of Asheville, Buncombe County, NC

WNC Surveying & Mapping
(828) 275-5592
PO Box 1835
Weaverville, NC 28787
Job # 191004

1 inch = 20' ft. *October 31, 2019*

20' 0 10' 20' 40' 80'