

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	245.00'	N 02°08'16" W	52.22'	52.32'
C2	197.00'	N 75°25'22" W	111.46'	113.00'
C3	75.00'	N 70°37'17" W	54.33'	55.29'
C4	94.03'	S 79°23'51" W	2.39'	2.29'
C5	41.16'	N 74°40'37" E	6.62'	6.64'
C6	245.00'	N 19°34'54" W	96.22'	96.05'
C7	245.00'	N 44°52'35" W	118.05'	120.29'
C8	94.03'	N 85°12'44" E	14.84'	14.82'
C9	94.03'	S 81°48'23" E	27.65'	27.79'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79°43'05" W	13.71'
L2	N 34°03'25" W	28.37'
L3	N 01°04'32" E	91.40'
L4	S 85°22'21" E	100.93'
L5	S 11°05'18" E	31.80'
L6	S 79°23'51" W	20.00'
L7	S 79°23'51" W	32.12'
L8	N 03°58'47" E	47.21'
L9	S 85°24'11" W	111.02'
L10	N 80°29'53" E	48.61'
L11	S 84°48'09" E	31.75'
L12	S 77°47'32" E	46.47'
L13	S 71°57'53" E	63.27'

- REFERENCES:**
- DB 5920 PG 1178
 - DB 5534 PG 817
 - DB 5658 PG 1153
 - DB 4768 PG 692
 - DB 1284 PG 302
 - DB 4768 PG 915
 - DB 1720 PG 199
 - FB 162 PG 180
 - TITLE COMMITMENT PREPARED BY NORTH CAROLINA TITLE SERVICES (ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY) BEARING COMMITMENT #201363 DATED 6/5/2020

- LEGEND & ABBREVIATIONS:**
- FB = FLAT BOOK
 - DB = DEED BOOK
 - PG = PAGE
 - RM = RIGHT OF WAY
 - PLW = PARCEL IDENTIFICATION NUMBER
 - CP = CALCULATED POINT
 - (NOT MARKED IN FIELD)
 - = RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
 - = BOUNDARY MONUMENT SET (RBS = #4 REBAR W/ MCABEE ID CAP)
 - = BOUNDARY LINE - SUBJECT PROPERTY (FIELD SURVEYED)
 - = BOUNDARY LINE - ADJOINING PROPERTY (FIELD SURVEYED)
 - = BOUNDARY LINE - ADJOINING PROPERTY (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
 - AB = ABANDONED
 - A.G. = ABOVE ADJACENT GRADE
 - B.G. = BELOW ADJACENT GRADE
 - BEL = BUILDING SETBACK LINE
 - CMF = CORRUGATED METAL PIPE
 - EASE = EASEMENT
 - FH = FIRE HYDRANT
 - FL W.G. = FLUSH WITH ADJACENT GRADE
 - GW = GUTTER/ANCHOR WIRE
 - MAINT. = MAINTENANCE
 - = OVERHEAD UTILITY LINE
 - PCF = POINT ON BOUNDARY LINE
 - RCF = REINFORCED CONCRETE PIPE
 - T = TOTAL DISTANCE
 - = UTILITY POLE
 - = UTILITY SERVICE PEDESTAL
 - = WATER METER
 - = WATER VALVE

GLOBAL POSITIONING SYSTEM CERTIFICATION

I, J. BARRY WEST, 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:

- 1) CLASS OF SURVEY: CLASS A SURVEY
- 2) POSITIONAL ACCURACY (95% CONFIDENCE): 0.05 HORIZONTAL 0.10 VERTICAL
- 3) TYPE OF GPS FIELD PROCEDURE: KTK NETWORK SOLUTIONS USING A SPECTRA PROMARK 700 DUAL FREQUENCY RECEIVER
- 4) DATES OF SURVEY: 6/18 THRU 6/24/2020
- 5) DATUM/EPOCH: NAD83/EPOCH 2011
- 6) PUBLISHED/FIXED CONTROL USED: N/A - VNS KTN
- 7) GRID MODEL: 2011A
- 8) COMBINED GRID FACTOR: 0.9997975
- 9) UNITS: US SURVEY FEET

Submitted electronically by "McAbee & Associates, PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WOODFIN, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF WOODFIN PLANNING DEPARTMENT FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, NC.

Mickael Saunders (Signature)
WOODFIN, NORTH CAROLINA

DATE: **08/04/2020**

STATE OF NORTH CAROLINA: COUNTY OF BUNCOMBE

Shannon Capezali (Signature)
REVIEW OFFICER

DATE: **09/04/2020**

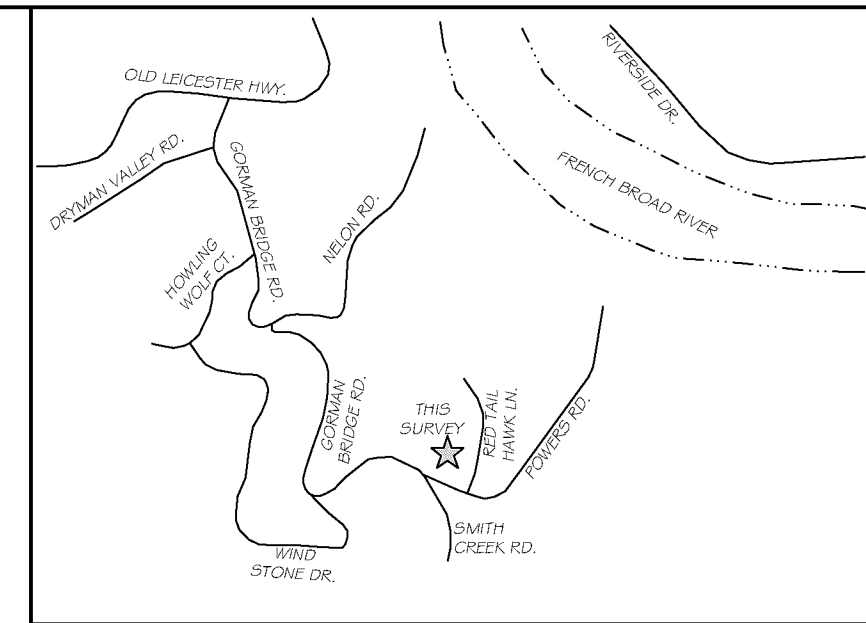
- NOTES:**
- 1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F1.6X48700P20001, DATED 1/06/2010.
 - 2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
 - 3) INTENTIONALLY OMITTED.
 - 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) AREA BY COORDINATE COMPUTATION.
 - 6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE US SURVEY FEET MEASUREMENTS. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.9997975.
 - 7) SUBJECT PROPERTY IS ZONED "R-1" PER THE TOWN OF WOODFIN ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

REQUIREMENTS PER R-1 CLASSIFICATION - SINGLE FAMILY BUILDING SETBACKS:

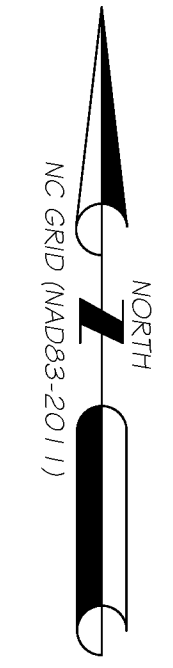
- FRONT = 25'
- SIDE = 10'
- REAR = 30' OR 20% OF AVERAGE LOT DEPTH
- CORNER LOT SIDE STREET = 12.5'
- MINIMUM LOT AREA = 10,000 SQ. FT.
- MINIMUM LOT WIDTH (AT BUILDING LINE) = 70'

SEE LOT #2 FOR TYPICAL SETBACK CONFIGURATION

8) A RECORDED RIGHT OF WAY WIDTH OVER POWERS ROAD AND GORMAN BRIDGE ROAD WAS NOT RECOVERED BY THE SURVEYOR OR DISCLOSED IN THE TITLE COMMITMENT PROVIDED. IT IS ADVISED THAT AN NCDDOT MAINTENANCE LIMITS BASED RIGHT OF WAY LINE IS APPLICABLE TO THIS ROAD. A MAINTENANCE LIMITS RIGHT OF WAY IS GENERALLY CONSIDERED TO BE DITCH LINE TO ROAD SHOULDER AND IS MORE SPECIFICALLY DEFINED AS THE AREA REQUIRED FOR MAINTENANCE OF THE ROADWAY.



TOTAL AREA OF SURVEY:
5.239 ACRES



Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/4/2020 2:06:09 PM
Fee Amt: \$21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 210 PG 199

DATE: 7/27/2020
PROJECT #: 18289
DRAWING #: G-2020-210
DRAWN BY: JBW
SCALE: 1" = 50'

SUBDIVISION OF THE PROPERTY OF:
158 COLEMAN AVENUE, LLC (OWNER)

REVISION HISTORY

NO.	DATE	DESCRIPTION

MCABEE & ASSOCIATES, PA
PROFESSIONAL LAND SURVEYING

Eric S. McAbee, PLS
J. Barry West, PLS
J. Barry West, PLS
3 McAbee Trail
Fayetteville, North Carolina 28730
www.mcabeesurvey.com Firm License Number: C-694

Fax: (828) 628-1294
Telephone: (828) 628-1285

SEAL
J. Barry West
Professional Surveyor
No. 46893

