

REGISTER OF DEEDS

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
PLAT BOOK 107, PAGE 177
FILED FOR REGISTRATION ON THE 16 DAY OF
March, 2005 AT 12:55
BY: *Sharon Allen* DEPUTY

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
Sharon Allen REVIEW OFFICER
DATE 3-16-2005

CITY OF ASHEVILLE PLANNING AND DEVELOPMENT

APPROVED BY THE CITY OF ASHEVILLE, N.C., PLANNING AND DEVELOPMENT DEPARTMENT, ON
THE 16th DAY OF March, 2005; PROVIDED THE PLAT IS REGISTERED IN
THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, N.C., WITHIN 30 DAYS FROM
DATE OF THIS APPROVAL.
SIGNED: *Sharon Allen*
CITY OF ASHEVILLE PLANNING AND DEVELOPMENT

ZONING

ZONED: RS4
SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 25'

REFERENCES

PLAT BOOK 198, PAGE 39
PLAT BOOK 154, PAGE 104
PLAT BOOK 49, PAGE 49
PLAT BOOK 30, PAGE 21
DEED BOOK 3636, PAGE 24
DEED BOOK 1999, PAGE 777

Doc ID: 015740630001 Type: CRP
Recorded: 03/16/2005 at 12:57:42 PM
Fee Amt: \$21.00 Page 1 of 1
Workflow# 1870374
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 107 PG 177

N/F
MANOR INN APARTMENTS GROUP, INC.
DEED BOOK 1649, PAGE 42
PIN #9649-11-65-4124

N/F
SANDRA KAY SIMPSON
DEED BOOK 1415, PAGE 572
PIN # 9649-15-64-6618

PORTION OF
PLAT BOOK 154, PAGE 104

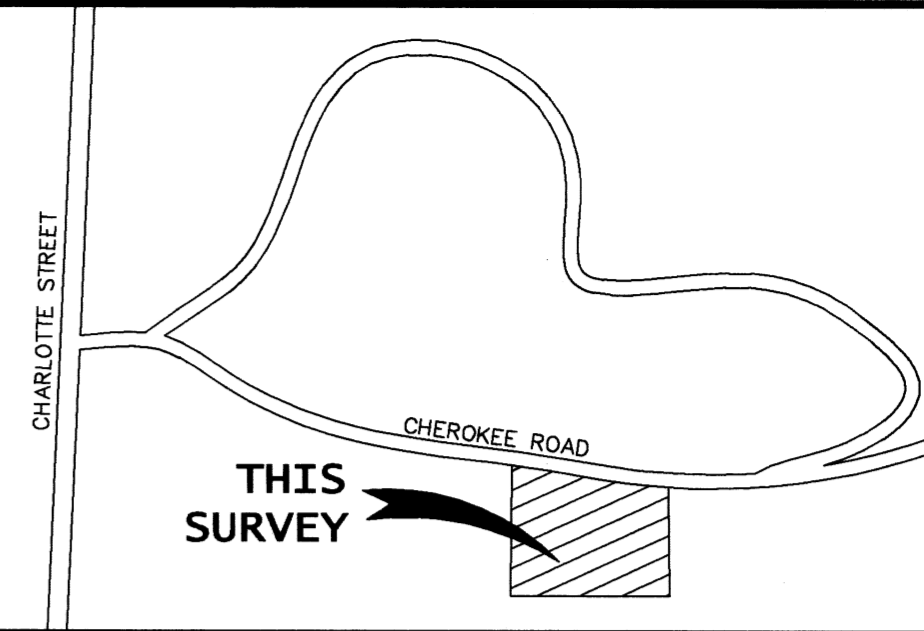
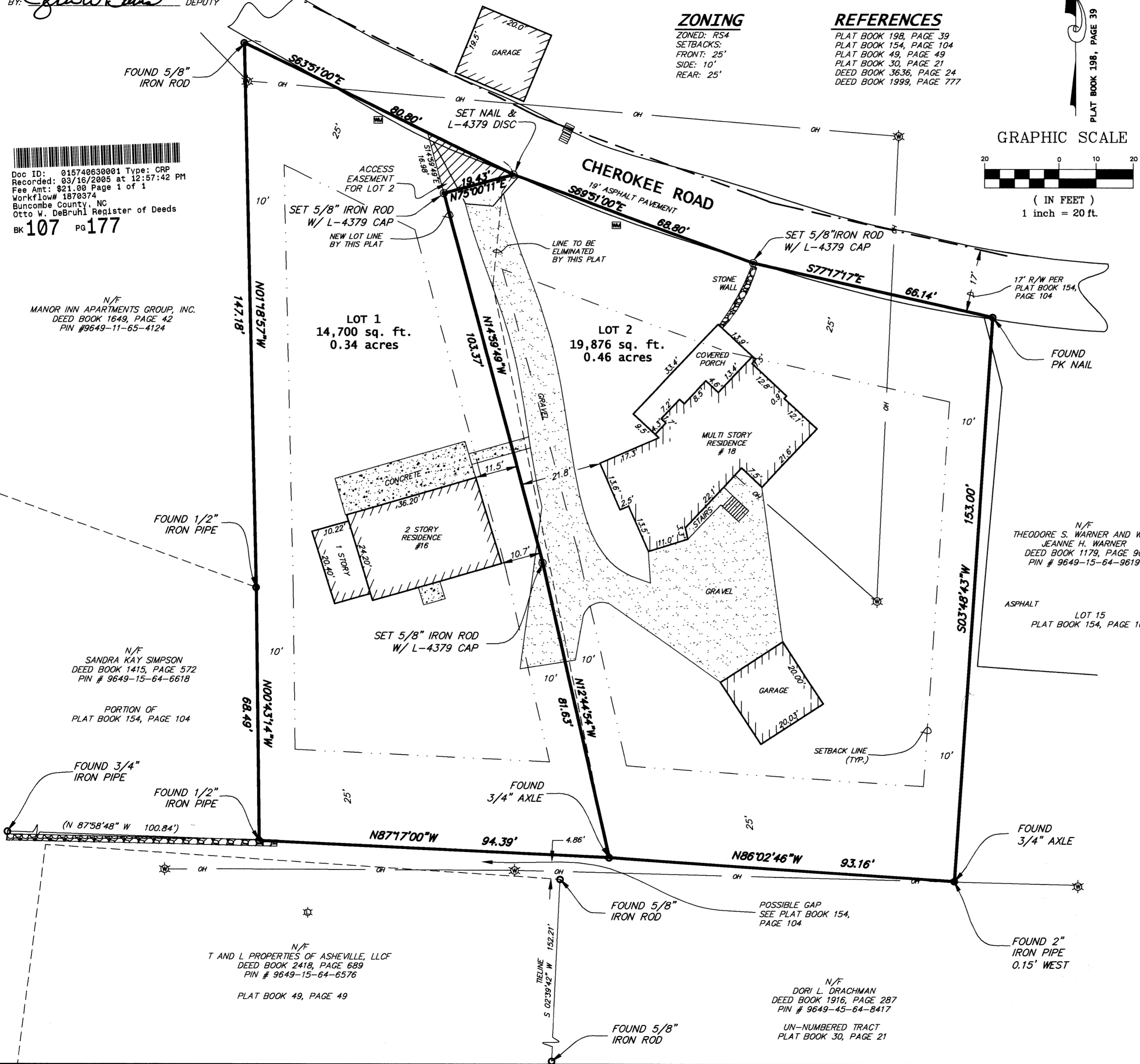
N/F
T AND L PROPERTIES OF ASHEVILLE, LLC
DEED BOOK 2418, PAGE 689
PIN # 9649-15-64-6576

N/F
DORI L. DRACHMAN
DEED BOOK 1916, PAGE 287
PIN # 9649-45-64-8417

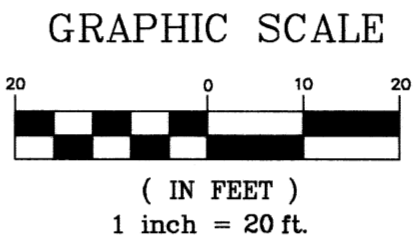
UN-NUMBERED TRACT
PLAT BOOK 30, PAGE 21

N/F
THEODORE S. WARNER AND WIFE,
JEANNE H. WARNER
DEED BOOK 1179, PAGE 90
PIN # 9649-15-64-9619

N/F
THEODORE S. WARNER AND WIFE,
JEANNE H. WARNER
DEED BOOK 1179, PAGE 90
PIN # 9649-15-64-9619



LOCATION SKETCH
NOT TO SCALE



LEGEND

R/W	RIGHT OF WAY	⊕	DRAINAGE MANHOLE
○	FOUND IRON PIN	⊙	SANITARY MANHOLE
□	FOUND STONE	⊗	WATER METER
⊙	SET BENCHMARK	⊕	WATER VALVE
⊕	WOOD POWER POLE	⊕	CATCH BASIN
⊕	CENTERLINE	⊕	CONCRETE POWER POLE
⊕	PROPERTY LINE	⊕	TELEPHONE RISER
⊕	FIRE HYDRANT	⊕	ELECTRIC METER

N/F NOW OR FORMERLY
—OH— OVERHEAD WIRE
—P— BOUNDARY LINE NOT SURVEYED
⊕ SET 5/8" IRON ROD WITH L-4379 CAP
— LINE NOT TO SCALE

- NOTES**
- 1.) THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 - 2.) THE BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 198, PAGE 39 AND ARE REFERENCED TO THE SOUTHERLY LINE OF SAID PLAT BOOK HAVING A BEARING OF N86°40'00"W.
 - 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT OF WAYS OR OWNERSHIPS.
 - 4.) THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
 - 5.) THE HORIZONTAL AND VERTICAL DATA AND FEATURES SHOWN HEREON WERE OBTAINED UTILIZING A "TRIMBLE 3306" TOTAL STATION AND "TDS" DATA COLLECTION SYSTEM.
 - 6.) THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
 - 7.) UNDERGROUND FOUNDATIONS AND/OR UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
 - 8.) BEARINGS AND DISTANCES SHOWN IN PARENTHESIS REPRESENT DEED AND OR PLAT VALUES.
 - 9.) ACREAGE COMPUTED BY THE COORDINATE METHOD.
 - 10.) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY F.E.M.A.
 - 11.) THERE ARE NO NORTH CAROLINA GEODETIC CONTROL POINTS WITHIN 2000 FEET OF THIS SITE.
 - 12.) THE PURPOSE OF THIS PLAT IS TO RECOMBINE PIN #s 9649-15-64-7713 & 9649-15-64-8710 AND REDIVIDE INTO TWO NEW PARCELS.

CERTIFICATE

I, KEITH R. SANDERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN BOOK 1999, PAGE 777 & 3636, PAGE 24 BUNCOMBE COUNTY REGISTRY); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE BUNCOMBE COUNTY REGISTRY (SEE REFERENCES); THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12th DAY OF March, A.D. 2005.

Keith R. Sanders
KEITH R. SANDERS
REGISTERED LAND SURVEYOR # L-4379
STATE OF NORTH CAROLINA

NO.	REVISION	DATE	BY

SANDERS SURVEYING & MAPPING SERVICES, INC.
(828) 669-2777
510 AVENA ROAD, BLACK MOUNTAIN, NORTH CAROLINA, 28711

BOUNDARY SURVEY FOR:
THOMAS & JENNIFER TRACY
PIN #s 9649-15-64-7713 & 9649-15-64-8710
DEED BOOKS 1999, PAGE 777 & 3636, PAGE 24
CITY OF ASHEVILLE TOWNSHIP,
BUNCOMBE COUNTY, NORTH CAROLINA

DATE: 02/22/05
DRAWN: KRS
CHECKED: KRS
F.B.#: 006
SCALE: 1" = 20'
05-0027.DWG

PROJECT:
05-0027

SHEET:
1 OF 1

PROFESSIONAL SEAL
KEITH R. SANDERS
REGISTERED LAND SURVEYOR # L-4379
STATE OF NORTH CAROLINA