

LEGEND 4 ABBREVIATIONS:

- FB= FLAT BOOK
DB= DEED BOOK
PG= PAGE
RW= RIGHT OF WAY
P#M= PARCEL IDENTIFICATION NUMBER
CALCULATED POINT
RECORDED BOUNDARY MONUMENT
BOUNDARY LINE - SUBJECT PROPERTY
BOUNDARY LINE - ADJOINING PROPERTY
BOUNDARY LINE - ADJOINING PROPERTY (FIELD SURVEYED)
A.G.= ABOVE ADJACENT GRADE
B.G.= BELOW ADJACENT GRADE
AREA LIGHT
BSL= BUILDING SETBACK LINE
CATCH BASIN
CATCH BASIN (PREVIOUSLY INSTALLED - PHASE 1)
CURB INLET
CURB INLET (PREVIOUSLY INSTALLED - PHASE 1)
DIP= DUCTILE IRON PIPE
DIST= DISTURBED
EL= ELEVATION
EASE= EASEMENT
EX= EXISTING
FIRE HYDRANT
GAS LINE (BURIED, APPROXIMATE LOCATION)
HDP= HIGH DENSITY POLY. PIPE
INV= INVERT ELEVATION
PH= PHASE
PREV= PREVIOUSLY
SANITARY SEWER CLEAN-OUT
SANITARY SEWER LINE
SANITARY SEWER LINE (PREVIOUSLY CONSTRUCTED)
SANITARY SEWER LINE (20" PVC - TYPICAL)
SMH= SANITARY SEWER MANHOLE
SMH= SANITARY SEWER MANHOLE (PREVIOUSLY CONSTRUCTED)
SMH= SANITARY SEWER MANHOLE (NEW CONSTRUCTION)
S.S.= SANITARY SEWER STA.= STATION
STORM DRAINAGE MANHOLE
STORM DRAINAGE MANHOLE (PREVIOUSLY CONSTRUCTED - PHASE 1)
STORM DRAINAGE MANHOLE (NEW CONSTRUCTION)
STORM DRAINAGE PIPE
TOTAL DISTANCE
TRANSFORMER
WATER LINE
WATER LINE (NEW CONSTRUCTION)
WATER METER
WATER VALVE (AIR RELEASE)
WATER VALVE

Operation and Maintenance of Stormwater Measures. The Developer assumes sole responsibility for the operation and maintenance of stormwater management control measures associated with this development until such time as a Homeowners Association is formed. A written agreement between Developer, Homeowners Association and the County shall be executed to assure that all components of the approved stormwater management plan have been installed and operating properly.

Joint and Several Liability. Each Owner of any portion of the Properties served by this development is jointly and severally responsible for maintenance of stormwater control measures and associated costs. Each Owner of any portion of the Development has a right of contribution against all other Owners for payment of such costs and expenses to the extent that the Owner having such right of contribution pays more than such Owner's pro rata share thereof.

Stormwater Management Plan. This development is bound by an approved stormwater management plan on file with the Buncombe County Stormwater Management Program. Any changes in land cover, additional development or redevelopment that would increase stormwater runoff will require submission of an amended stormwater management plan.

This development is in compliance with the Buncombe County Stormwater Management Ordinance.

William Gates, Buncombe County Stormwater Administrator, 07/06/2020

STATEMENT OF WASTE WATER TREATMENT AND WATER SERVICE. THE WASTE WATER TREATMENT AND WATER SERVICE ARE PROVIDED BY METROPOLITAN SEWERAGE DISTRICT - BUNCOMBE COUNTY AND CITY OF ASHEVILLE RESPECTIVELY. BUNCOMBE COUNTY GOVERNMENT SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF SAID WASTE WATER TREATMENT AND WATER SYSTEMS WITHIN THIS SUBDIVISION.

- DB 5749 PG 1493
PB 142 PG 110
PB 187 PG 6
PB 142 PG 132-133
PB 142 PG 130-131
PB 208 PG 106
PB 208 PG 83

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (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 AND OTHER SITES AND EASEMENTS TO PUBLIC USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.

07/06/2020 DATE, Gillian Phillips OWNER(S)

CERTIFICATION OF PRIVATE ROADS. THE ROADS WITHIN THIS SUBDIVISION ARE DESIGNATED AS PRIVATE. THE ROAD MAINTENANCE AGREEMENT, IN ACCORDANCE WITH GS 136-102 G.S. IS OR WILL BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BUNCOMBE COUNTY.

07/06/2020 DATE, Gillian Phillips REVIEW OFFICER

CERTIFICATE OF APPROVAL

THIS FINAL PLAN HAS BEEN REVIEWED BY THE BUNCOMBE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND MEETS THE REQUIREMENTS FOR A MAJOR SUBDIVISION. THIS APPROVAL SHALL BE VOID UNLESS THE FINAL PLAN IS RECORDED IN THE OFFICE OF THE BUNCOMBE COUNTY REGISTER OF DEEDS WITHIN 180 DAYS FROM THE DATE OF APPROVAL.

07/06/2020 DATE, Gillian Phillips REVIEW OFFICER

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 ROAD GRADES AND SUITABILITY

STATE OF NORTH CAROLINA, BUNCOMBE COUNTY, I, J. BARRY WEST, PLS CERTIFY THAT THE NEWLY CONSTRUCTED OR PROPOSED ROAD GRADES AND SLOPES WERE CONSIDERED BY MEASURING THE DESIGN PLANS AND DO NOT EXCEED 8.9 PERCENT. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 17TH DAY OF JUNE, 2020.

J. Barry West, 14-6293

I, J. BARRY WEST, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 2742 PAGE 1432; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 142 PAGE 110; THAT THE RATIO OF PRECISION AS CALCULATED BY DISTANCES AND DEPARTURES IS 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 17TH DAY OF JUNE, 2020.

J. Barry West, 14-6293

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(F)(1)(A): THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

SEAL 14-6893

LYNDON CIRCLE, MONTAIGUE STREET, 6" COMPACTED CARC STONE BASE, 24" CURB 4 GUTTER, 2'-5" 59-58 SURFACE COURSE

LOT ADDRESS CHART

Table with columns: LOT #, ADDRESS, ARDEN, NC, 28704. Lists lots 1 through 37 and their corresponding addresses.

NOTES

- 1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER D.F.I.R.#37002653000 EFFECTIVE JANUARY 6, 2010.
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 BE EXISTING 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, CONTAMINANTS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
5) AREA BY COORDINATE COMPUTATION.
6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE COMBINED SCALE FACTOR IS 0.99776384.
7) THE SUBJECT PROPERTY SHOWN HEREON WAS TIED TO THE NC GRID SYSTEM PER THE GPS SURVEY PERFORMED UNDER THE SUPERVISION OF ERIC S. MABEE ON 01/14/2014. REFER TO PLAT BOOK 142 PAGE 110 FOR THE GPS CERTIFICATION ASSOCIATED WITH THIS GPS SURVEY.
8) SUBJECT PROPERTY IS ZONED EMP - EMPLOYMENT DISTRICT PER THE BUNCOMBE COUNTY ZONING ORDINANCE. REFER TO THE ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
9) ALL NC GRID COORDINATES SHOWN HEREON ARE BASED ON NC GRID (NAD83-2011). THE VERTICAL DATUM FOR ALL ELEVATIONS SHOWN HEREON IS WAUSAU.
10) ALL NC GRID COORDINATES SHOWN HEREON ARE BASED ON NC GRID (NAD83-2011). THE VERTICAL DATUM FOR ALL ELEVATIONS SHOWN HEREON IS WAUSAU.
11) CABLE, TELEPHONE, ELECTRICAL AND NATURAL GAS SERVICE LINES ARE TO BE PROVIDED WITHIN THE ROAD RIGHTS OF WAY (AS SHOWN ON TYPICAL ROAD DETAIL).
12) THE EXISTING USE OF THE LANDS COMPRISING THIS PHASE OF THE HYDE PARK DEVELOPMENT IS RESIDENTIAL.

DEVELOPMENT DATA:

- OWNER / DEVELOPER: WINDSOR BUILT HOMES, INC. 40 WEST BROAD STREET, SUITE 500 GREENVILLE, SC 29601
TOTAL AREA OF PHASE 2: 10.499 ACRES
TOTAL NUMBER OF LOTS IN PHASE 2: 30
LINEAR FOOTAGE OF ROADS IN PHASE 2: LYNDON CIRCLE, 1270.0' MONTAIGUE STREET, 473.0'
SANITARY SEWER SYSTEM AS-BUILT AND EASEMENT PLAT RECORDED IN PLAT BOOK 208 PAGE 106
WATER SYSTEM AS-BUILT AND EASEMENT PLAT RECORDED IN PLAT BOOK 208 PAGE 83

BUILDING SETBACKS (PER APPROVED DESIGN PLANS):

- FRONT = 10'
SIDE = 5'
REAR = 10'
CORNER LOT / SIDE STREETS = 7'
CORNER LOT / SIDE STREETS = 7'
SEE LOT #27 FOR TYPICAL SETBACK CONFIGURATION
NOTE: A 1' (TOTAL) UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL INTERIOR LOT LINES (5' EACH SIDE OF LOT LINES UNLESS OTHERWISE SPECIFIED). DRAINAGE EASEMENTS A TOTAL OF 1' (INWARD FROM EXTERIOR TRACT/LOT LINES) ALSO EXISTS.
1) ALL NC GRID COORDINATES SHOWN HEREON ARE BASED ON NC GRID (NAD83-2011). THE VERTICAL DATUM FOR ALL ELEVATIONS SHOWN HEREON IS WAUSAU.
1) CABLE, TELEPHONE, ELECTRICAL AND NATURAL GAS SERVICE LINES ARE TO BE PROVIDED WITHIN THE ROAD RIGHTS OF WAY (AS SHOWN ON TYPICAL ROAD DETAIL).
1) THE EXISTING USE OF THE LANDS COMPRISING THIS PHASE OF THE HYDE PARK DEVELOPMENT IS RESIDENTIAL.

Type: CONSOLIDATED REAL PROPERTY

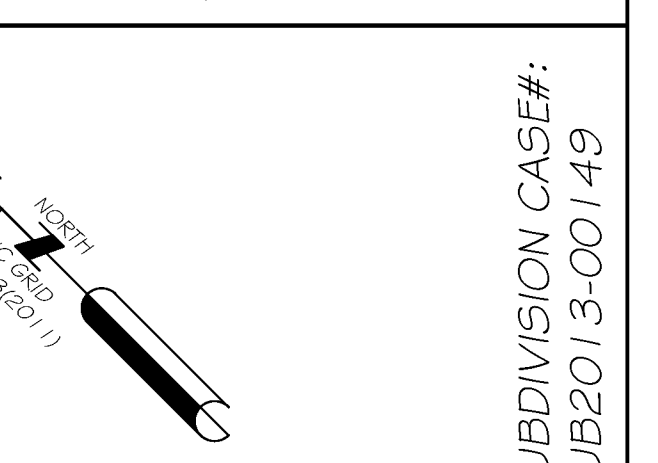
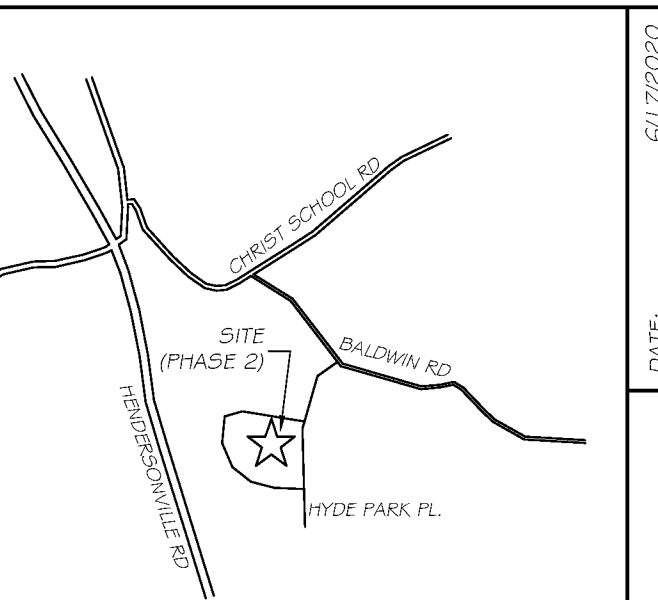
Recorded: 7/6/2020 3:02:19 PM
Fee Amt: \$21.00 Page 1 of 1
Buncombe County, NC
Draw Reinsinger Register of Deeds
BK 209 PG 38

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists 140 lines with their bearings and distances.

CURVE TABLE

Table with columns: CURVE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Lists 23 curves with their geometric data.



DATE: 6/17/2020
PROJECT #: 11373
DRAWING #: G-20-05-B7
DRAWN BY: JMW
SCALE: 1" = 50'

OWNER / DEVELOPER: WINDSOR BUILT HOMES, INC.
400 W. BROAD STREET, SUITE 500
GREENVILLE, SC 29601
PHONE: (864) 271-9955

SUBDIVISION CASE #: SUB2013-00149

HYDE PARK - PHASE 2

REVISION HISTORY

Table with columns: NO., DATE, DESCRIPTION. Shows revision history for the drawing.

Eric S. McAbee, PLS
J. Barry West, PLS
PROFESSIONAL LAND SURVEYING

McAbee & Associates, PA
Professional Land Surveying
PO Box 1768, Fairview North Carolina, 28730
www.mcabeesurvey.com