

NOTES

- * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- * THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
- * ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE.
- * NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.
- * BASED ON GEOGRAPHICAL INFORMATION, THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 3700964800J, EFFECTIVE DATE JANUARY 6, 2010.
- * ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- * VERTICAL DATUM ESTABLISHED BY GPS BASED ON NAD 83.
- * THIS PROPERTY IS ZONED 'INST'
- * AREA OF EASEMENT 1253 SQ FT (0.03 AC)

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

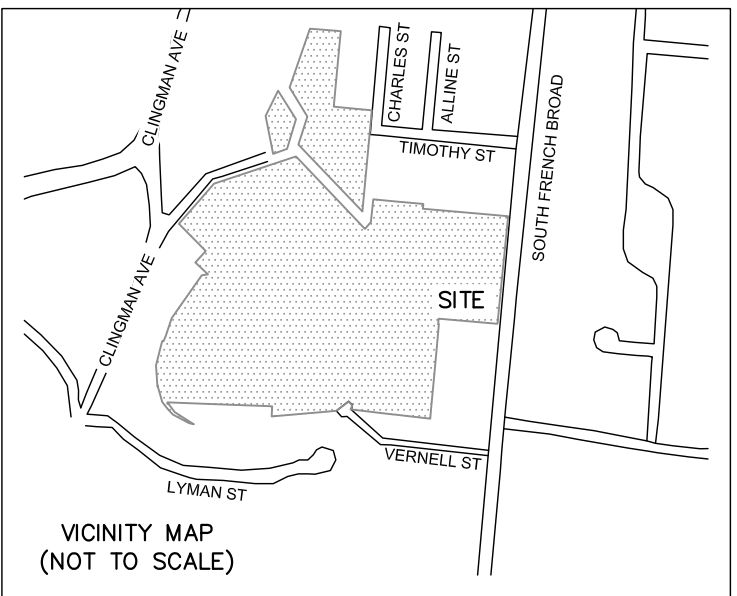
REVIEW OFFICER

DATE

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
FILED FOR REGISTRATION AT _____ O'CLOCK ____ M
THIS THE _____ DAY OF _____, 20____ and
RECORDED IN PLAT BOOK _____ AT PAGE _____

DREW REISINGER
REGISTER OF DEEDS

BY _____ DEPUTY



VICINITY MAP
(NOT TO SCALE)

9648-17-2323
BUNCOMBE COUNTY
DEED BOOK 5188 PAGE 997

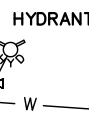
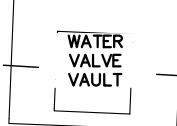
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85°50'28"W	23.42
L2	S02°16'24"W	2.44
L3	N87°43'36"W	28.74
L4	N02°16'24"E	26.90
L5	S87°43'36"E	28.74
L6	S02°16'24"W	4.45
L7	S85°50'28"E	24.56
L8	S05°32'27"W	20.01

BENCHMARK
NCGS MONUMENT
'PATE'
N 687345.3779
E 941317.7466
ELEV 2111.36'
NAD 83 (2011)
COMBINED GRID FACTOR
0.999750

GRID TIE
S70°39'47"E
576.33'



PROPOSED ASPHALT DRIVEWAY



6" WATER LINE

53' RIGHT
OF WAY

SOUTH FRENCH BROAD AVENUE
PUBLIC - ASPHALT - 53' RIGHT OF WAY AS PER P.B.8 PG. 46

BACK OF
CURB

9648-17-2323
BUNCOMBE COUNTY
DEED BOOK 5188 PAGE 997

9648-17-7190
WILLIE & CHONG CLEMMONS
DEED BOOK 1172 PAGE 685

1" IP
LEANING
0.2' B.G.

PLAT INTENT STATEMENT:

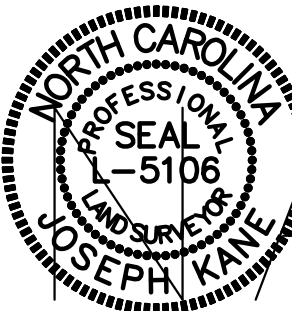
THE INTENT OF THIS PLAT IS TO CONVEY A TWENTY (20) FOOT
WIDE WATERLINE EASEMENT, TEN (10) FEET EACH SIDE OF THE
EXISTING LINES AND STRUCTURES, TO THE CITY OF ASHEVILLE
FOR THE MAINTENANCE OF THE WATER SYSTEM.

I, JOSEPH KANE, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE
UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AS SHOWN); THAT THE BOUNDARIES NOT
SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN;
THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING
CATEGORY AS DESCRIBED IN G.S. 47-30(f)(11):
d) SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS,
A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____, A.D., 2015.

PRELIMINARY
N.C. PROFESSIONAL LAND SURVEYOR
LICENSE #



ARY

Ed HOLMES
& Associates
LAND SURVEYORS P.A.



WATERLINE EASEMENT FOR THE
CITY OF ASHEVILLE,
NORTH CAROLINA
ACROSS THE PROPERTY OF
BUNCOMBE COUNTY
ASHEVILLE MIDDLE SCHOOL
WPFY - 13-14-011

PIN: 9648-17-2323
DB 5188 PG 997

CITY OF ASHEVILLE
BUNCOMBE COUNTY, NORTH CAROLINA

SCALE: 1" = 10' 9/8/2015

JOSEPH KANE, P.L.S.

JOB# 14145
COMPANY LICENSURE # C-2806
ED HOLMES AND ASSOCIATES LAND SURVEYORS, PA
200 RIDGEFIELD CT., STE. 215, 28806
P.O. BOX 17335, ASHEVILLE, NC 28816
PHONE: (828) 225-6562

