



Vintage Group LLC
Clingman Ave
Deed Book 4418 Page 1550
Plat Book 80 Page 118

RETTIG Family Partners LTD
Clingman Ave
Deed Book 4832 Page 1782
Plat Book 8 Page 46

Buncombe County
Asheville Middle School
197 S. French Broad
D.B. 5188 Page 997
P.B. 8 Page 46
PIN: 9648-17-2323

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Asheville Middle School	
TOTAL PARCEL AREA	26.87 AC
PERMANENT EASEMENT 1	15,584 SF 0.358 AC
PERMANENT EASEMENT 2	25,160 SF 0.578 AC
TOTAL PERMANENT ESMT.	40,744 SF 0.936 AC
TEMP. CONST. ESMT. 1	15,005 SF 0.344 AC
TEMP. CONST. ESMT. 2	5,992 SF 0.138 AC
TEMP. CONST. ESMT. 3	5,071 SF 0.116 AC
TEMP. CONST. ESMT. 4	4,569 SF 0.105 AC
TOTAL TEMP. CONST.	30,641 SF 0.703 AC

NCGS monument PATE
NAD83(2011) Northing = 687,346.38 sft
NAD83(2011) Easting = 941,317.75 sft
NAVD88 = 2111.75 sft
Combined Factor = 0.99979328
Geoid12A

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LEGEND

SYMBOLS		EXISTING		LINE STYLES	
	CONTROL MONUMENT		PROPERTY LINE		PL
	RIGHT-OF-WAY MONUMENT		RIGHT OF WAY		R/W
	REBAR		PERMANENT GREENWAY ESMT.		PE
	REBAR AND CAP		TEMPORARY CONSTRUCTION ESMT.		TCE
	IRON PIPE		NGCS GRID TIE		GRID TIE
	POINT NOT SET		FENCELINE CHAINLINK		FENCELINE CHAINLINK
	SANITARY SEWER MAN HOLE		FENCELINE WOOD		FENCELINE WOOD
	CLEAN OUT		BUNCOMBE COUNTY TAXMAP		TAX-MAP
	STORM DRAIN MAN HOLE		MSD SEWER EASEMENT (TYP.)		MSD ESMT
	CURB INLET				
	CATCH BASIN				
	OPEN THROAT CATCH BASIN				
	WATER METER				
	WATER VALVE				
	FIRE HYDRANT				
	UTILITY POLE				
	GUY WIRE				

REFERENCE

DEED REF.	PLAT REF.
D.B. 5188 PG. 997	P.B. 8 PG. 46
D.B. 4573 PG. 1554	
D.B. 1311 PG. 653	P.B. 198 PG. 63
D.B. 4418 PG. 1550	P.B. 80 PG. 118
D.B. 4832 PG. 1782	P.B. 8 PG. 46
D.B. 1377 PG. 429	P.B. 154 PG. 191

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

DREW REISINGER, REGISTER OF DEEDS
BY: _____ REGISTER OF DEEDS DEPUTY

State of North Carolina

I, _____ Review Office of Buncombe County,
North Carolina, certify that the map or plat which this certification is affixed
meets all statutory requirements for recording.

Review Officer _____ Date _____

ABBREVIATION LEGEND

D.B.	DEED BOOK
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM
GV	GAS VALVE
IP	IRON PIPE
IP	NATIONAL SPATIAL REFERENCE SYSTEM
NSRS	PLAT BOOK
P.B.	PAGE
PG.	PAGE
PIN	PARCEL IDENTIFIER NUMBER
R/W	RIGHT OF WAY

NOTES:

THE INTENT OF THIS PLAT IS TO DESCRIBE AND BE REFERENCED FOR A GREENWAY EASEMENT TO BE GRANTED THE CITY OF ASHEVILLE BY DEED. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 0.99979426. NO CORNERS SET ON THIS SURVEY. ALL AREA CALCULATED BY COORDINATE COMPUTATION METHOD. THE SURVEYED PROPERTY MAY BE SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN ON THIS SURVEY PLAT. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW. THE SURVEYED PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM FLOOD INSURANCE RATE MAP 3700964800A, EFFECTIVE DATE JANUARY 6, 2010. THE PROPERTY IS ZONED (OB) OFFICE BUSINESS DISTRICT.

I, Johnny D. White, certify that this map was drawn under my supervision from an actual survey made under my supervision from Deed Book 5188, page 997, Plat Book 8 page 46; that the boundaries not surveyed are clearly indicated by dashed lines as drawn from information shown in the reference table; that the ratio of precision as calculated is 1:10,000; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS GNSS survey:

Class of Survey: Class A
Positional Accuracy: 0.06'
Type of GPS field Procedure: North Carolina Real Time Kinematic Network (NC RTN) with Trimble 5700 receiver with Zephyr antenna
Date of GNSS Control Survey: May 7th, 2014
Horizontal Datum/Epoch: North American Datum of 1983 NAD83(NSRS2011) Epoch 2010.00
Vertical Datum: North American Vertical Datum of 1988 (NAVD88)
Published/Fixed Control: NCGS Monument "PATE"
Geoid Model: Model 12A
Combined Scale Factor: 0.99979328
Units: U.S. Survey Feet

That this plat was prepared in accordance with G.S. 47-30 as amended.

That this plat meets the requirements of G.S. 47-30 (f)(11)(d).

That the survey is in another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

That this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

Witness my original signature and seal this 1st day of July.

Johnny D. White L-4304



City of Asheville
Capital Projects Management Division
Johnny D. White, PLS - Survey Coordinator
P.O. Box 7148, Asheville, N.C. 28802 • 828-259-5617 • www.ashevillenc.gov

GREENWAY EASEMENT FOR: Clingman Forest Greenway, City of Asheville
ACROSS THE PROPERTY OF: Buncombe County, Asheville Middle School
Location: City of Asheville, Buncombe County, North Carolina
Address: 197 S. French Broad Avenue
ASHEVILLE, NORTH CAROLINA
PIN 9648-17-2323 DEED BOOK 5188 PAGE 997, PLAT BOOK 8 PAGE 46

Surveyed By: J. White, PLS	Date	Revisions	By
Survey Date: 2011-2014	20160609	Revised alignment and PE of Plat Book 146 Page 16	JDW
Drawn By: J. White, PLS			
Designed By:	20160816	Revised alignment, PE, TCE, LOCO of Plat Book 146 Page 16	JDW
Checked By:			
Approved By:			
Drawing Date: 2015 June 1st			

Scale:	1 INCH = 30 FEET
Project Number:	PK-11-12-001
Sheet No.:	1