

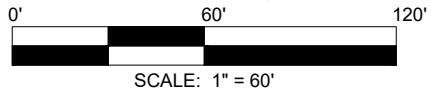
**NOTES**

- \* The intent of this plat is to show details of right-of-way area being conveyed to the NCDOT as shown in PB 200, Page 161.
- \* 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.
- \* Not all underground utilities may have been located. Call 1-800-632-4949 before digging.
- \* All distances shown hereon are horizontal ground distances unless otherwise noted.
- \* Subject parcel conveying new right-of-way area to the NCDOT is zoned PS (Public Service) in Buncombe County and is subject to the following building setback lines per the Buncombe County Zoning Ordinance:
  - Front: 20'
  - Side: 10'
  - Rear: 20'

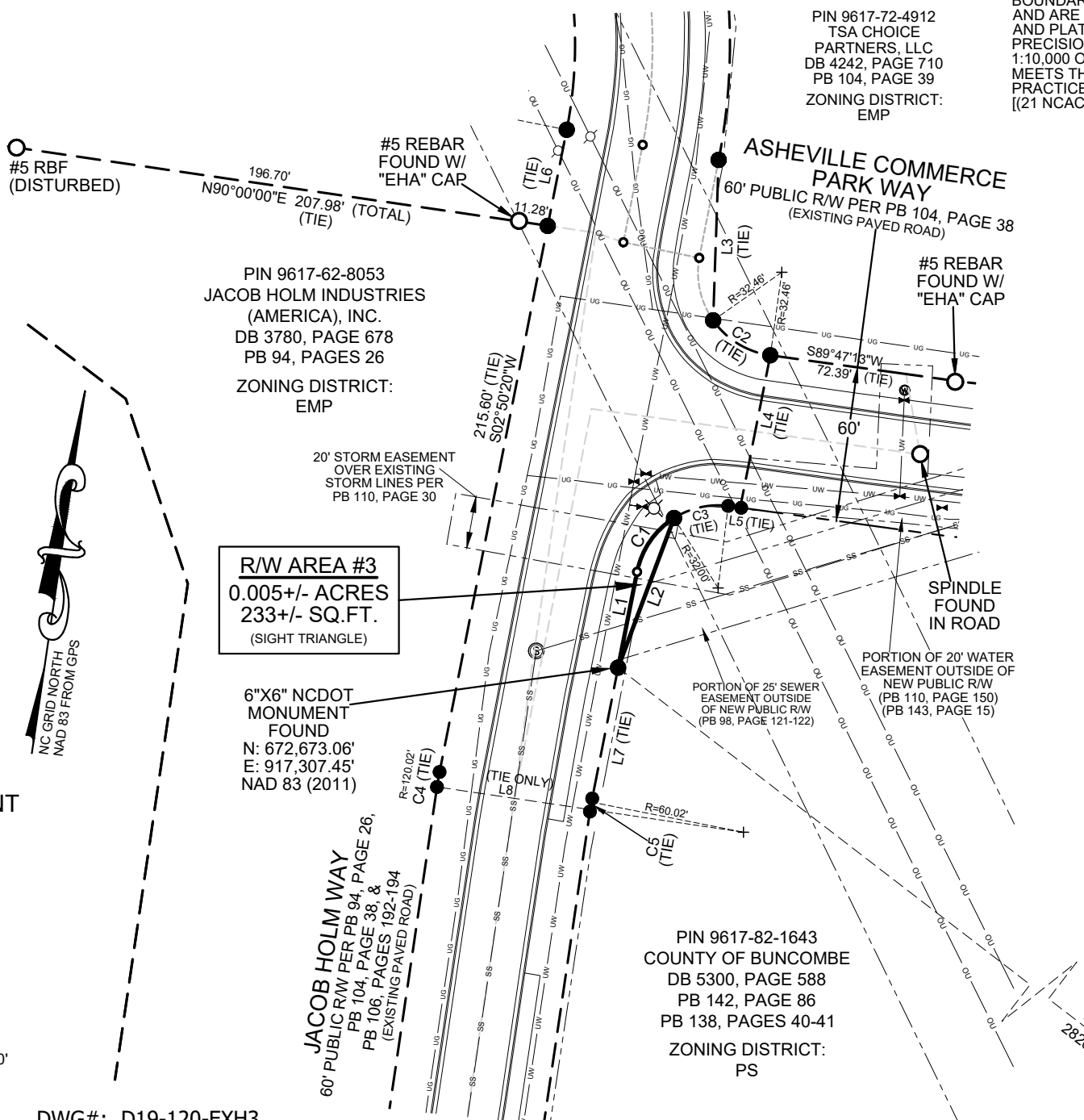
NC GRID NORTH  
NAD 83 FROM GPS

**RIGHT OF WAY EXHIBIT FOR  
NORTH CAROLINA DEPARTMENT  
OF TRANSPORTATION  
AT ENKA COMMERCE PARK  
REFERENCES**

Being a portion of PIN 9617-82-1643 as described in Deed Book 5300, Page 588 and shown in Plat Book 210, Page 161  
Lower Hominy Township, Buncombe County, N.C.  
Date: 09-08-2020 Drawn By: M. Edgerton  
Job#: 19197 Checked By: B. Brown  
C. M. Edgerton, Jr., PLS  
Ed Holmes & Associates Land Surveyors, PA  
300 Ridgefield Ct., Suite 301, Asheville, NC 28806  
828.225.6562 Company# C-2806



DWG#: D19-120-EXH3



PIN 9617-62-8053  
JACOB HOLM INDUSTRIES  
(AMERICA), INC.  
DB 3780, PAGE 678  
PB 94, PAGES 26  
ZONING DISTRICT:  
EMP

**R/W AREA #3**  
0.005+/- ACRES  
233+/- SQ.FT.  
(SIGHT TRIANGLE)

6"X6" NCDOT  
MONUMENT  
FOUND  
N: 672,673.06'  
E: 917,307.45'  
NAD 83 (2011)

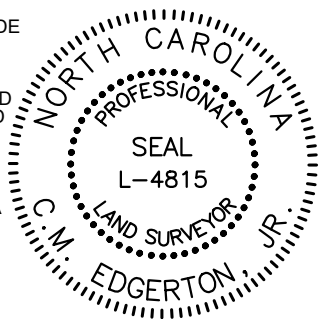
JACOB HOLM WAY  
60' PUBLIC R/W PER PB 94, PAGE 26,  
PB 104, PAGE 38, &  
PB 106, PAGES 192-194  
(EXISTING PAVED ROAD)

PIN 9617-82-1643  
COUNTY OF BUNCOMBE  
DB 5300, PAGE 588  
PB 142, PAGE 86  
PB 138, PAGES 40-41  
ZONING DISTRICT:  
PS

NCGS MONUMENT  
"SARDIS"  
N: 671,294.13'  
E: 919,774.34'  
NAD 83 (2011)

PIN 9617-72-4912  
TSA CHOICE  
PARTNERS, LLC  
DB 4242, PAGE 710  
PB 104, PAGE 39  
ZONING DISTRICT:  
EMP

THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOKS AS NOTED) USING TRADITIONAL FIELD PROCEDURES; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND ARE DRAWN FROM INFORMATION FOUND IN DEED AND PLAT BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED [(21 NCAC 56.1603)] IS 1:10,000 OR BETTER (CLASS A); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA [(21 NCAC 56.1600)].



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	32.00'	26.01'	N26°07'23"E	25.30'
C2	32.46'	26.70'	S66°56'18"E	25.95'
C3	32.00'	22.39'	S69°27'11"W	21.94'
C4	120.02'	5.88'	S01°26'33"W	5.88'
C5	60.02'	2.94'	N01°26'31"E	2.94'

LINE	BEARING	DISTANCE
L1	N02°50'20"E	37.81'
L2	S12°08'31"W	61.86'
L3	S06°24'33"E	62.20'
L4	S02°50'20"W	60.11'
L5	S89°29'56"W	4.23'
L6	S02°50'43"W	37.96'
L7	N02°50'20"E	53.08'
L8	S89°57'37"E	60.00'

**LEGEND:**

- = CORNER FOUND (AS NOTED)
- = NCDOT CONCRETE MONUMENT FOUND
- ▲ = MAG NAIL FOUND
- = NCGS MONUMENT FOUND
- (small) = CALCULATED POINT (UNMARKED)
- = SURVEYED BOUNDARY LINE
- - - = ADJOINER BOUNDARY LINE
- (dashed) = EDGE OF PAVEMENT/CONCRETE
- - - (dotted) = LIMITS OF UTILITY EASEMENT
- (UG) = UNDERGROUND WATER LINE
- (SS) = UNDERGROUND SEWER LINE
- (OU) = OVERHEAD POWER LINE
- (UG) = UNDERGROUND GAS LINE

