



# Buncombe County, North Carolina

This map has been developed for use by the tax assessment process, and is not of survey quality.

**This property map is not a survey and should NOT be used as a survey.**

Grid is based on the North Carolina State Plane Coordinate System  
1983 North American datum



964846409500000

9/29/2020





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964846409500000

One Parcel Selected

Township: 01

Pin Number : 9648-46-4095-00000

Owner: BUNCOMBE COUNTY

Account: 81004181

Situs Address: 356 BILTMORE AVE

Acreage: 3.63

Deed Date: 12/16/ 2004

Deed Book\Page: 3871/0266

Plat Book\Page: 0168/0123

Tax Value: 13223800

Total Market Value: 13223800

Total Appraised Value: 13223800

: 2095.16  
: 2087.86  
: 2087.76

CONTINUOUS FLOW  
REBAR WITH BLUE  
GE SURVEYING CAP  
FOUND 0.1' BG **L13**

**L14—**

3/8" REBAR  
FOUND FLUSH

ASPHALT PAVEMENT DRIVEWAY  
LEADING TO PARKING DECK

## ASPHALT PAVEMENT PARKING LOT

**AREA OF ALLEY TO BE ACQUIRED  
BY MILAN ASHEVILLE, LLC  
538± SQ. FT.  
0.01 ± ACRE**

**8' ALLEY PER P.B. 20, PG. 115  
TO BE PERMANENTLY CLOSED PER  
NCGS 160A-299(c)**

**AREA OF ALLEY TO BE ACQUIRED  
BY THE COUNTY OF BUNCOMBE  
537± SQ. FT.  
0.01 ± ACRE**

REBAR  
RIDGE SU  
FOUN

NO EVIDENCE  
VISUAL DIS  
BILTMOR  
MARKS IND

\* CONTINUOUS FL

THE COUNTY OF BUNCOMBE  
PIN 9648464095  
D.B. 3871, PG. 266  
P.B. 168, PG. 123



LINE TYPE LEGEND	
—	PROPERTY LINE (SURVEYED)
—	DEED / PLAT LINE (NOT SURVEYED)
—	UNDERGROUND WATER LINE
—	UNDERGROUND SANITARY SEWER LINE
—	OVERHEAD UTILITY LINE
—	EXISTING UNDERGROUND STORMWATER LINE
—	EDGE OF CONCRETE
—	CONCRETE CURB
—	ROAD RIGHT-OF-WAY LINE
—	FENCE (AS DESCRIBED)
—	BUILDING SETBACK LINE
—	UNDERGROUND COMMUNICATIONS LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND GAS LINE

ABBREVIATION LEGEND	
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
N	NORTHING
E	EASTING
EL	ELEVATION
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM
INV	INVERT
AT	AT
PIN	PARCEL IDENTIFIER NUMBER
S.R.	STATE ROAD
EB	ELECTRICAL BOX
TSB	TRAFFIC SIGNAL BOX
EB	ELECTRICAL BOX
AG	ABOVE GRADE
BG	BELOW GRADE
TTL	TOTAL
TOP	TRUNCATED DOME PLATE
D.B.	DEED BOOK
P.B.	PLAT BOOK
DOT	DEPARTMENT OF TRANSPORTATION
TC	TOP OF CURB
BFC	BOTTOM FACE OF CURB
EP	EDGE OF PAVEMENT
EC	EDGE OF CONCRETE
RO	RED OAK
WO	WHITE OAK
LOC	LOCUST
TOH	TREE OF HEAVEN
DBL	DOUBLE
TRIP	TRIPLE

SYMBOL LEGEND	
◆	TEMPORARY BENCHMARK
○	UNMARKED POINT
○	MONUMENT FOUND (AS DESCRIBED)
○	5/8" REBAR WITH "ED HOLMES AND ASSOC." CAP SET
□	NGS MONUMENT FOUND
▲	MAGNETIC NAIL FOUND
▲	SURVEY CONTROL NAIL SET
▲	MAGNETIC NAIL SET
▲	STORMWATER MANHOLE
▲	SANITARY SEWER MANHOLE
▲	SANITARY SEWER CLEANOUT
▲	TELEPHONE MANHOLE
▲	SIGN
▲	WATER METER
▲	WATER VALVE
▲	FIRE HYDRANT
▲	FIRE DEPARTMENT CONNECTION
▲	TELEPHONE PEDESTAL
▲	UTILITY POLE
▲	UTILITY POLE WITH GUY WIRE

I, PHILLIP B. WHITE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND TRADITIONAL FIELD PROCEDURES. THAT THE LINES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM DEED BOOKS AND PLAT BOOKS AS REFERENCED. THAT THE RATIO OF PRECISION AS CALCULATED (21 NCAC 56.1605) IS 1:26,000 OR BETTER. THAT THE HORIZONTAL ACCURACY MEETS CLASS A AND THE VERTICAL ACCURACY MEETS CLASS A AS DESCRIBED IN 21 NCAC 56.1606 (C). THAT THE VERTICAL CONTROL WAS COMPLETED TO MEET THE CLASS C STANDARD AS DESCRIBED IN 21 NCAC 56.1605. THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 1600), 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 GS-47-30 (f)(1)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 30th DAY OF MARCH, A.D., 2020

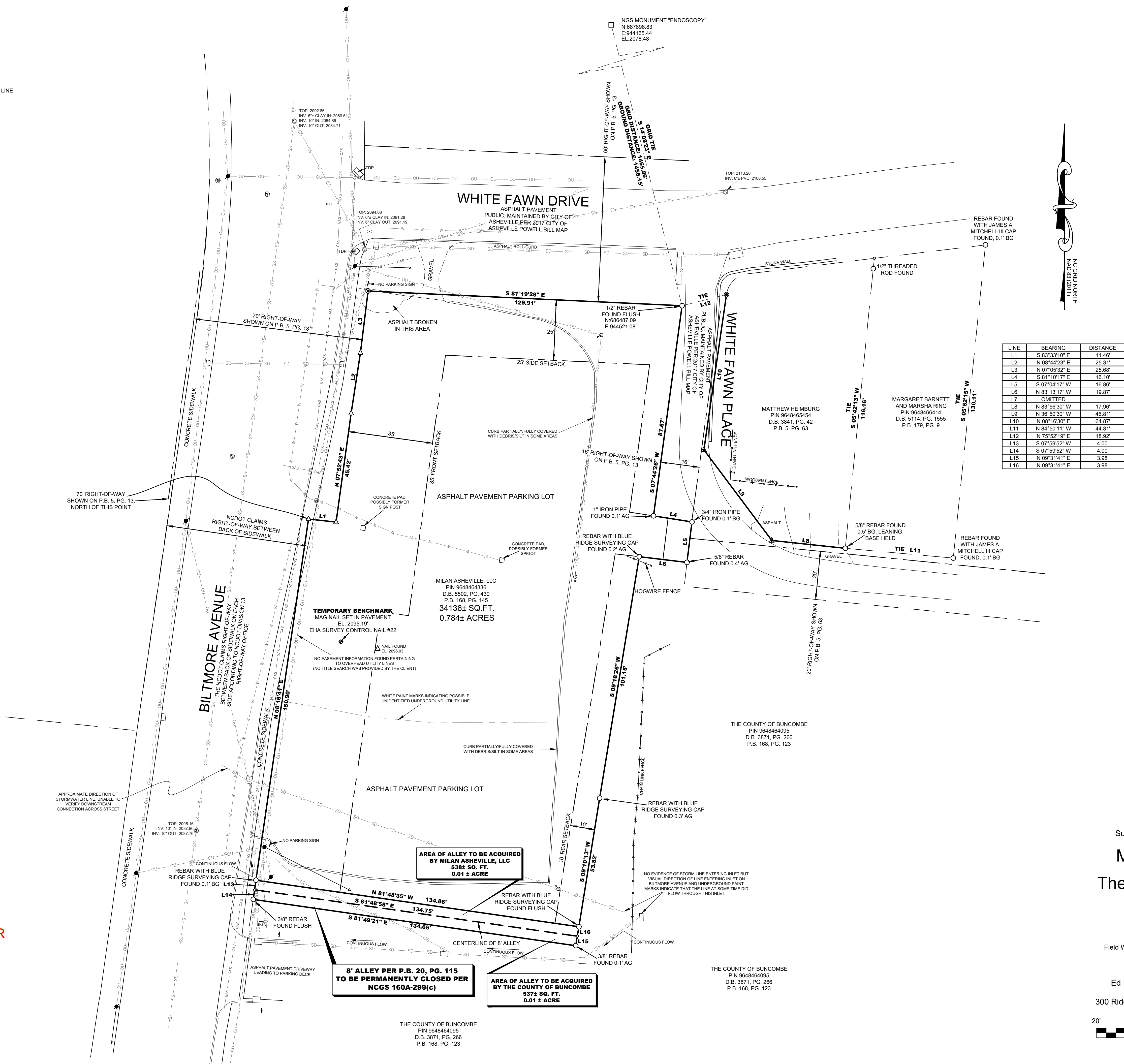
PHILLIP B. WHITE, PLS  
N.C. PROFESSIONAL LAND SURVEYOR  
LICENSE # L-4994

The following information applies to the GNSS portion of the survey:

Horizontal Positional Accuracy: 0.003 Meters  
Vertical Positional Accuracy: 0.006 Meters  
Type of GNSS Field Procedure: Static, Post-Processed using Topcon Tools Software  
Date of Survey: 12/13/19  
Horizontal Datum/EPOCH: NAD '83 (2011)  
Horizontal/Vertical Control: NGS Monument "Endoscopy", Combined Grid Factor: 0.9997930  
Units: U.S. Survey Feet

**Ed HOLMES & Associates**  
LAND SURVEYORS

N:\UOBS\19319 White Fawn-Asheville\DWG\19319 WHITE FAWN Alley Closure.dwg



**NOTES**

\* This survey is of existing parcels of land.  
\* All areas calculated by coordinate computation method.  
\* This survey was conducted without benefit of title search. The property may be subject to rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded, not discovered during the course of this survey.  
\* The certification shown herein is not a certification of title, zoning or freedom from encumbrances.  
\* Adjoining property owner information taken from deeds and plats of record as referenced.  
\* Underground utilities shown are based upon paint markings and above ground structures. No underground utilities were surveyed. Call 1-800-632-4949 before digging.  
\* All distances shown herein are horizontal ground distances unless otherwise noted. To obtain grid distances, utilize a combined factor of 0.9997930.  
\* The subject property does not lie within any special flood hazard area according to the National Flood Insurance Program, Flood Insurance Rate Map 3700984800J revised date January 9, 2010.  
\* This survey is oriented to NC Grid North NAD 83 (2011) based upon GNSS observations of NGS Monument "Endoscopy" and on site control points. Elevations are localized to on-site benchmark provided by client.  
\* Property is zoned Regional Business (RB) according to the Buncombe County GIS website. Setbacks are Front 35' side 0', rear 10', corner lot side street 25'. No zoning report was provided and all zoning information should be verified with the City of Asheville Planning Department.  
\* NC 811 Ticket # A193382830, Date 12/04/2019.  
\* AT10 Phone-Copper or Fiber (did not respond)  
\* Charter-Cable TV (did not respond)  
\* City of Asheville Water (marked in the field)  
\* Duke Energy (did not respond)  
\* Metropolitan Sewerage District (pdf map provided, did not mark)  
\* Dominion Energy (pdf map provided, did not mark in field)

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 \_\_\_\_\_

CERTIFICATE OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY LYING ADJACENT TO THE 8' UNNAMED ALLEY SHOWN ON PLAT BOOK 20, PAGE 115 AS SHOWN HEREON AND WE HEREBY APPROVE AND ACCEPT THE PERMANENT CLOSURE OF SAID ALLEY AND ACCEPT TITLE IN THE AREA OF SAID ALLEY PER NCGS 160A-299(c)

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

Survey of Unnamed Alley to be Abandoned  
for  
**Milan Asheville, LLC**  
AND  
**The County of Buncombe**

**REFERENCES**  
Deed Book 5502, Page 430  
P.B. 20, PG. 115  
P.B. 168, PG. 145  
Parcel Address: 324 Biltmore Ave.  
City of Asheville, Buncombe County, NC  
Field Work Completed On: 1/8/2020 DRAWN BY: P. White  
JOB #19319

Phillip B. White, PLS  
pwhite@edholmessurveying.com  
Ed Holmes & Associates Land Surveyors, PA  
www.edholmessurveying.com  
300 Ridgefield Court, Suite 301, Asheville, NC 28806  
828.225.6562

20' 0' 20' 40' 60'  
SCALE 1" = 20'