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

Horizontal Positional Accuracy: 0.003 Meters

Combined Grid Factor: 0.9997930

Type of GNSS Field Procedure: Static, Post-Processed using Topcon Tools Software

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR MEET THE CLASS C STANDARD AS DESCRIBED IN 21 NCAC 56.1605; THAT REFERENCED, THAT THE RATIO OF PRECISION AS CALCULATED (21 NCAC SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION.

THIS XXnd DAY OF MARCH, A.D., 2020

THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL

Survey of Unnamed Alley to be Abandoned for Milan Asheville, LLC

The County of Buncombe

PRELIMINARY NOT FOR SALES, RECORPTION, OR CONVEYNANCES

The following information applies to the green parts of this survey:

Responding Authority: 3.500 Acres

Public Survey: See: The Present and Survey Facts Below

The following information applies to the red parts of this survey:

Metropolitan Sewerage District (pdf map provided, did not mark)

Duke Energy (did not respond)

Buncombe County GIS website. Setbacks are Front 35', side 0', benchmark provided by client.

upon GNSS observations of NGS Monument "Endoscopy" and unrecorded, not discovered during the course of this survey.

* NC 811 Ticket # A193382830, Date 12/04/2019.

* Property is zoned Regional Business (RB) according to the 2010.

* Underground utilities shown are based upon paint markings and above ground structures. No underground utilities were shown.

* This survey was conducted without benefit of title search. The property may be subject to rights-of-way, easements, zoning or freedom from encumbrances.

* All areas calculated by coordinate computation method.

* This survey was revised date January 6, 2010.

* ATT/D Phone-Copper or Fiber (did not respond)

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I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING INDICATED AND DRAWN FROM DEED BOOKS AND PLAT BOOKS AS LICENSE # L-4994 SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION.

Witness my original signature, license number, and seal.

ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING:

C

M:

EL:

RCP

DBL

RO

BFC

DOT

TDP

TTL

EB

C:

E:

WATER VALVE

WATER METER

UTILITY POLE

TELEPHONE MANHOLE

MAGNETIC NAIL FOUND

5/8" REBAR WITH "ED HOLMES AND ASSOC." CAP SET

UNMARKED POINT

TEMPORARY BENCHMARK

TRIPLE

DOUBLE

TREE OF HEAVEN

RED OAK

BOTTOM FACE OF CURB

TOP OF CURB

DEPARTMENT OF TRANSPORTATION

PLAT BOOK

DEED BOOK

TRUNCATED DOME PLATE

BELOW GRADE

TRAFFIC SIGNAL BOX

INVERT

ELEVATION

EASTING

REINFORCED CONCRETE PIPE

CORRUGATED METAL PIPE

RECORDATION, OR

FENCE (AS DESCRIBED)

EDGE OF CONCRETE

OVERHEAD UTILITY LINE

DEED / PLAT LINE (NOT SURVEYED)

PROPERTY LINE (SURVEYED)

PRELIMINARY

70' RIGHT-OF-WAY

RIDGE SURVEYING CAP

REBAR WITH BLUE

RIGHT-OF-WAY BETWEEN

THE NCDOT CLAIMS RIGHT-OF-WAY BETWEEN BACK OF SIDEWALK ON EACH

NCDOT CLAIMS

SIDE ACCORDING TO NCDOT DIVISION 13

INV. 10" IN: 2084.86

TOP: 2092.86

(538± SQ. FT.

0.01 ± ACRE

E:944521.08

134.75'

PIN 9648464095

134.86'

BY MILAN ASHEVILLE, LLC

0.01 ± ACRE

ASPHALT PAVEMENT PARKING LOT

D.B. 5502, PG. 430

538± SQ. FT.

0.01 ± ACRE

ASPHALT PAVEMENT

WHITE PAINT MARKS INDICATING POSSIBLE

UNIDENTIFIED UNDERGROUND UTILITY LINE

IN THIS AREA

ASPHALT BROKEN

CURB PARTIALLY/FULLY COVERED

ASHEVILLE PER 2017 CITY OF

PUBLIC, MAINTAINED BY CITY OF

WHITE FAWN PLACE

D.B. 3871, PG. 266

D.B. 5114, PG. 1555

PIN 9648464095

DOMINION ENERGY (pdf map provided, did not mark in field)

DUKE ENERGY (did not respond)

PROVIDED AND ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE

BANKING/MONUMENT "ENDOSCOPY"

-0.3' AG

-0.1' AG

-0.1' BG

FOUND 0.1' AG

FOUND 0.3' AG

FIND FLUSH

0.01 ± ACRE

ASPHALT PAVEMENT

ASPHALT BROKEN

CURB PARTIALLY/FULLY COVERED

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