

GRID NORTH
GRID NORTH MAG83(2011)

I, JASON D. SPENCER, NC PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS AA
2. POSITIONAL ACCURACY: 1:100,000 (34) / V=0.257
3. TYPE OF GPS FIELD PROCEDURE: PLUS RAPID STATIC
4. DATES OF SURVEY: 8-26-2019
5. DATUM/EPOCH: NAD 83(2011) EPOCH 2010.0000
6. PUBLIC/CONTROL USED:

PD	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE
DE2230	MARI MARION CORP ARP	N353913.355	W0815716.172	631.64.5
DE4043	NCSP SPINDALE CORP ARP	N352155.834	W0815497.340	68451.5
DE13874	NCSP SW COMMUNITY COLL CORP ARP	N352952.407	W081223.300	55356.4
DE2940	IN 11 DISTRICT 11.5 CORP ARP	N360000.233	W083440.13.592	1144395.8
DE3591	NCN NEWLAND 2007 CORP ARP	N360435.936	W0815440.293	68555.3
DE7404	NCSP SHELBY CORP ARP	N351653.642	W0812928.119	108138.4
DE4257	FRN FRANKLIN CORP ARP	N351130.686	W083241.746	79040.4
DE3534	IN 12 DISTRICT 12 CORP ARP	N361459.933	W083111.072	97772.4
DE3532	IN 11 DISTRICT 11 CORP ARP	N362141.363	W0822333.928	33525.3

7. GEOID MODEL: GEOID12B
8. COMBINED GRID FACTOR: 0.999789725
9. UNITS: US SURVEY FEET

WITNESS MY SIGNATURE, SEAL, AND LICENSE NUMBER THIS 29th DAY OF OCTOBER, 2020.

Declassified by:

Jason Spencer

NC PROFESSIONAL LAND SURVEYOR

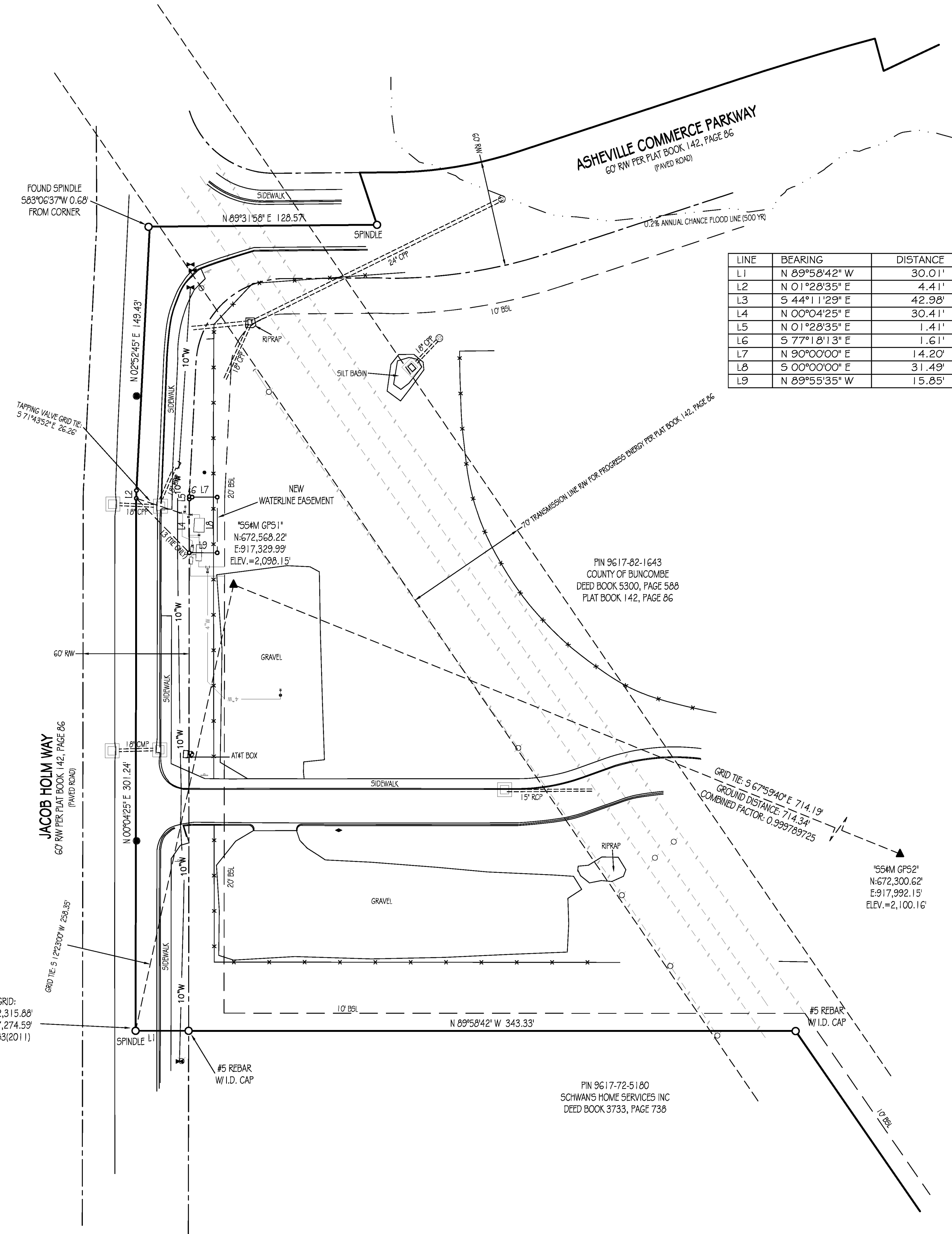
L-4785

LICENSE #

LEGEND:

- = FOUND CORNER (AS NOTED)
- = CALCULATED & UNMARKED POINT
- ▲ = MAG NAIL
- = FIRE HYDRANT
- ⊕ = WATER VALVE
- = SIGN
- ⊕ = FIBER OPTIC PEDESTAL
- = UTILITY POLE
- = OVERHEAD UTILITY LINES
- ⊕ = STORM MANHOLE
- = SEWER MANHOLE
- = FENCE
- = DRAINAGE INLET
- = CLEAN-OUT
- = GAS VALVE
- = GUY ANCHOR
- RW = RIGHT OF WAY
- BSL = BUILDING SETBACK LINES
- CPP = CORRUGATED PLASTIC PIPE
- CMP = CORRUGATED METAL PIPE
- RCF = REINFORCED CONCRETE PIPE

Submitted electronically by "Spencer Surveying and Mapping"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.



Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/29/2020 4:02:49 PM
Fee Amt: \$21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 212 PG 121

NOTES:

* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.

* 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.

* 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 GRAPHIC DETERMINATION, A PORTION OF THIS PROPERTY DOES LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 37009617001, DATED 1-6-2010.

* ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC., LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.

* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

* STORM PIPES SHOWN HEREON WITHOUT INVERT INFORMATION WERE NOT ACCESSIBLE AT THE TIME OF THIS SURVEY.

* THERE IS A 20' WATER EASEMENT OVER EXISTING WATERLINES ON THIS PROPERTY PER PLAT BOOK 142, PAGE 86.

* THERE IS A 25' SEWER EASEMENT OVER EXISTING SEWER LINES ON THIS PROPERTY PER PLAT BOOK 142, PAGE 86.

* THERE IS A 20' STORM EASEMENT OVER EXISTING STORM LINES ON THIS PROPERTY PER PLAT BOOK 142, PAGE 86.

* VERTICAL DATUM IS NAVD 83.

* WATER LINE AND APPURTENANCES SHOWN HEREON WERE PROVIDED BY THE CLIENT AND HAVE NOT BEEN FIELD VERIFIED BY SPENCER SURVEYING AND MAPPING.

* THE INTENT OF THE 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. THE CITY OF ASHEVILLE SHALL ALSO HAVE THE RIGHT TO ACCESS ALL PUBLICLY OWNED WATER METERS.

* THIS PROPERTY IS LOCATED IN ZONE PS (PUBLIC SERVICE), BUILDING SETBACKS ARE AS FOLLOWS:

- FRONT - 20'
- SIDE - 10'
- REAR - 20'

EASEMENT SURVEY FOR
WATERLINE EASEMENT FOR THE
CITY OF ASHEVILLE
ENKA CANDLER FIRE STATION

REFERENCES

PIN 9617-82-1643
DEED BOOK 5300, PAGE 588
PLAT BOOK 142, PAGE 86
LOWER HOMINY TOWNSHIP, BUNCOMBE COUNTY, N.C.
CITY OF ASHEVILLE PROJECT #WPPY-19-20-009
DATE: 4-2-2019 DRAWN BY: MSW
JOB #190334 CHECKED BY: JAM III



SCALE 1" = 40'

CURRENT OWNER:
COUNTY OF BUNCOMBE
175 BINGHAM ROAD
ASHEVILLE, NC 28806



I, JASON D. SPENCER, 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 AND PLATS AS SHOWN IN THE TITLE BLOCK); 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(b)(1):

(c)(1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 29th DAY OF OCTOBER, A.D., 2020.

Declassified by:
Jason Spencer

N.C. PROFESSIONAL LAND SURVEYOR

L-4785
LICENSE #

