

SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING IRON REBAR (EIR)
- ▲ NCGS MONUMENT
- ⋈ VALVE BOX
- ⊗ AIR RELEASE VALVE (ARV)
- ⊕ VAULT
- ROCK (PER AERIAL SURVEY)

LINE LEGEND:

- BOUNDARY LINE PER DEED/PLAT
- - - - - APPROXIMATE BOUNDARY LINE
- TIE LINE ONLY
- NEW PERM. EASEMENT LINE
- T.C.E. LINE
- SS --- SS --- EXISTING SEWER LINE
- FM --- FM --- EXISTING FORCEMAIN LINE (FM)
- NFM --- NFM --- NEW FORCEMAIN LINE (NFM)
- EXISTING EASEMENT LINE
- EDGE OF RIVER
- DITCH LINE
- == == == STORM PIPE

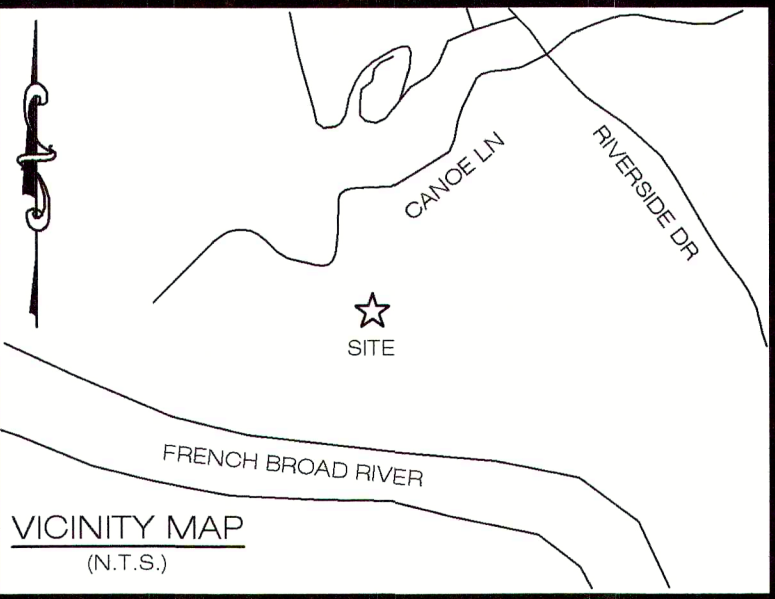
ABBREVIATIONS:

- NTS...NOT TO SCALE
- (T)...TOTAL
- DB...DEED BOOK
- PB...PLAT BOOK
- PG...PAGE
- PIN...PARCEL IDENTIFICATION NUMBER
- NAD...NORTH AMERICAN DATUM
- NAVD...NORTH AMERICAN VERTICAL DATUM
- NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
- AG...ABOVE GRADE
- BG...BELOW GRADE
- R/W...RIGHT OF WAY
- ID...SURVEYORS IDENTIFICATION CAP
- T.C.E...TEMPORARY CONSTRUCTION EASEMENT

LINE	BEARING	DISTANCE
L1	S 37°30'06" E	13424.98'
L2	N 19°49'17" E	3.63'
L3	N 30°40'12" E	50.04'
L4	N 30°40'12" E	11.96'
L5	S 16°32'20" E	9.24'
L6	S 66°05'07" E	16.22'
L7	N 34°13'55" E	9.79'
L8	N 13°32'20" W	7.01'
L9	N 29°27'40" E	5.41'
L10	S 59°19'48" E	5.81'
L11	S 34°13'55" W	10.28'
L12	S 34°13'55" W	6.85'
L13	S 24°02'10" W	22.92'
L14	S 30°40'12" W	27.82'
L15	S 19°49'17" W	3.94'
L16	S 24°02'10" W	8.54'
L17	S 04°55'03" W	33.82'
L18	S 04°55'03" W	5.58'
L19	S 06°23'42" W	12.82'
L20	N 19°49'17" E	3.47'
L21	N 30°40'12" E	77.59'
L22	S 59°19'48" E	13.21'
L23	S 29°27'40" W	14.12'
L24	S 15°32'20" E	2.07'
L25	S 24°02'10" W	206.48'
L26	S 06°23'42" W	123.50'
L27	S 02°59'52" W	19.45'
L28	S 02°59'52" W	76.89'
L29	S 21°35'03" W	55.57'
L30	N 12°03'18" E	18.23'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	65.10'	74.58'	N 11°55'00" W	70.57'
C2	867.77'	161.65'	N 24°56'49" E	161.42'
C3	842.77'	156.95'	S 24°56'33" W	156.73'
C4	40.10'	19.17'	S 07°30'14" W	18.99'
C5	80.10'	103.25'	N 16°07'57" W	96.25'
C6	882.77'	164.47'	N 24°56'58" E	164.23'
C7	77.48'	23.70'	N 03°17'37" E	23.60'
C8	3372.18'	89.15'	N 12°30'45" E	89.15'

NC GRID NORTH  
NAD 83 (NSRS 2011)



NOTES

- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
- ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
- NO MISSING CORNERS SET.
- BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK.  
COMBINED FACTOR 0.99980903  
POSITIONAL ACCURACY: 0.03' HORIZ. (NAD 83/11)  
0.05' VERT. (NAVD 88) (GEOID 18).
- AREA COMPUTED BY THE COORDINATE METHOD.

AREA TABLE

PERMANENT EASEMENT 1:	0.153 ACRES	6,649.6 SQ. FT.
PERMANENT EASEMENT 2:	0.001 ACRES	43.2 SQ. FT.
T.C.E. 1:	0.114 ACRES	4,974.4 SQ. FT.
T.C.E. 2:	0.028 ACRES	1,209.5 SQ. FT.
T.C.E. 3:	0.021 ACRES	920.9 SQ. FT.
TOTAL EASEMENT AREA:	0.317 ACRES	13,797.6 SQ. FT.

COUNTY OF BUNCOMBE

DB 2167 PG 783  
\*SEE ALSO DB 5315 PG 1492\*  
9721-75-9383

COUNTY OF BUNCOMBE

DB 1285 PG 029  
\*SEE ALSO DB 5315 PG 1492\*  
PIN 9721-94-2726

NCGS ELK (PUBLISHED)  
NC GRID COORDINATES  
N: 703,870.87' NAD 83/11  
E: 936,073.94' NAD 83/11  
ELEV.: 2,120.3' NAVD 88

CP - GRID  
COORDINATES  
N: 714,521.40'  
E: 927,801.04'  
NAD 83/11

COUNTY OF BUNCOMBE

DB 2167 PG 783  
\*SEE ALSO DB 5315 PG 1492\*  
9721-75-9383

TIE IN POINT

VARIABLE WIDTH MSD  
EASEMENT PER DB 5020  
PG 1110 & PB 132 PG 34

PERMANENT  
EASEMENT 2

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, \_\_\_\_\_, REVIEW OFFICER OF BUNCOMBE COUNTY,  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS  
ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_

DATE \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM  
AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED  
BOOK 2167 PAGE 783); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS  
DRAWN FROM INFORMATION FOUND IN DEED BOOK 2167, PAGE 783; THAT THE RATIO OF  
PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE  
WITH G.S. 47-30 AS AMENDED. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL  
THIS 1ST DAY OF SEPTEMBER, A.D., 2023.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS  
DESCRIBED IN G.S. 47-30(11)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS  
THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER  
EXCEPTION TO THE DEFINITION OF SUBDIVISION.

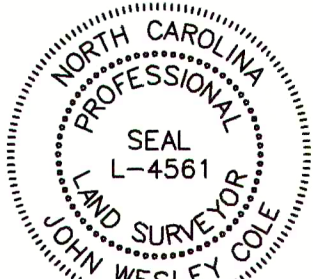
Occasioned by:

John Wesley Cole

04640568A79498

JOHN WESLEY COLE, P.L.S.

L-4561



METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NC

WEAVERVILLE PUMP STATION & FORCEMAIN PROJECT

MSD PROJECT #2019080

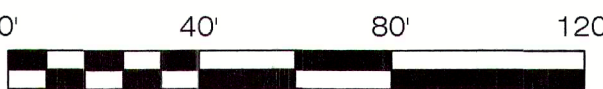
SEWER EASEMENT ACROSS THE PROPERTY OF:

COUNTY OF BUNCOMBE

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC



549 ELK PARK DRIVE, SUITE 707  
ASHEVILLE, NC 28804  
PHONE: 828-251-7025  
NC FIRM #C-3106 | SC COA #4052



DATE OF PLAT: 5/24/2023	REVISIONS			
DATE OF SURVEY: 2/1/22 THRU 8/11/22	NO.	DATE	DESC.	BY
PROJECT NO.: 22-008	1	8/31/23	AREA TABLE CORRECTIONS	BJO
FIELD WORK: CH/DG				
DRAWN BY: BJO				
SCALE: 1" = 40'				
PIN: 9721-75-9383				