

I, AARON R. BANKS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4359, PAGE 505); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM ADJACENT INFORMATION AS FURNISHED BY THE FACE OF THIS PLAT; THAT THE ACCURACY OF THE PRECISION AREA CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PREFORM THE GPS GRID TIE SURVEY:

CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.10' @ 95% CONFIDENCE LEVEL  
TYPE OF GPS FIELD PROCEDURE: RTK/VRS  
DATES OF SURVEY: 2-14-2024  
DATUM / EPOCH: NAD 83  
PUBLISHED / FIXED CONTROL USE: CORS NCSW SWM 2024  
GEOD MODEL: GEOD 2012  
COMBINED GRID FACTOR: 0.99977046  
UNITS: US SURVEY FEET

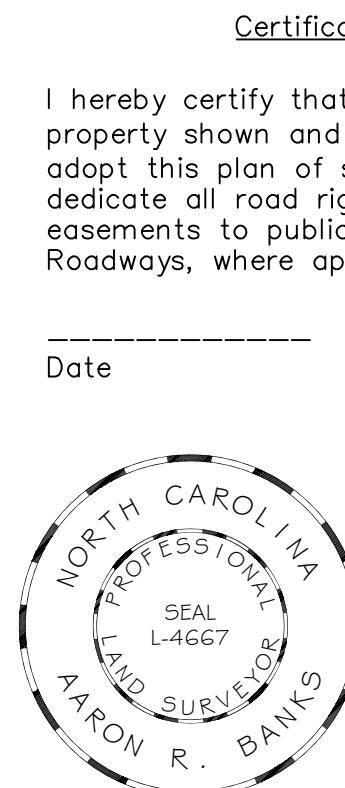
THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) & GS47-30 AS-AMENDED.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE ORIGINAL DATA WAS OBTAINED ON 2-12-2024; THAT THE CONTOURS SHOWN ARE WITHIN ONE HALF OF A CONTOUR INTERVAL; VERTICAL DATUM IS NAVD 1988.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2024.

AARON RAY BANKS, PLS-4667



Certificate of Ownership and Dedication

I hereby certify that I am (we are) the owner(s) of the property shown and described herein, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and dedicate all road rights-of-way and other sites and easements to public use as noted in the Disclosure of Private Roadways, where applicable.

Date \_\_\_\_\_

Owner(s) \_\_\_\_\_

PRELIMINARY ELECTRONIC COPY.  
NOT FOR CONVEYANCE CONSTRUCTION  
OR SALES PLEASE SEE THE ORIGINAL  
PAPER COPY FOR SURVEYOR'S SEAL.

Statement of Waste Water Treatment and Water Service

The waste water treatment and water service are provided by \_\_\_\_\_

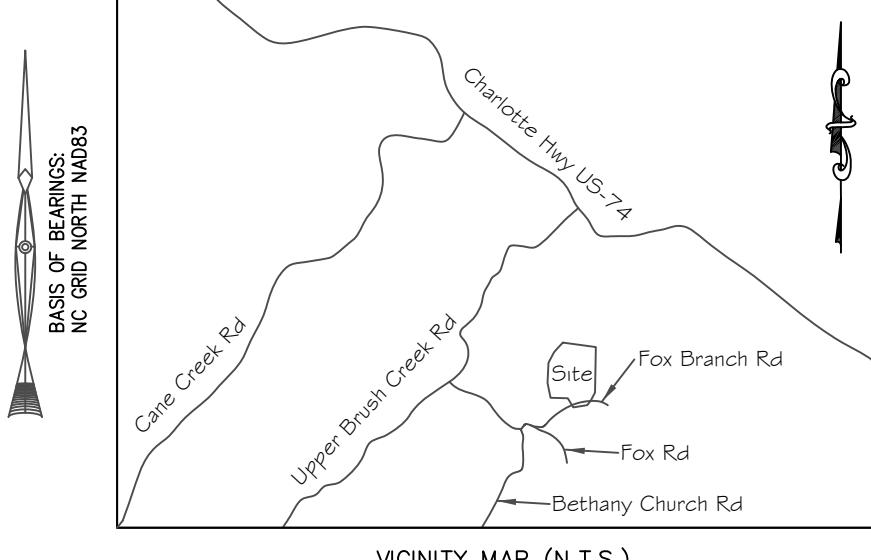
and Buncombe County  
Government shall not be responsible for maintenance or repair of said waste water treatment and water systems within this subdivision.

REVIEW OFFICER  
STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

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

DATE: \_\_\_\_\_

REVIEW OFFICER'S SIGNATURE



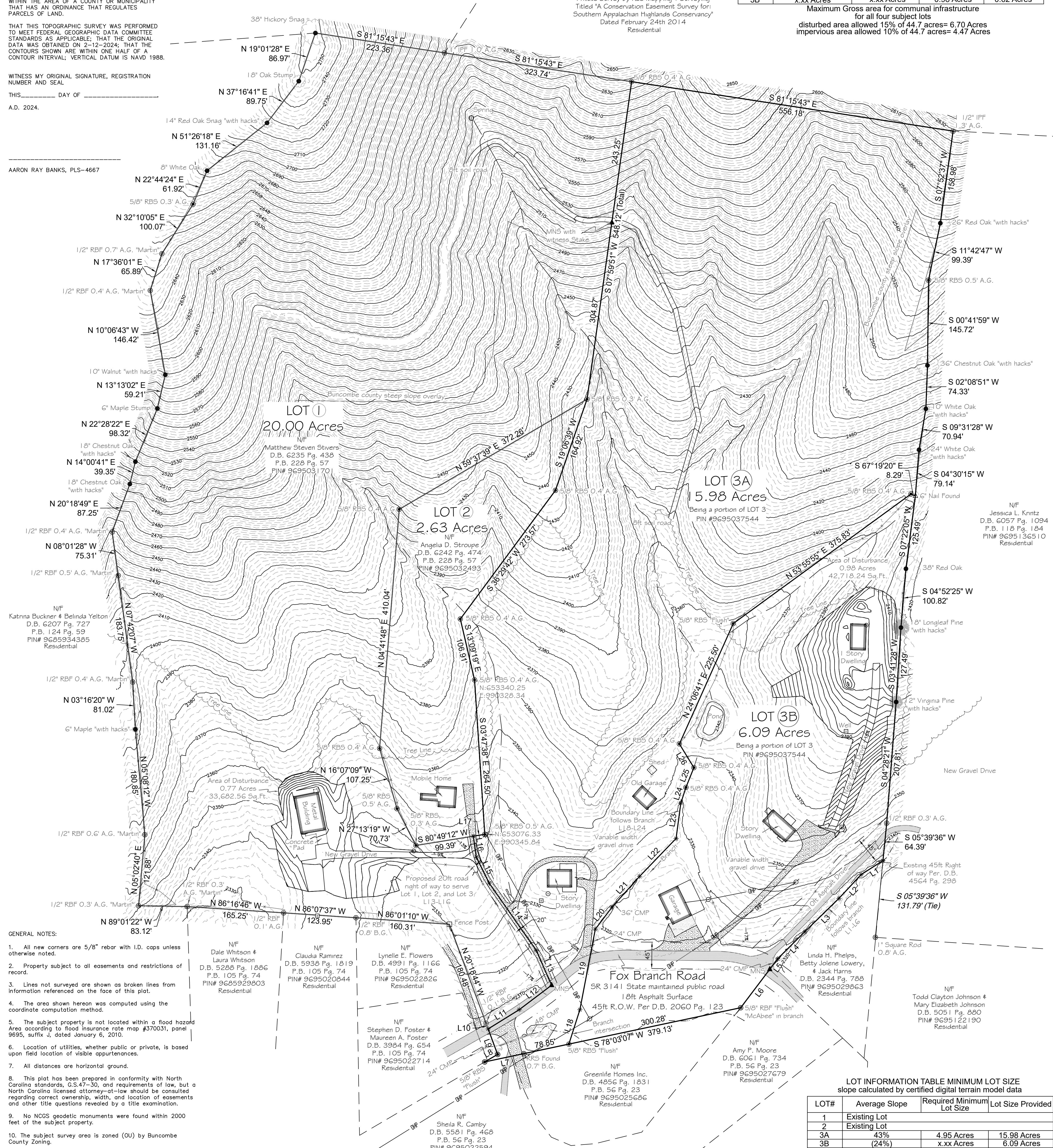
LOT INFORMATION TABLE AREAS

Impervious and disturbed area

No new impervious or disturbed areas are planned for these lots at this time

LOT#	Maximum allowed disturbed area	Maximum allowed impervious area	Existing disturbed area	Existing impervious area
1	3.0 Acres	1.60 Acres	0.77 Acres	0.26 Acres
2	0.39 Acres	0.21 Acres	none	0.06 Acres
3A	2.39 Acres	1.27 Acres	none	0.32 Acres
3B	x.xx Acres	x.xx Acres	0.98 Acres	0.62 Acres

Maximum Gross area for communal infrastructure  
for all four subject lots  
disturbed area allowed 15% of 44.7 acres= 6.70 Acres  
impervious area allowed 10% of 44.7 acres= 4.47 Acres



DEVELOPER INFORMATION:

Gail Austin  
828-215-2004  
ngailaustin@charter.net  
66 Fox Branch Road, Fairview NC 28730

LINE	BEARING	DISTANCE
L1	S 57°26'31" W	44.27'
L2	S 42°58'01" W	55.83'
L3	S 45°42'26" W	81.31'
L4	S 45°08'00" W	65.74'
L5	S 36°53'44" W	22.34'
L6	S 37°07'28" W	82.50'
L7	S 78°03'19" W	68.41'
L8	N 59°56'49" E	25.64'
L9	N 20°18'44" W	46.53'
L10	N 20°18'44" W	10.25'
L11	N 58°14'14" E	62.57'
L12	N 52°55'51" E	69.31'
L13	N 23°45'21" W	65.02'
L14	N 35°01'37" W	140.67'
L15	N 26°16'27" W	49.24'
L16	N 08°14'45" W	36.23'
L17	S 80°49'12" W	19.89'

LINE	BEARING	DISTANCE
L18	N 17°45'27" E	61.84'
L19	N 10°50'21" E	140.06'
L20	N 37°13'37" E	47.24'
L21	N 41°50'28" E	70.58'
L22	N 43°56'38" E	89.95'
L23	N 07°39'35" E	60.82'
L24	N 17°58'29" E	28.56'
L25	N 21°52'23" E	36.37'
L26	N 31°25'51" W	47.48'

These standard symbols will be found in the drawing.

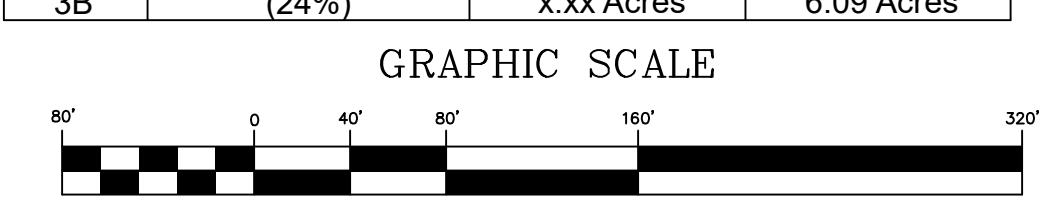
- Boundary Line
- Deed Line "not surveyed"
- Right of Way Line
- none
- RFB Rebar Found
- RBS Rebar Set
- Fence Line
- MNS Mag Nail Set
- Building Line
- Overhead Power
- Corrugated Metal Pipe
- D.B. Deed Book
- Calculated Point "not set"
- Pg. Page
- Corner Found "as noted"
- 5/8" Rebar Set
- P.B. Plat Book
- Mag Nail Set
- Mag Nail Found
- PIN Parcel Identification Number
- Fence Post
- N.T.S. Not to Scale
- Power Pole
- Well
- Sewer Cleanout
- N.F. Now or Formerly
- A.G. Above Grade
- B.G. Below Grade

LEGEND

LOT INFORMATION TABLE MINIMUM LOT SIZE

LOT#	Average Slope	Required Minimum Lot Size	Lot Size Provided
1	Existing Lot		
2	Existing Lot		
3A	43%	4.95 Acres	15.98 Acres
3B	(24%)	x.xx Acres	6.09 Acres

GRAPHIC SCALE



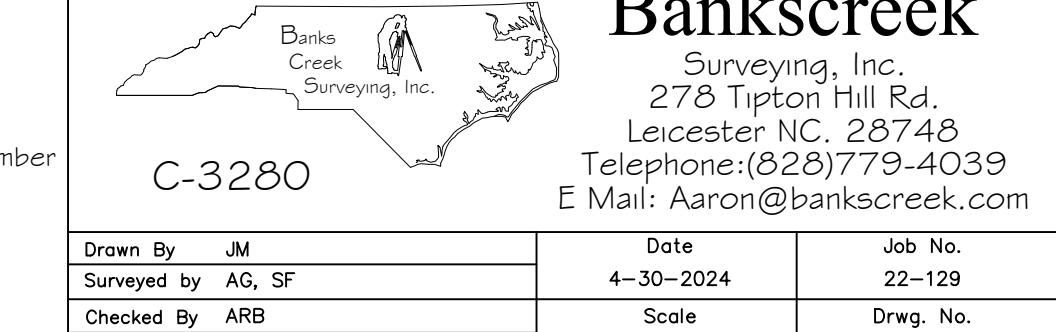
( IN FEET )  
case number  
SUB2024-00302

PRELIMINARY MINOR SUBDIVISION SURVEY

Fox Branch Minor Subdivision

FAIRVIEW TOWNSHIP, BUNCOMBE COUNTY, N.C.

PROPERTY OWNER N/F: GAIL AUSTIN



Banks Creek Surveying, Inc.  
278 Tipton Hill Rd.  
Leicester NC, 28748

Telephone: (828) 779-4039

E-mail: aaron@bankscreenc.com

C-3280

Drawn By JM Date 4-30-2024 Job No. 22-129

Surveyed by AG, SF Scale 1" = 80' Drw. No. 1 of 1

Checked By ARB File Name 22-129 SUBDIVISION.DWG