

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 ADJOINER INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PREPARE THE GPS GRID THE 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 NCWS SWANANNOA
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 hereon, 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) _____



N/F
Melanie J. Roddy &
Jeffrey D. Camby
D.B. 4213 Pg. 1093
PIN# 9695056141
Residential

Statement of Waste Water Treatment and Water Service

The waste water treatment and water service are provided by _____

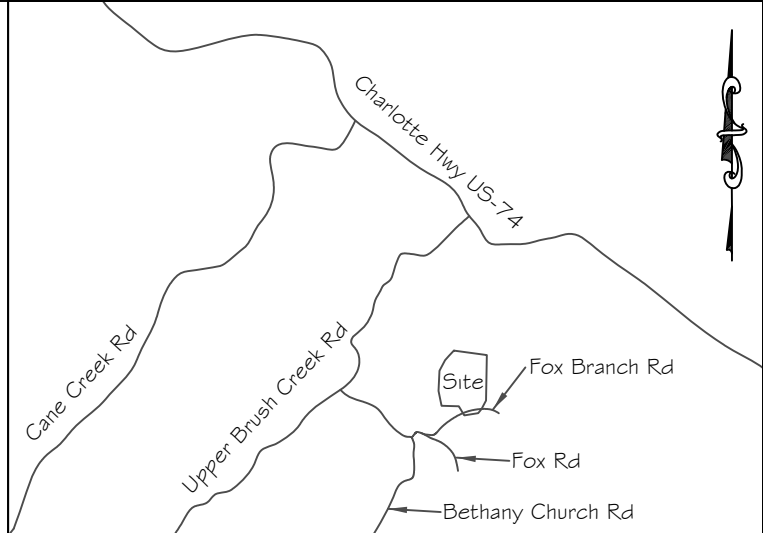
Government shall not be responsible for maintenance or repair of said waste water treatment and water systems within this subdivision.

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 _____

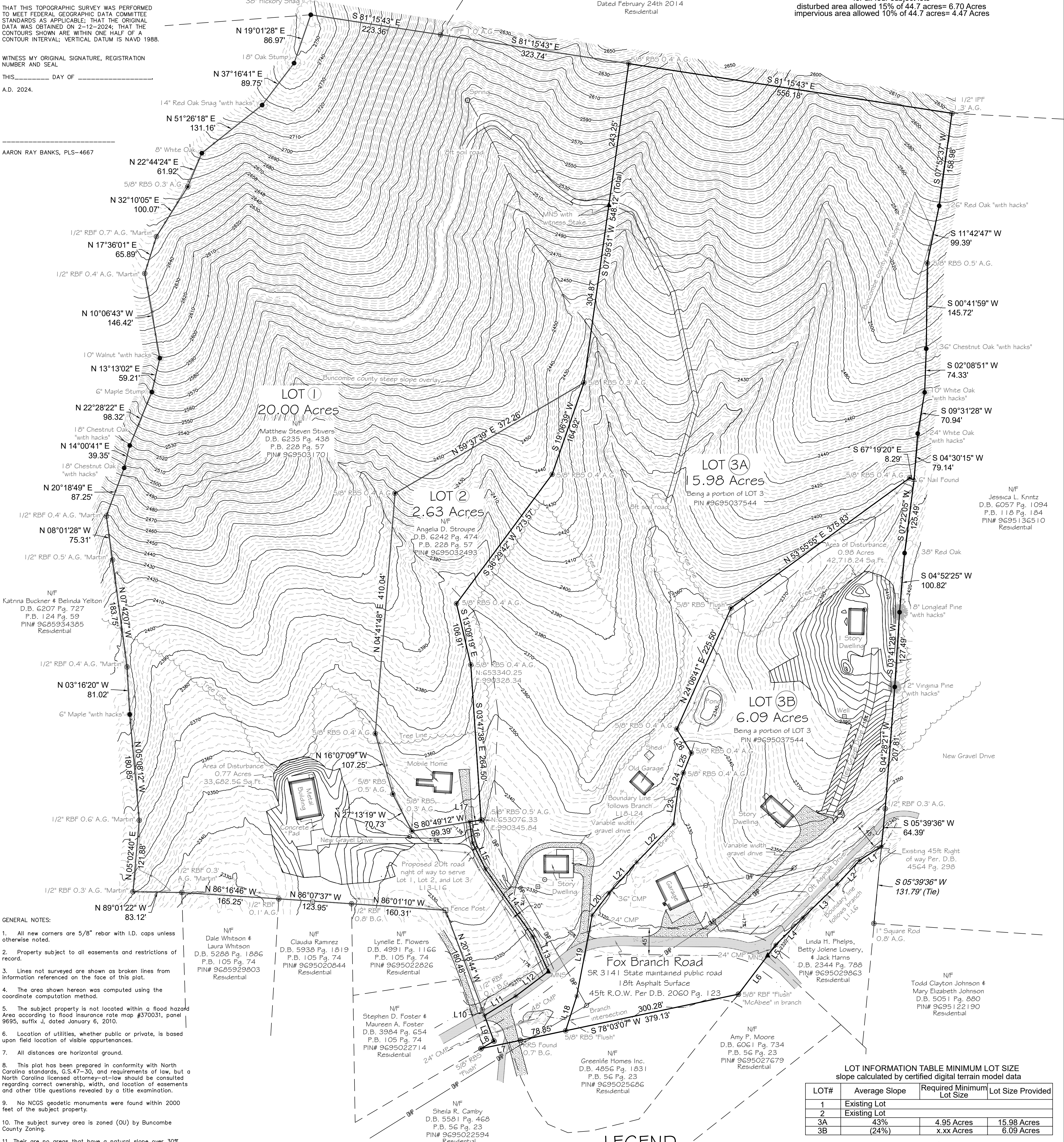


LOT INFORMATION TABLE AREAS

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



GENERAL NOTES:

- All new corners are 5/8" rebar with I.D. caps unless otherwise noted.
- Property subject to all easements and restrictions of record.
- Lines not surveyed are shown as broken lines from information referenced on the face of this plat.
- The area shown hereon was computed using the coordinate computation method.
- The subject property is not located within a flood hazard area according to flood insurance rate map #370031, panel 9695, suffix J, dated January 6, 2010.
- Location of utilities, whether public or private, is based upon field location of visible appurtenances.
- All distances are horizontal ground.
- This plat has been prepared in conformity with North Carolina standards, G.S.47-30, and requirements of law, but a North Carolina licensed attorney-at-law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by a title examination.
- No NCGS geodetic monuments were found within 2000 feet of the subject property.
- The subject survey area is zoned (OU) by Buncombe County Zoning.
- There are no areas that have a natural slope over 30% that have fill slopes steeper than 2H:1V, nor cut slopes steeper than 1.5H:1V.
- No existing or proposed home sites are located on a %35 or higher slope.
- This subdivision is not a Drastic Variation Hillside Development.
- Electric service is available on the subject lots and is provided by Duke Energy.
- The total area to be subdivided is 44.70 Acres.
- The subject lots shall be served by individual mail boxes.

PROPERTY INFORMATION:
PIN Numbers: 9695-03-7544, 9695-03-2493, 9695-03-1701
Owners N/F: Gail Austin
Deed Reference: 4359-505
Plat Reference: 228-57
Property Address: 66 Fox Branch Road, Fairview NC 28730

DEVELOPER INFORMATION:

Gail Austin
828-215-2004
ngaiaustin@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'

LEGEND

These standard symbols will be found in the drawing.

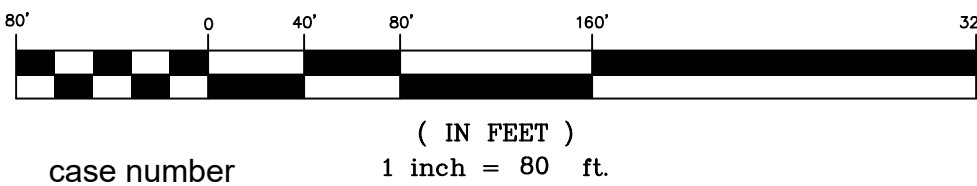
Boundary Line	RBF	Rebar Found
Deed Line "not surveyed"	RBS	Rebar Set
Right of Way Line	MNS	Mag Nail Set
none	IPF	Iron Pipe Found
Fence Line	Pg.	Page
Building Line	P.B.	Plat Book
Overhead Power	PIN	Parcel Identification Number
Corrugated Metal Pipe	N/F	Now or Formerly
Calculated Point "not set"	N.T.S.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

LOT INFORMATION TABLE MINIMUM LOT SIZE

slope calculated by certified digital terrain model data

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



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@banks creek.com

Drawn By: JLM	Date: 4-30-2024	Job No: 22-129
Surveyed By: AG, SF	Scale: 1" = 80'	Drwg. No: 1 of 1
Checked By: ARB		
File Name: 22-129 SUBDIVISION.DWG		