

NOTES

1-COORDINATES SHOWN ON THIS MAP ARE N.A.D. 83 BPOON HARY 85 AND WERE ESTABLISHED BY G.P.S. SURVEY METHODS AND ARE RELATIVE TO N.A.G.S. STATIONS SHOWN. SEE CRK AND NAWON. N.A.G.S. PUBLISHED VALUES FOR THESE STATIONS ARE AS FOLLOWS:

STATION	COORDINATES	ELEVATION
NW1/4 "DART"	871294.14 815774.28	2071.83
NW1/4 "JETA"	868046.16 808158.88	2251.95
NW1/4 "TOM"	870461.15 814923.23	2086.44
NW1/4 "NAWON"	873851.79 802865.30	2147.43

2-DISTANCES SHOWN ON THIS MAP ARE GRID LENGTHS TO CORNER DISTANCES SHOWN TO GROUND LENGTHS. THEY MUST BE ADJUSTED BY A CORRECTION SCALE AND SEA LEVEL FACTOR OF 0.99972300.

3-BUILDING SETBACK LINES ARE AS INDICATED ON PLAN.

4-THERE IS A DRAINAGE AND/OR UTILITY EASEMENT OBSERVED ON THE SIDES AND BACKS OF ALL LOTS AS INDICATED IN TYPICAL.

5-ALL STORM DRAIN LINES HAVE A 2% EASEMENT 10' EACH SIDE OF DRAIN LINES OUTSIDE OF ROAD RIGHT-OF-WAY.

6-ALL SEWER LINES HAVE A 2% EASEMENT 10' EACH SIDE OF SEWER LINES OUTSIDE OF ROAD RIGHT-OF-WAY UNLESS INDICATED OTHERWISE.

7-PUBLIC WATER SYSTEM MAINTAINED BY REGIONAL WATER AUTHORITY OF ANNEVILLE. BUNCOMBE, HENDERSON, WATER LINES HAVE A 2% EASEMENT 10' EACH SIDE OF WATER LINES OUTSIDE OF ROAD RIGHT-OF-WAY. FIRE HYDRANTS HAVE A 10' EASEMENT ON EACH SIDE.

8-SEWER SYSTEMS TO BE MAINTAINED BY METROPOLITAN SEWERAGE DISTRICT.

9-SIGHT TRIANGLES AT ROAD INTERSECTIONS ARE 10' X 70'.

10-THE ENTIRE AREA OF "BILTMORE LAKE PHASE ONE" SECTION "B" AS WELL AS THE SURROUNDING PROPERTIES ARE MOVED TO MODIFIED FOR SOIL INFORMATION SEE CONSTRUCTION PLANS.

11-SUBDIVISION TO BE SERVED BY ELECTRICAL, NATURAL GAS, TELEPHONE AND CABLE T.V. UNDERGROUND SERVICES.

12-SEWER AND WATER LINES SHOWN HEREON ARE PROPOSED. THERE WILL BE ASSOCIATED EASEMENTS FOR THEM AFTER CONSTRUCTION.

13-EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE.

14-EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE MOVED AT THE TIME OF MAKING OF THIS SURVEY.

15-THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES. THE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON.

ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE PRESENT. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES.

16-BUILDING SETBACK LINES MAY VARY FROM THOSE INDICATED ON THIS PLAN TO ACCOMMODATE SPECIFIC HOUSE PLANS WHICH MIGHT BE CHOSEN FOR THE INDIVIDUAL SITES.

THE DECISION TO DEVIATE FROM THOSE INDICATED ON THIS PLAN REST SOLELY WITH THE DEVELOPER, AND WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.

17-PROPERTY SHOWN ON THIS PLAN IS A SINGLE DWELLING LOT AREA AS DEFINED IN THE COMMUNITY CHARTER FOR BILTMORE LAKE DATED THE 1ST DAY OF SEPTEMBER, 2002, AND RECORDED IN DEED BOOK 388, PAGE 182 OF THE BUNCOMBE COUNTY, NORTH CAROLINA, REGISTRY. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO THE COMMUNITY CHARTER P.B.84 P.C.38.

18-THERE IS A 10' SUBURBAN EASEMENT OBSERVED ON THE FRONTS OF ALL LOTS AS INDICATED IN TYPICAL. IF LOT IS A CORNER LOT THE 10' EASEMENT APPLIES TO ALL LOT LINES ADJACENT TO ROAD RIGHT OF WAY.

19-THERE IS A 20' WIDE EASEMENT RESERVED FOR ALL WALKING TRAILS SHOWN. WALKING TRAILS ARE LOCATED ALONG LOT LINES. THE EASEMENT RESERVED IS 10' ON EACH SIDE OF LOT LINE.

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PROJECT DATA

Number of Lots = 17

Total Area of lots = 7560 Acres

Current Lot Size = 0.054 acres

Subtotal Lot Size = 0.936 Acres

Common Area = 1.712 Acres

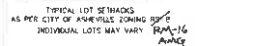
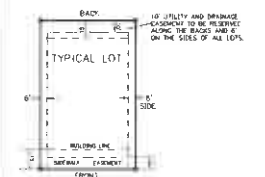
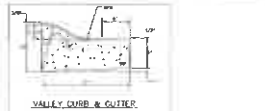
Total area of subdivision (Biltemore Lake Phase One, Block 12) including area shown right of way, reserved area and common area = 10.112 acres

Linear feet of road within Block 12 = 767' x 564'

Site of the proposed subdivision is located

BILTMORE LAKE

BILTMORE LAKE



FEATURES LEGEND

REAR WITH CAP SET

POINT NOT SET

SPRINKLER HEAD SET

CONCRETE MONUMENT

EXISTING IRON PIPE OR PO

EXISTING LINE

RIGHT OF WAY

ON CURVE (SEE CURVE TABLE)

LINE (SEE LINE TABLE)

VERIFIED CLAY PIPE

WATER METER

WATER VALVE

WATER LINE

CATCH BASIN

CATCH BASIN

CONCRETE MONUMENT

CONCRETE MONUMENT

CONCRETE MONUMENT

PROPERTY SHOWN HEREON MAY CONTAIN AREAS THAT ARE DEDICATED WETLANDS OR CHANNEL FEATURES AS DETERMINED BY THE ARMY CORPS OF ENGINEERS, AND BE SUBJECT TO THEIR JURISDICTION.

Line	Bearing	Distance
1.0	N 51° 14' 20" W	294.15
1.1	N 60° 58' 00" E	126.75
1.2	N 60° 58' 00" E	44.57
1.3	N 51° 14' 20" W	101.53
1.4	N 51° 14' 20" W	89.10
1.5	N 60° 58' 00" E	245.70
1.6	N 60° 58' 00" E	126.75
1.7	N 51° 14' 20" W	101.53
1.8	N 51° 14' 20" W	89.10
1.9	N 60° 58' 00" E	245.70
2.0	N 60° 58' 00" E	126.75
2.1	N 51° 14' 20" W	101.53
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