

I, ROBERT K. BRADY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5548, PAGE 1338); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 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.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

DATE

ROBERT K. BRADY, JR., PLS-3959

I, Robert K. Brady, Jr., certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey:
Class of survey: Class B
Horizontal Positional accuracy: 0.018
Type of GPS (or GNSS) field procedure: Real-Time Kinematic networks
Date(s) of survey:
Datum/Epoch: NAD 83 (2011)(EPOCH2010.000)
Published/fixed control: VRS
Geoid model: GEOID12A
Combined factor: 0.99979082
Units: U.S. Foot
Horizontal positions are referenced to NAD83(2011)

DATE

ROBERT K. BRADY, JR., PLS-3959

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF ASHEVILLE, N.C. ON

PROVIDED THE PLAT IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, N.C. WITHIN 30 DAYS OF THE DATE OF THIS APPROVAL.

APPROVED

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

GENERAL NOTES:

- Property subject to all easements, rights-of-way 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
- Subject property is not located within a flood hazard area according to flood insurance community 370032, panel 9657, 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 measured in US Feet
- This plat has been prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by the title examination.
- This map does not transfer to anyone other than the persons or business named in the title block and may not be used without written authorization from Blackrock Surveying and Land Design, PC.
- RS 8 Building Setbacks
Front 15'
Rear 15'
Side 6'

Wilson
D.B. 5674, Pg. 195
PIN 9657 29 0526

1
7,828 Sq.Ft.

2
5,450 Sq.Ft.

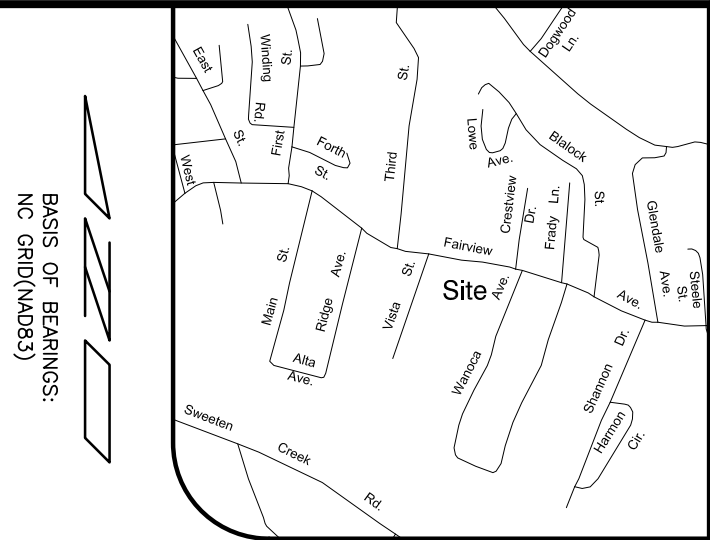
3
4,426 Sq.Ft.

4
Looser
D.B. 6005, Pg. 1851
P.B. 214, Pg. 88
PIN 9657 29 2500

3
Bellard
D.B. 6107, Pg. 1966
P.B. 214, Pg. 88
PIN 9657 29 2489

3
Asheville Real Estate Group, LLC
D.B. 6212, Pg. 1603
P.B. 170, Pg. 82
PIN 9657 29 3547

2
Creech
D.B. 5649, Pg. 1869
P.B. 170, Pg. 82
PIN 9657 29 3653



VICINITY MAP (N.T.S.)

- Legend
- Calculated Point
 - Power Pole
 - Water Meter
 - Fire Hydrant
 - Rebar Found
 - Iron Pipe Found
 - Rebar and Cap Found
 - Rebar and Cap Set
 - Nail Found
 - Not to Scale
 - Deed Book
 - Page
 - Plot Book
 - Parcel Identification Number
 - Right-of-Way
 - Overhead
 - Northing
 - Easting

Preliminary Plat

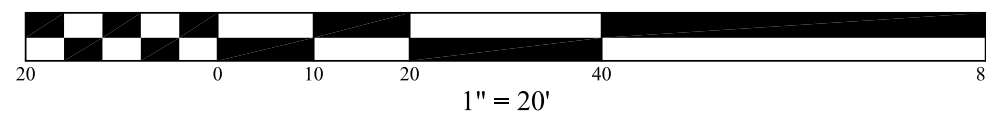
Not for Recordation, Conveyance, or Sale

Subdivision for
**Jonathon P. Wangrin and
Kathlyn J. Wangrin**

City of Asheville, Buncombe County, North Carolina

PIN : 9657 29 2642	Current Owner: Jonathon P. Wangrin and Kathlyn J. Wangrin	Address: 495 Fairview Road Asheville, NC 28803
D.B./Pg.: 5548 / 1338	P.B./Pg.: 170 / 82	Zoning: RS 8
Job Number: 22-106_3	Firm License No.: C-2921	Date: 09/23/2022
Surveyed by: RB	Drawn by: RKB	PLS: Robert K. Brady, Jr.

GRAPHIC SCALE



**BLACKROCK
SURVEYING
& LAND DESIGN, PC**



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