128/48

NOTES

1. THIS SURVEY MEETS THE REQUIREMENTS FOR A CLASS A SURVEY PER THE REQUIREMENTS OF NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 21, CHAPTER 56, SECTION 1602: STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.
2. ALL DISTANCES SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. GRID COORDINATES SCALE AND ELEVATION FACTOR UTILIZED IN CONVERTING GRID DISTANCE TO GROUND DISTANCES, CHOSE BY THIS FACTOR, AGREEMENTS SHOWN BASED ON GROUND DISTANCES, AND DETERMINED BY COORDINATE COMPUTATION METHOD.
3. THIS SURVEY CONFORMS TO U.S. GRID, NAD27 AS SHOWN IN PLAT BOOK 100, PAGE 106, ELEVATIONS SHOWN ARE BASED TO NAVD88.
4. PROPERTIES SHOWN ARE SUBJECT TO RIGHTS OF WAY AND EASEMENTS BOTH RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN.
5. NO PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN IN FLOOD INSURANCE RATE MAP PANEL 3700814-0066J WITH AN EFFECTIVE DATE OF JANUARY 6, 2010.
6. PER CITY OF ASHEVILLE GIS, THE PROPERTIES SHOWN HEREON ARE WITHIN THE URBAN VILLAGE ZONING DISTRICT OF THE CITY OF ASHEVILLE. MINIMUM SETBACKS ARE ZERO FEET FROM THE RIGHT OF WAY. OWNER SETBACK REQUIREMENTS AND EXCEPTIONS ARE AVAILABLE IN THE CITY OF ASHEVILLE MUNICIPAL CODE, CHAPTER 7-8-10.
7. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ANY UNCOVERED ENCUMBRANCE MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY.
8. UNDERGROUND UTILITIES AS SHOWN HEREON ARE SHOWN FROM SURFACE MANIFESTATIONS, RECORD DRAWINGS, AND REFERENCES AS NOTED-MED, AND ARE APPROXIMATE. UTILITY PROVIDERS ARE AS SHOWN IN ENGINEERING PLANS FOR THE PROJECT AT THE OWNER'S REQUEST. THOUGH NO INDICATION OF OTHER LOCATION WAS OBSERVED AT THE TIME(S) OF SURVEY, BURIED CABLE, PLEASE CALL NC-ONE-CALL SERVICE AT 811 FOR MARKING OF UTILITY TYPES AND LOCATIONS.
9. PER NOTES IN PLAT BOOK 124, PAGE 53, THE FOLLOWING EASEMENTS EXISTED FOR WATER, STORM, AND SEWER LINES.
   "ALL STORM DRAIN LINES HAVE A 30' EASEMENT 15 FEET EACH SIDE OF DRAIN LINES OUTSIDE OF ROAD RIGHT-OF-WAY.
   "ALL SEWER LINES HAVE A 30' EASEMENT 15 FEET EACH SIDE OF DRAIN LINES OUTSIDE OF ROAD RIGHT-OF-WAY, UNLESS INDICATED OTHERWISE.
   "WATER LINES HAVE A 30' EASEMENT 15' EACH SIDE OF WATER LINES OUTSIDE OF ROAD RIGHT-OF-WAY. FIRE HYDRANTS HAVE A 30' EASEMENT EACH SIDE. THE EASEMENT SHALL ALSO EXTEND TO ALL SERVICE LINES, WATER METERS AND OTHER APPURTENANCES NOT ADJACENT TO THE WATER MAIN."
10. PROPERTIES SHOWN HEREON ARE SUBJECT TO THE RIGHTS OF OTHERS IN THE USE OF THE "WATERSHED ZONE" AS REFERRED WITHIN THE URBAN VILLAGE ZONING DISTRICT (ASHEVILLE CODE 7-8-23 (F) (4)) IN PARAGRAPH, AS REFERRED IN CITY OF ASHEVILLE TECHNICAL REVIEW COMMITTEE PROCESS APPROVAL DATED 10/1/2010, REGULATES ALONG STAMFORD STREET AND WEYBRIDGE PARKWAY WHICH MAINTAIN A CLEAR ZONE OPEN TO THE PUBLIC TYPically SEVEN-FOOT WIDE, EXCEPT FOR ANCHOR PROTECTORS FOR AWNINGS WITHIN IT THE TRUE DETERMINATION OF COMPLIANCE WAS OBTAINED.
11. PARKING SPACES, AS SHOWN HEREON, MAY NOT BE CLEAR FROM THE REMOVAL, FLOW OF VEHICULAR OR PEDESTRIAN TRAFFIC IN SUCH A MANNER AS ESTABLISHED A RIGID COMMUNITY LANDMARK (ASHEVILLE CODE 7-8-23(L)).
12. HANDICAPPED PARKING SPACES SHOWN ARE ADDRESSABLE AS LIMITED COMMON ELEMENTS. PARKING SPACES SHOWN ARE LIMITED COMMON ELEMENTS FOR THE ADJACENT UNIT, SEE RECORDED CONDOMINIUM PLANS FOR UNIT BOUNDARIES.
13. PORTIONS OF THE EXISTING SEWER EASEMENT AS SHOWN IN PLAT BOOK 84, PAGE 55 HAVE BEEN ABANDONED IN DEED BOOK 4746, PAGE 669, AS SHOWN IN PLAT BOOK 124, PAGE 53 OF THE BUNCOMBE COUNTY REGISTER OF DEEDS OFFICE. THE CURRENT CONFIGURATION OF THE EASEMENTS ARE SHOWN HEREON.
14. THE PUBLIC-USE EASEMENT RECORDED AT DEED BOOK 4746, PAGE 669, IS IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, NORTH CAROLINA. REFERENCED HEREON, IS A 30' EASEMENT, BEING 15 FEET ON EACH SIDE OF SEWER LINES AND STRUCTURES.
15. PROPERTY SHOWN HEREON SUBJECT TO AND BENEFITED BY MUTUAL EASEMENT AGREEMENT RECORDED AT DEED BOOK 4757, PAGE 1428 IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, NORTH CAROLINA.
16. PER REQUIREMENTS OF THE NORTH CAROLINA CONDOMINIUM ACT, BUILDINGS AND IMPROVEMENTS SHOWN HEREON ARE AS-BUILT.

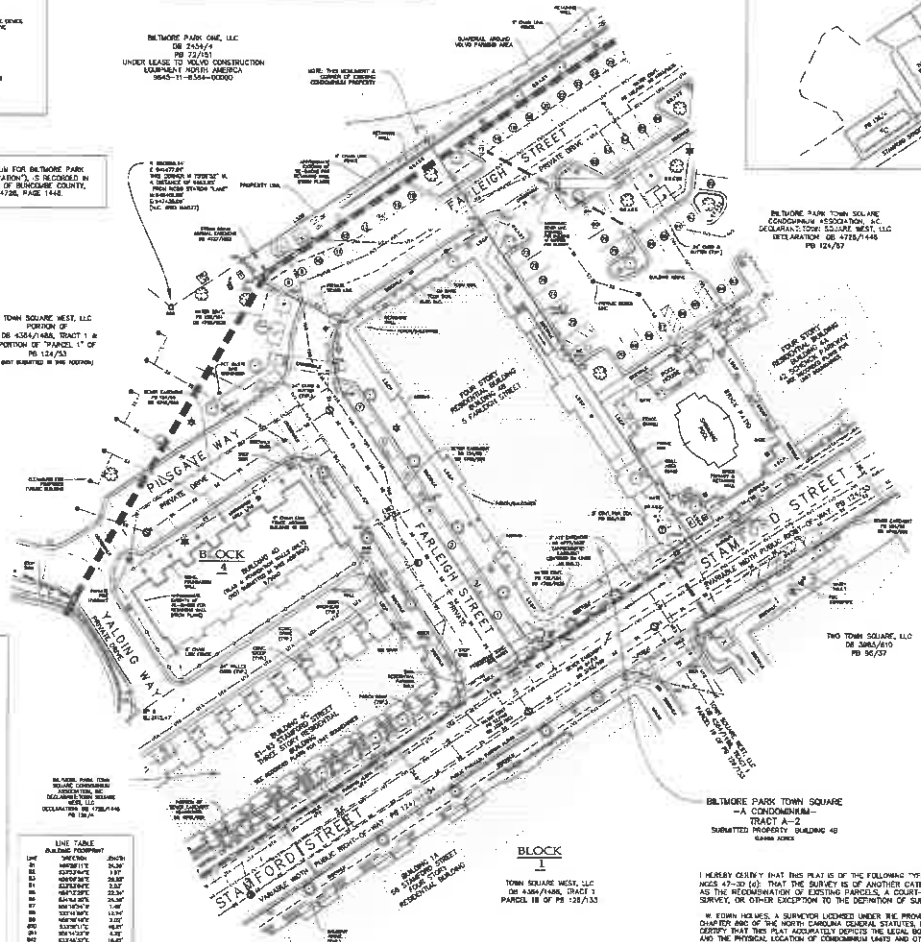
KEY TO ABBREVIATIONS

BRF	REBAR FOUND (IF OTHERWISE NOTED)
RBS	REBAR FOUND BY CAP (IF OTHERWISE NOTED)
RBS	REBAR SET (IF NOTE IS CAP)
PK	PK NAIL FOUND
PKS	PK NAIL SET
MNS	MAG NAIL SET
OR	DEED BOOK (BOOK/PAGE)
PB	PLAT BOOK (PB/PAGE)
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
(TYP)	TYPICAL (TYP. OF STRUCTURE)
U/I	UNKNOWN
TELE	TELEPHONE PEDESTAL
CABLE	CABLE PEDESTAL
ELEC	ELECTRIC
GAS	GAS VALVE
WPED	WATERED PROBABLE ZONE DEVICE
ICV	IRRIGATION CONTROL VALVE
VLT	VAULT
LAND	LANDSCAPED AREA
WM	WATER METER
WC	WATERCOCK
CONC	CONCRETE
R/W	RIGHT-OF-WAY
PL	PROPERTY LINE
UCL	UNITED COMMUNITY ELEMENT (COMMON AREA)
CONDO	CONDOMINIUM
311	"DIGITAL CONNECTED" SERVICE
COA	CITY OF ASHEVILLE
EL	ELEVATION

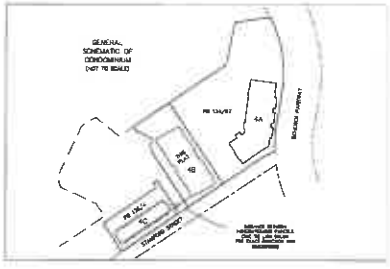
TABLE OF ACREAGES FOR BLOCK 4 (PARCEL 1 OF PB 124/53)

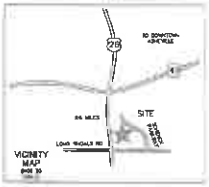
AREA	ACREAGE	STATUS	REFERENCE
BUILDING 4A (4 AMENITIES)	1.7164± ACRES	SUBMITTED	DB 4728/144 PB 124/57
BUILDING 4C	0.2731± ACRES	SUBMITTED	DB 4746/284 PB 126/4
BUILDING 4D	0.4146± ACRES	SUBMITTED (BRIDGE)	
BUILDING 4B	1.1162± ACRES	NOT SUBMITTED	
TOTAL	3.5204± ACRES		

NOTE: THE DECLARATION OF CONDOMINIUM FOR BILTMORE PARK TOWN SQUARE, A CONDOMINIUM ("DECLARATION"), IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, NORTH CAROLINA AT DEED BOOK 4728, PAGE 1448.



GENERAL SCHEMATIC OF CONDOMINIUM (NOT TO SCALE)





LINE TABLE

LINE	DIRECTION	LENGTH
L1B1	N89°38'13"E	44.72'
L1B2	N89°38'13"E	3.82'
L1C5	N89°41'19"E	46.57'
L1B5A	N89°38'13"E	25.00'
L1B6	S89°37'06"W	31.38'
L1C7	S89°41'19"W	14.65'
L1C8	N89°42'23"W	73.54'
L1T8	S33°51'W"E	13.00'
L1B9A	S33°51'W"E	202.91'
L1C9	N33°42'23"E	99.19'
L1C8	N33°42'23"E	71.86'
L1T8	N33°51'28"E	28.53'
L2T7	N33°51'28"E	38.23'
L2T6	N33°51'28"E	13.32'
L2T5	N89°47'07"E	30.38'
L2B4	N89°47'07"W	8.38'

CURVE TABLE

CURVE	CHORD	DIRECTION	RADIUS	LENGTH
C2B5	10.72'	N17°31'44"E	53.00'	10.80'
C2B6	21.88'	N33°47'17"E	53.00'	21.99'

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
I, Patricia A. Shepford REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Patricia A. Shepford 10/15/10
REVIEW OFFICER DATE

STATE OF NORTH CAROLINA
CITY OF ASHEVILLE
I, Patricia A. Shepford PLANNING & DEVELOPMENT DIRECTOR OF THE CITY OF ASHEVILLE, CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED IS APPROVED FOR RECORDATION BY THE REGISTER OF DEEDS.
Patricia A. Shepford 10/15/10
PLANNING & DEVELOPMENT DIRECTOR DATE

RECEIVED
Date 10/1 Time 1:00 PM
Receipt No. 11-10-01391 AR
Fee Amt. $26.00 Paid
Instrument 2010-0000000-0000
Recorded 10/15/2010
Ditto W. DeBruhl, Register of Deeds
#128 PG48

STATE OF NORTH CAROLINA
FILED FOR REGISTRATION AT 1:00 O'CLOCK P.M. THIS THE 15 DAY OF October 2010, AND RECORDED IN PLAT BOOK 128 AT PAGE 48
DITO W. DEBRUHL
REGISTER OF DEEDS
Edward B. DeBruhl
BY, ASSISTANT DEPUTY

LEGEND:

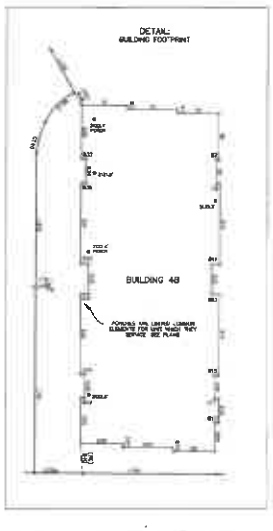
UTILITY MARKINGS:

TELEVISION/RATV (BURIED) — TV — TV
CAB (BURIED) — CAB — CAB
WATER (BURIED) — W — W
SEWER (BURIED) — S — S
ELECTRIC (BURIED) — E — E
STORM DRAIN LINE — SD — SD
UTILITY SERVICES — UTS — UTS
(SHOW PLANS) — UTS — UTS

SYMBOLS:

TBMS
PROPERTY CORNER (DESCRIBED)
REAL CORNER (DESCRIBED)
CALCULATED POINT
LIGHT POLE
WATER METER
SEWER CLEANOUT
SEWER MANHOLE
STORM DRAIN MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
WATER VALVE
FIRE HYDRANT
FIRE DEPT. CONNECTION
POLE WITH OUTPUT
TELEPHONE PEDESTAL
BOLLARD
PARKING FLOOR ELEVATION
TRAFFIC SIGN
LIGHT POLE W/ STREET SIGNS
DROP INLET/CATCH BASIN
CURB INLET
BRICK ENCLOSURE
TACTILE WARNING PAVER
TRASH CAN
BENCH WITH (VARIEGATED)
PEDESTRIAN LIGHT FIXTURE
WATER VAULT
TRANSFORMER ON CONC. PAD
ELECTRICAL VAULT
(BURIED WIRES IN CONDUIT)
ELECTRIC MANHOLE
(BURIED WIRES IN CONDUIT)
ELECTRIC PEDESTAL (BURIED)
FIBER OPTIC BOX (VAULT)
CABLE BOX (VAULT)
(BURIED WIRES IN CONDUIT)
ELECTRIC BOX (VAULT)
FIBER OPTIC LINE MARKER
GAS VALVE
GAS METER
RAMP (WITH 10 UPPER END)
DUMPSTER (PRESENT IF)

DETAIL: BUILDING FOOTPRINT



LINE TABLE
BUILDING FOOTPRINT

LINE	DIRECTION	LENGTH
B1	N89°38'11"E	34.34'
B2	S33°23'34"E	1.91'
B3	N89°59'38"E	26.83'
B4	S33°51'W"E	3.33'
B5	N89°42'28"E	22.34'
B6	S44°44'00"E	24.34'
B7	N89°16'04"W	1.48'
B8	S33°14'00"E	13.94'
B9	N89°59'44"E	3.02'
B10	S33°51'W"E	48.97'
B11	N89°14'33"W	6.92'
B12	S33°14'33"E	1.42'
B13	N89°14'33"W	4.00'
B14	S33°33'00"E	43.94'
B15	N89°33'00"W	2.12'
B16	S33°14'00"E	13.72'
B17	N89°33'00"W	2.16'
B18	S33°46'00"E	12.64'
B19	N89°59'44"W	3.64'
B20	S33°51'W"E	13.87'
B21	S89°59'44"E	3.21'
B22	S33°46'00"E	13.22'
B23	N89°59'44"E	3.02'
B24	S33°51'W"E	26.78'
B25	N89°59'44"E	1.00'
B26	S33°51'W"E	22.42'
B27	S33°46'00"E	34.34'
B28	N89°59'44"E	1.00'
B29	S33°51'W"E	13.72'
B30	S33°51'W"E	3.21'
B31	S33°46'00"E	4.88'
B32	S33°46'00"E	4.92'
B33	N33°51'28"E	13.87'
B34	N89°59'44"E	2.21'
B35	N33°46'00"E	13.47'
B36	N89°33'00"E	2.16'
B37	N33°14'00"E	13.72'
B38	N89°14'33"W	4.00'
B39	N33°14'33"E	1.42'
B40	N89°42'28"E	13.94'

NOTE: THE LINES REFER TO ESTABLISHED AND FOR THE PURPOSES OF DEFINING THE PARTIES OF "PARCEL 1" OF PB 124/53 TO BE SUBJECT TO ADJUSTMENT AS DEFINED IN "LOT PROPERTY" THE LINES AS SHOWN ON THIS PLAT MAY NOT BE USED TO CREATE A SUBDIVISION OF SAID "PARCEL 1" OR TO CREATE LANDMARK PROPERTY BOUNDARIES.

CONTACT: CHRIS SQUIER
CROSLAND
227 WEST TRADE STREET
SUITE 800
CHARLOTTE, NC 28202
TEL 704-561-5264
FAX 704-523-2846

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: NCGS 47-30 (e): 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

W. EDWIN HOLMES, A SURVEYOR LICENSED UNDER THE PROVISIONS OF CHAPTER 89C OF THE NORTH CAROLINA GENERAL STATUTES, HEREBY CERTIFY THAT THIS PLAT ACCURATELY DEPICTS THE LEGAL BOUNDARIES AND THE PHYSICAL LOCATION OF CONDOMINIUM UNITS AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES, AND THAT THIS PLAT OF SURVEY CONTAINS ALL THE INFORMATION REQUIRED BY CHAPTER 47C-2-109 OF THE NORTH CAROLINA GENERAL STATUTES, WHEN COMPARED WITH THE PLANS OF "BILTMORE PARK TOWN SQUARE, A CONDOMINIUM", RECORDED HEREWITH.

THE UNDERSIGNED DOES FURTHER STATE THAT AS A SURVEYOR LICENSED UNDER THE PROVISIONS OF CHAPTER 89C OF THE NORTH CAROLINA GENERAL STATUTES, HE IS AUTHORIZED TO MAKE THIS VERIFICATION; THAT HE HAS READ THE FOREGOING CERTIFICATION AND KNOWS THE CONTENTS THEREOF, AND THAT THE SAME ARE TRUE TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

NORTH CAROLINA PROFESSIONAL SEAL L-2755 W. EDWIN HOLMES

I, W. EDWIN HOLMES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS SHOWN AS REFERENCES AS INDICATED); 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. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF OCTOBER, A.D., 2010

W. Edwin Holmes PLS
W. EDWIN HOLMES, P.L.S. # 2755

SURVEY
OF
BILTMORE PARK TOWN SQUARE
-A CONDOMINIUM-
TRACT A-2: BUILDING 4B
0.646± ACRES

OWNER: TOWN SQUARE WEST, LLC
P.O. BOX 5355
ASHEVILLE, NC 28813

PORTION OF PIN: 9645-10-6917-00000
A PORTION OF DEED BOOK 4384, PAGE 1488, TRACT 1
& BEING A PORTION OF "PARCEL 1" OF PLAT BOOK 124, PAGE 53
CITY OF ASHEVILLE
BUNCOMBE COUNTY, NORTH CAROLINA
SCALE: 1" = 30' 9/9/2010

W. EDWIN HOLMES, P.L.S. #2755

ED HOLMES & ASSOCIATES
LAND SURVEYORS, P.A.
P.O. BOX 17335, ASHEVILLE, NC 28816
PHONE: (828) 225-5562 FAX: (828) 225-5579
COMPANY LICENSE C-2806

30' 15' 0' 30' 60' 90' 120' 150'

D10-54