

REGISTER OF DEEDS

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

PLAT BOOK 183, PAGE 32

FILED FOR REGISTRATION ON THE 21ST DAY OF

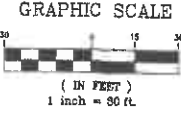
APRIL, 2015 AT 4:04 PM

DEW BERTHOLD

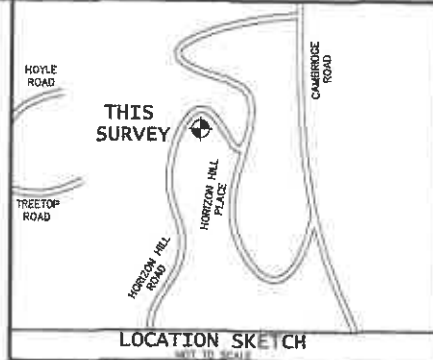
REGISTER OF DEEDS, BUNCOMBE COUNTY

BY: CAROLYN SMITH DEPUTY/ASSISTANT

Doc ID: 02680010001 Type: CAP
Recorded: 04/21/2015 at 04:04:00 PM
Fee Amt: \$21.00 Page 1 of 1
Instrument: 000075875-0001
Buncombe County, NC
Dew Balthasar Register of Deeds
BK 183 Pg 32



PLAT BOOK 177, PAGE 120



LEGEND

- | | |
|-------------------|------------------------|
| △ CENTRAL ANGLE | CHD CHORD |
| L ARC LENGTH | BRG BEARING |
| R RADIUS | DMN DRAINAGE MANHOLE |
| R/W RIGHT OF WAY | SMN SANITARY MANHOLE |
| ○ FOUND IRON PIN | WM WATER METER |
| □ FOUND STONE | WV WATER VALVE |
| ⊕ SET BENCHMARK | CB CATCH BASIN |
| ⊗ WOOD POWER POLE | CP CONCRETE POWER POLE |
| — CENTERLINE | TR TELEPHONE RISER |
| — PROPERTY LINE | EM ELECTRIC METER |
| — FIRE HYDRANT | CV CULVERT |
| — WELL | W/F NOW OR FORMERLY |
| — SQUARE FEET | OH OVERHEAD WIRE |
- BOUNDARY LINE NOT SURVEYED
+ CENTERLINE POINT NOT SET
⊕ SET 1/2" IRON ROD UNLESS NOTED
— LINE NOT TO SCALE

NOTES

- 1.) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND
- 2.) THE BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 177, PAGE 120 AND ARE REFERENCED TO THE NORTHERLY LINE OF SAID PLAT BOOK HAVING A BEARING OF N70°30'00"W.
- 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT OF WAYS OR OWNERSHIP.
- 4.) THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
- 5.) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY F.E.M.A.
- 6.) THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- 7.) UNDERGROUND FOUNDATIONS AND/OR UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- 8.) BEARINGS AND DISTANCES SHOWN IN PARENTHESES REPRESENT DEED AND OR PLAT VALUES.
- 9.) ACRES COMPUTED BY THE COORDINATE METHOD.
- 10.) THERE ARE NO NORTH CAROLINA GEODETIC CONTROL POINTS WITHIN 2000 FEET OF THIS SITE.

REFERENCES

DEED BOOK 5177, PAGE 1792
PLAT BOOK 38, PAGE 44

ZONING

RS-4
SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 25'

CERTIFICATE

I, KEITH R. SANDERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. I DEED DESCRIPTION RECORDED IN BOOK 5177, PAGE 1792, BUNCOMBE COUNTY REGISTRY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE BUNCOMBE COUNTY REGISTRY (SEE REFERENCES); 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 7TH DAY OF APRIL, A.D. 2015.

Keith R. Sanders
KEITH R. SANDERS
PROFESSIONAL LAND SURVEYOR # L-4378
STATE OF NORTH CAROLINA

SANDERS
SURVEYING & MAPPING
SERVICES, INC.
(828) 669-3777
C-2384



BOUNDARY SURVEY FOR:
JENNIFER & WILLIAM WANDER
PIN # 9740-21-5859
DEED BOOK 5177, PAGE 1792
CITY OF ASHEVILLE,
BUNCOMBE COUNTY, NORTH CAROLINA

DATE: 04/06/15
DRAWN: KRS
CHECKED: KRS
BY: TDS
SCALE: 1" = 30'
15-00030.DWG



PROJECT:
15-0050
SHEET:
1 OF 1

510 AVENUE ROAD, BLACK MOUNTAIN, NORTH CAROLINA, 28711

CERTIFICATE OF SURVEY

LINE	LENGTH	BEARING
1	11.80	N45°10'00"W
2	11.80	N70°30'00"W
3	11.87	N70°30'00"W
4	25.76	S53°17'30"E
5	25.76	S53°17'30"E
6	25.76	S53°17'30"E
7	25.76	S53°17'30"E
8	25.76	S53°17'30"E
9	25.76	S53°17'30"E
10	25.76	S53°17'30"E