

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 823, PAGE 41); 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 IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

06/12/2020

DATE

Robert K. Brady Jr.
ROBERT K. BRADY, JR., P.L.S.-3859



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/vertical accuracy: 0.01
Type of GPS (or GNSS) field procedure: Real-Time Kinematic network
Date(s) of survey: 06/09/2020
Datum/Epoch: NAD 83 (2011)(EPOCH2010.000)
Published/field control: VGS
Geoid model: GEOID12B
Combined factor: 0.99979568
Units: U.S. Foot
Horizontal positions are referenced to NAD83(2011)

06/12/2020

DATE

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GENERAL NOTES:

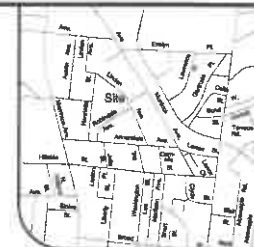
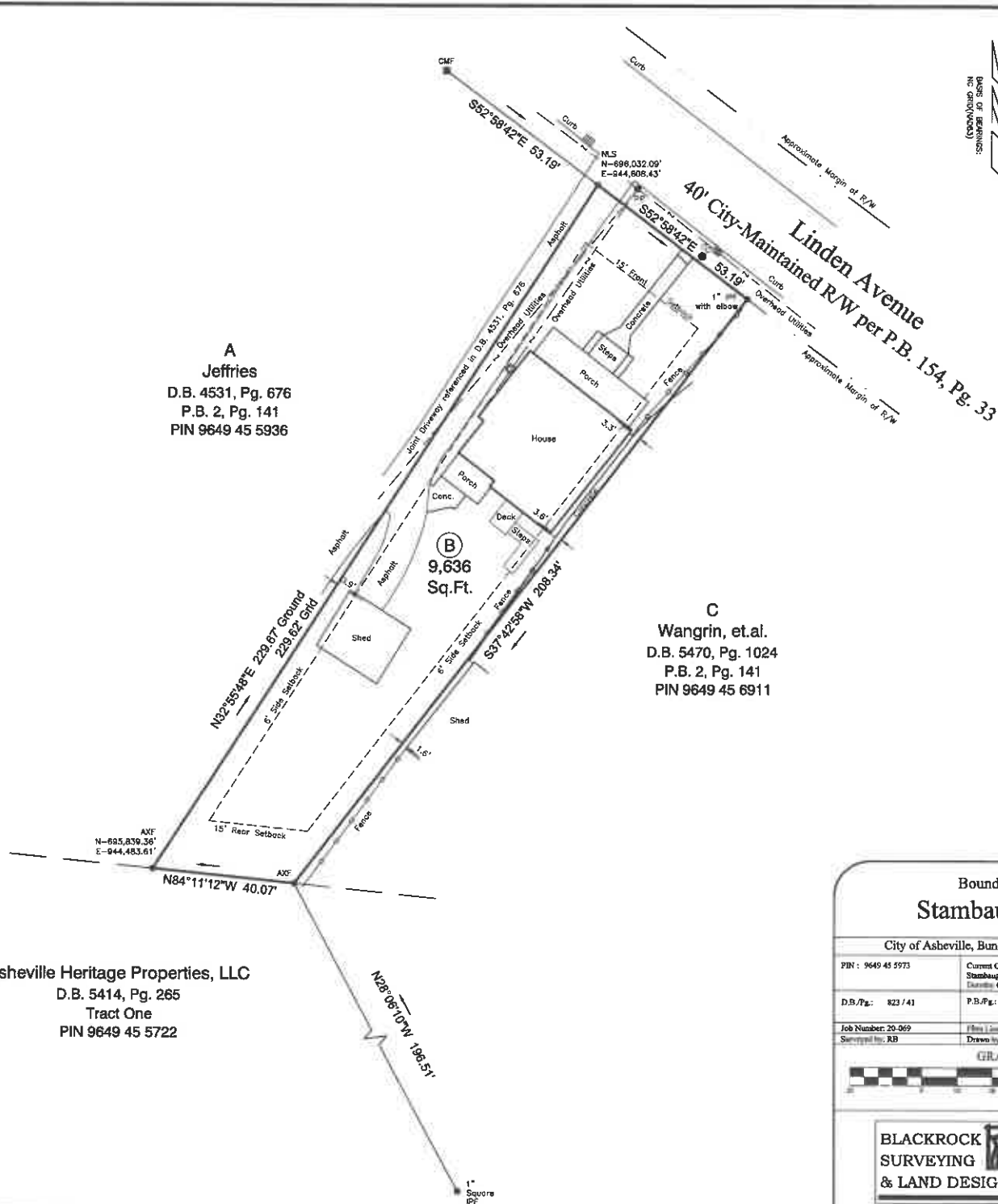
1. Property subject to all easements, rights-of-way and restrictions of record.
2. Lines not surveyed are shown as broken lines from information referenced on the face of this plat.
3. The area shown herein was computed using the coordinate computation method.
4. Subject property is not located within a flood hazard area according to flood insurance community 370032, panel 9848, suite J dated January 6, 2010.
5. Location of utilities, whether public or private, is based upon field location of visible appurtenances.
6. All distances are horizontal ground measured in US Feet.
7. 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.
8. 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.
9. RM 8 Building Setbacks
Front 15'
Side 6'
Rear 15'

Asheville Heritage Properties, LLC
D.B. 5414, Pg. 265
Tract One
PIN 9649 45 5722

A
Jeffries
D.B. 4531, Pg. 676
P.B. 2, Pg. 141
PIN 9649 45 5936

B
9,636
Sq.Ft.

C
Wangrin, et.al.
D.B. 5470, Pg. 1024
P.B. 2, Pg. 141
PIN 9649 45 6911



VICINITY MAP (N.T.S.)

Legend

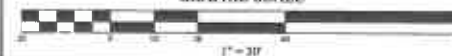
- Calculated Point
- Curb Inlet
- Clean-Out Plug
- Power Pole
- Gas Meter
- Water Meter
- Rubber Found
- Iron Pipe Found
- Rubber and Cap Found
- Nail Set
- Asile Found
- Concrete Monument Found
- N.T.S.
- Not In Scale
- D.B.
- Dead Book
- Pg.
- Page
- P.B.
- Plot Book
- PIN
- Parcel Identification Number
- Right-of-Way
- Nothing
- Existing

Boundary Survey for Stambaugh Property

City of Asheville, Buncombe County, North Carolina

PIN: 9649 45 5973	Current Owner: Stambaugh L. Stambaugh and wife, Deborah C. Stambaugh	Address: 74 Linden Ave, Asheville, NC 28801
D.B./Pg.: 823 / 41	P.B./Pg.: 2 / 141	Zoning: RM 8
Job Number: 20-069	Plan Number: M.C.2021	Date: 06/09/2020
Surveyed by: RB	Drawn by: RBK	PLS: Robert K. Brady, Jr.

GRAPHIC SCALE



BLACKROCK
SURVEYING
& LAND DESIGN, PC



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