

I, DANNY B. TOLAR, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (FOR USED DESCRIPTION BOOK & PAGE SEE REFERENCE BLOCK); THAT THE MEASUREMENTS NOT MEASURED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED, BY THE ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24TH DAY OF \_\_\_\_\_ A.D. 2016

*Danny B. Tolar*  
DANNY B. TOLAR, P.L.S. L-2823  
BUSINESS PFTM CERT. NO. C-0414

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.



STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE

I, *James S. Adams* REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*James S. Adams*  
DATE REVIEW OFFICER

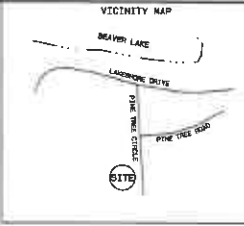
APPROVED BY THE CITY OF ASHEVILLE, N.C. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ AND RECORDED IN \_\_\_\_\_

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

*James S. Adams*  
ASHEVILLE PLANNING AND DEVELOPMENT

FILE FOR REGISTRATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ AND RECORDED IN \_\_\_\_\_

DEAN HENDERSON, REGISTER OF DEEDS, BUNCOMBE COUNTY BY: *Dean Henderson*



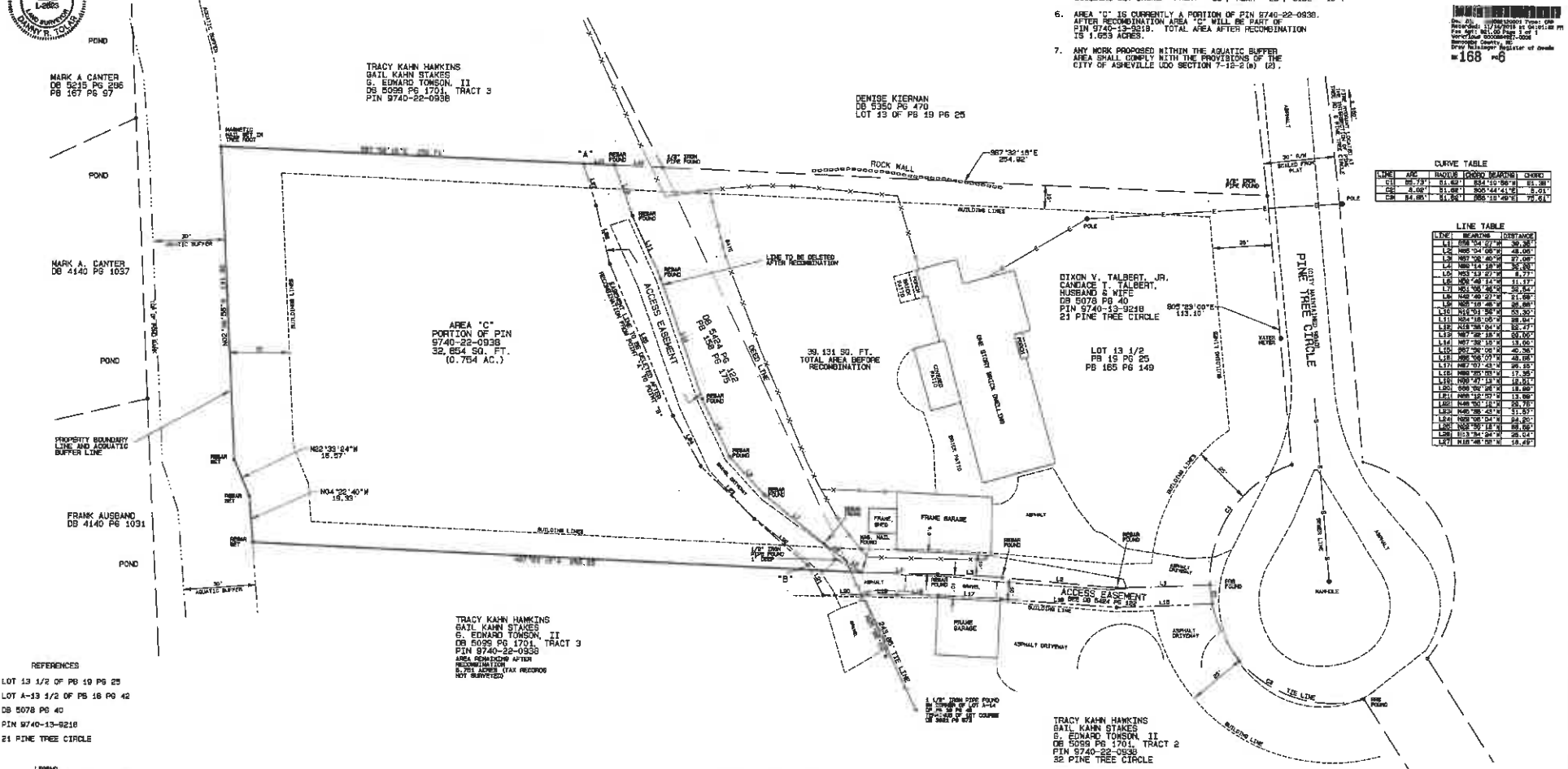
- NOTES
1. PROPERTY SUBJECT TO RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.
  2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
  3. THIS IS AN ABOVE GROUND SURVEY. UNDERGROUND UTILITIES AND OTHER UNDERGROUND STRUCTURES HAVE NOT BEEN LOCATED.
  4. PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. REFERENCE F.I.I.N. PANEL 2740 DATED 09-09-2010.
  5. PROPERTY IS ZONED "RS4" BY THE CITY OF ASHEVILLE. BUILDING SET BACKS: FRONT - 25', REAR - 25', SIDE - 10'.
  6. AREA "D" IS CURRENTLY A PORTION OF PIN 2740-22-0930. AFTER RECONSTRUCTION AREA "D" WILL BE PART OF PIN 2740-13-2019. TOTAL AREA AFTER RECONSTRUCTION IS 1.659 ACRES.
  7. ANY WORK PROPOSED WITHIN THE AQUATIC BUFFER AREA SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF ASHEVILLE UDO SECTION 7-12-2(b) (2).

CURVE TABLE

LINE	ARC	WADSWORTH	CHORD	BEARINGS	CHORD
C1	26° 33'	51.421	54.1076	N 83° 26' 00" W	51.381
C2	26° 06'	51.381	53.8744	S 83° 26' 00" W	51.341
C3	24° 00'	51.341	53.6472	S 83° 26' 00" W	51.301
C4	24° 00'	51.301	53.4200	S 83° 26' 00" W	51.261

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83° 26' 00" W	20.260
L2	N 83° 26' 00" W	27.060
L3	N 83° 26' 00" W	27.060
L4	N 83° 26' 00" W	27.060
L5	N 83° 26' 00" W	27.060
L6	N 83° 26' 00" W	27.060
L7	N 83° 26' 00" W	27.060
L8	N 83° 26' 00" W	27.060
L9	N 83° 26' 00" W	27.060
L10	N 83° 26' 00" W	27.060
L11	N 83° 26' 00" W	27.060
L12	N 83° 26' 00" W	27.060
L13	N 83° 26' 00" W	27.060
L14	N 83° 26' 00" W	27.060
L15	N 83° 26' 00" W	27.060
L16	N 83° 26' 00" W	27.060
L17	N 83° 26' 00" W	27.060
L18	N 83° 26' 00" W	27.060
L19	N 83° 26' 00" W	27.060
L20	N 83° 26' 00" W	27.060
L21	N 83° 26' 00" W	27.060
L22	N 83° 26' 00" W	27.060
L23	N 83° 26' 00" W	27.060
L24	N 83° 26' 00" W	27.060
L25	N 83° 26' 00" W	27.060
L26	N 83° 26' 00" W	27.060
L27	N 83° 26' 00" W	27.060
L28	N 83° 26' 00" W	27.060
L29	N 83° 26' 00" W	27.060
L30	N 83° 26' 00" W	27.060

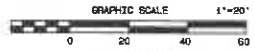


REFERENCES

LOT 13 1/2 OF PG 19 PG 25  
LOT A-13 1/2 OF PG 16 PG 42  
DB 5078 PG 40  
PIN 2740-13-2016  
21 PINE TREE CIRCLE

LEGEND

T.P.F. = TRIP PIN FOUND (REBAR)  
T.P.S. = TRIP PIN SET (POND)  
R.B.S. = RAILROAD BRIDGE FOUND  
R.B.L. = RAILROAD BRIDGE SET  
E.M.P. = CONC. MAN. POND  
F. = FENCE  
E. = ELECTRIC LINE  
R.B. = RAILROAD BRIDGE



RECONSTRUCTION SURVEY FOR  
**DIXON V. TALBERT, JR. & WIFE CANDACE T. TALBERT**  
CITY OF ASHEVILLE  
BUNCOMBE CO. - NORTH CAROLINA

CURRENT OWNERS - AREA "C"  
TRACY KAHN HAWKINS  
GAIL KAHN STAKES  
G. EDWARD TOWSON, II  
DB 5099 PG 1701, TRACT 3  
PIN 2740-22-0930  
ASHEVILLE, NC 28904

TRACY KAHN HAWKINS  
GAIL KAHN STAKES  
G. EDWARD TOWSON, II  
DB 5099 PG 1701, TRACT 2  
PIN 2740-22-0930  
22 PINE TREE CIRCLE

DESIGNED 04-04-2016  
RECONSTRUCTION SURVEY  
REVISED 10-13-2016  
RECONSTRUCTION SURVEY

SURVEYED BY  
DANNY B. TOLAR AND ASSOCIATES, P.A.  
1 SHELTER ROAD ASHEVILLE, NC 28904  
EXCERPT 21. 2016 TEL: (704) 287-2221