

Not To Scale

VICINITY MAP

LEGEND

○ IPF	Iron Pin Found
○ IPS	Iron Pin Set 1/2" Rebar
⊕ PT	Unmarked Point
UP	Utility Pole
— OHP —	Overhead Utilities
	Fire Hydrant
S	Sanitary Sewer Manhole
	Well Cover
—o—o—o—	Wood Privacy Fence

Date:	March 24, 2025
Ref. Deed Book:	D.B. 6203 Pg. 1935, D.B. 6101 Pg. 1400
Ref. Plat Book:	P.B. 225 Pg. 150, P.B. 218 Pg. 130
Tax Parcel Number:	9628-93-7123, 9628-93-7166
Drawn By: CRB	Party Chief: CRB
DWG File:	S-2503-028

I, Mark Freeman, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in D.B. 6177 Pg. 1400 & D.B. 6203 Pg. 1935, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, Page ____; that the ratio of precision or positional accuracy as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 24th day of March, A.D., 2025.

This survey is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision.

NORTH CAROLINA PROFESSIONAL SEAL L-3863 LAND SURVEYOR MARK D. FREEMAN

N.C. PLS L-3863

STATE OF NORTH CAROLINA
County of Buncombe

I, _____, Review Officer of Buncombe County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ Date: _____

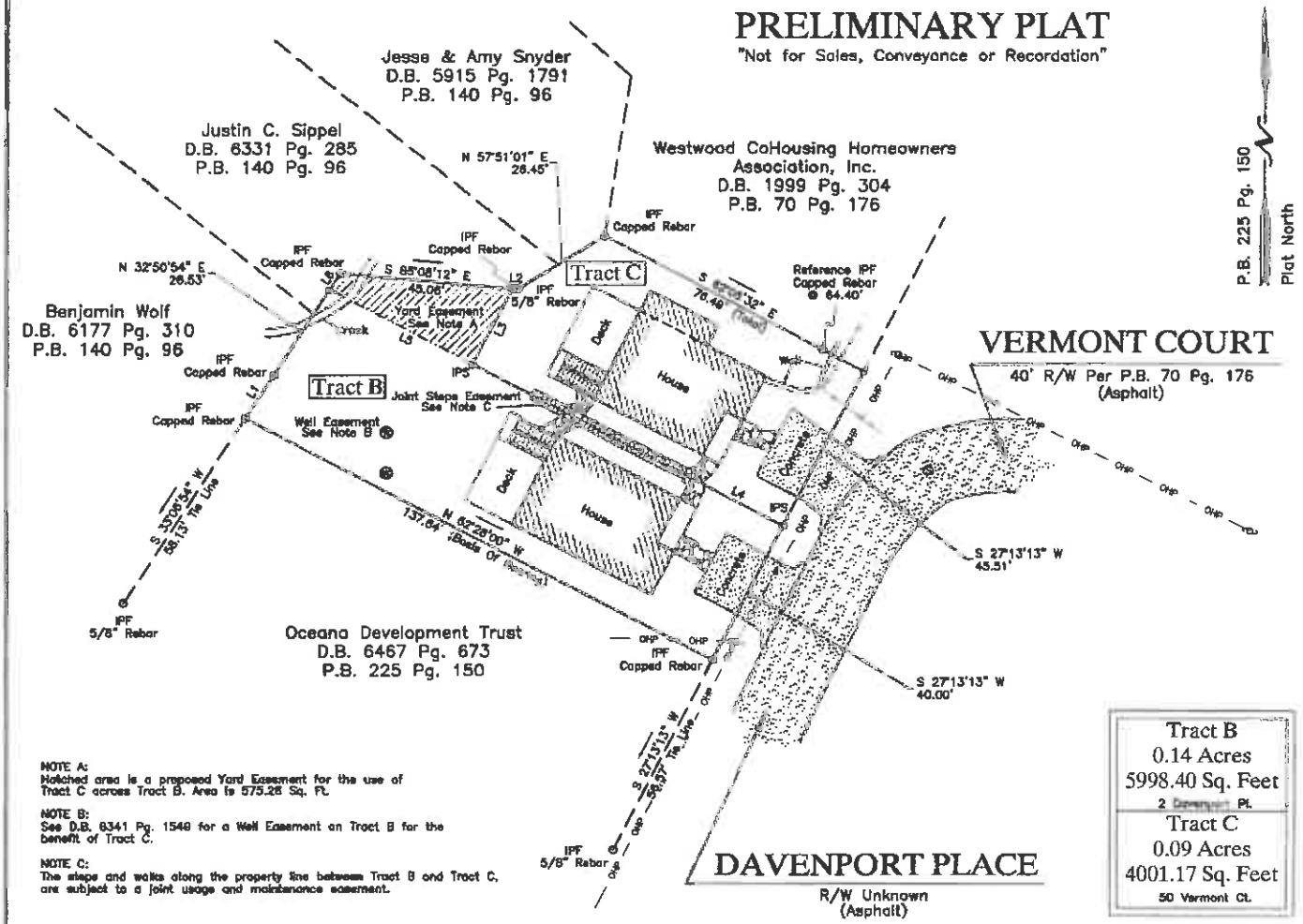
This survey is exempt from the City of Asheville's Subdivision Ordinance. This survey is of existing parcels with proposed easements.

_____
Mark D. Freeman, L-3863

NOTES:
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- This property is zoned RS-8. Setbacks are as follows: 10' Front & Rear & 5' Sides.
- This parcel is located in Zone X of FEMA Flood Maps, FIRM Map # 3700863800J Effective Date: January 6, 2010.
- All distances are horizontal unless otherwise noted.
- All surveys is by coordinate method.

PRELIMINARY PLAT

"Not for Sales, Conveyance or Recordation"



NOTE A:
Hatched area is a proposed Yard Easement for the use of Tract C across Tract B. Area is 575.28 Sq. Ft.

NOTE B:
See D.B. 6341 Pg. 1548 for a Well Easement on Tract B for the benefit of Tract C.

NOTE C:
The steps and walks along the property line between Tract B and Tract C, are subject to a joint usage and maintenance easement.

SCALE
20 0 10 20 40 80
20 Feet to the Inch

NOTES:
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

Tract B
0.14 Acres
5998.40 Sq. Feet
2 Davenport Pl.
Tract C
0.09 Acres
4001.17 Sq. Feet
50 Vermont Ct.

LINE	BEARING	DISTANCE
L1	N 35°18'58" E	13.66'
L2	S 87°38'37" E	1.69'
L3	S 27°37'45" W	22.50'
L4	S 62°28'00" E	91.57'
L5	N 62°28'00" W	42.02'
L6	N 32°50'54" E	5.15'

Survey of
D.B. 6203 Pg. 1935 & D.B. 6101 Pg. 1400
For
Michael J. Figura

State of North Carolina
Buncombe County
Asheville Township

FREEMAN LAND SURVEYING, PLLC

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