

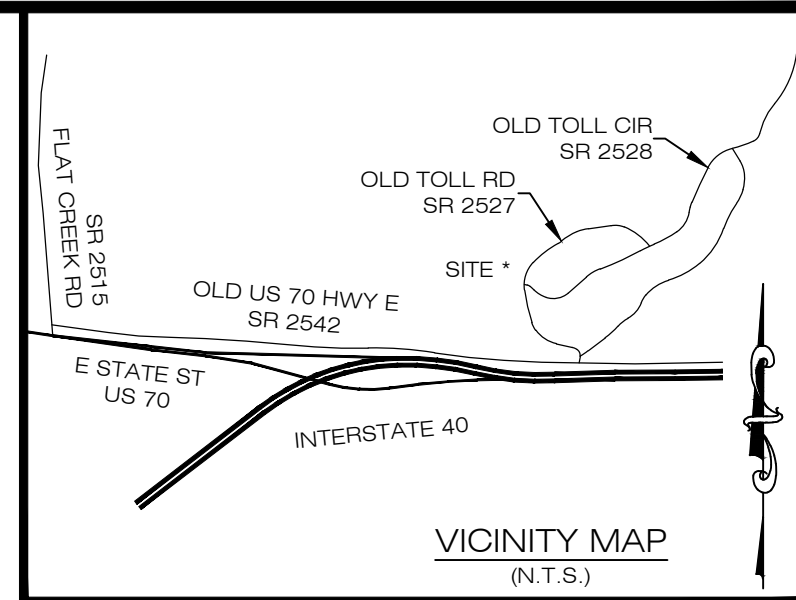
NOTES

1. THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. (WRITTEN OR UNWRITTEN) THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS ZONED R-1 BY BUNCOMBE COUNTY HAVING SETBACKS AS FOLLOWS: 10' FRONT, 7' SIDE, & 15' REAR (WITH PUBLIC SEWER) (SETBACKS NOT PLOTTED) *PLEASE REFER TO THE BUNCOMBE COUNTY ZONING ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
6. BY GRAPHICAL LOCATION, PROPERTY IS SHOWN AS LYING OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3710061900J, EFFECTIVE DATE 1/6/2010.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. NOTED TAX PARCEL LINES PER BUNCOMBE COUNTY GIS ARE APPROXIMATE, NOT SURVEYED. NO DEED OF RECORD FOUND OR PLAT NOTED TAX PARCEL LINES.
10. REVISION 2/17/21 UPDATES OWNERSHIP INFORMATION FOR SUBJECT & ADJOINING PROPERTIES, AND PREPARES ANNOTATION OF PLAT FOR VOLUNTARY ANNEXATION BY THE TOWN OF BLACK MOUNTAIN. NO ADDITIONAL FIELD LOCATIONS PERFORMED THIS SURVEY, REVISION IS ANNOTATIVE ONLY.

LINE	BEARING	DISTANCE
L1	S 87°47'49" E	5.48'
L2	S 04°00'12" W	16.30'
L3	N 39°56'47" E	6.10'
L4	N 84°16'04" W	5.60'
L5	S 84°03'25" E	1.71'

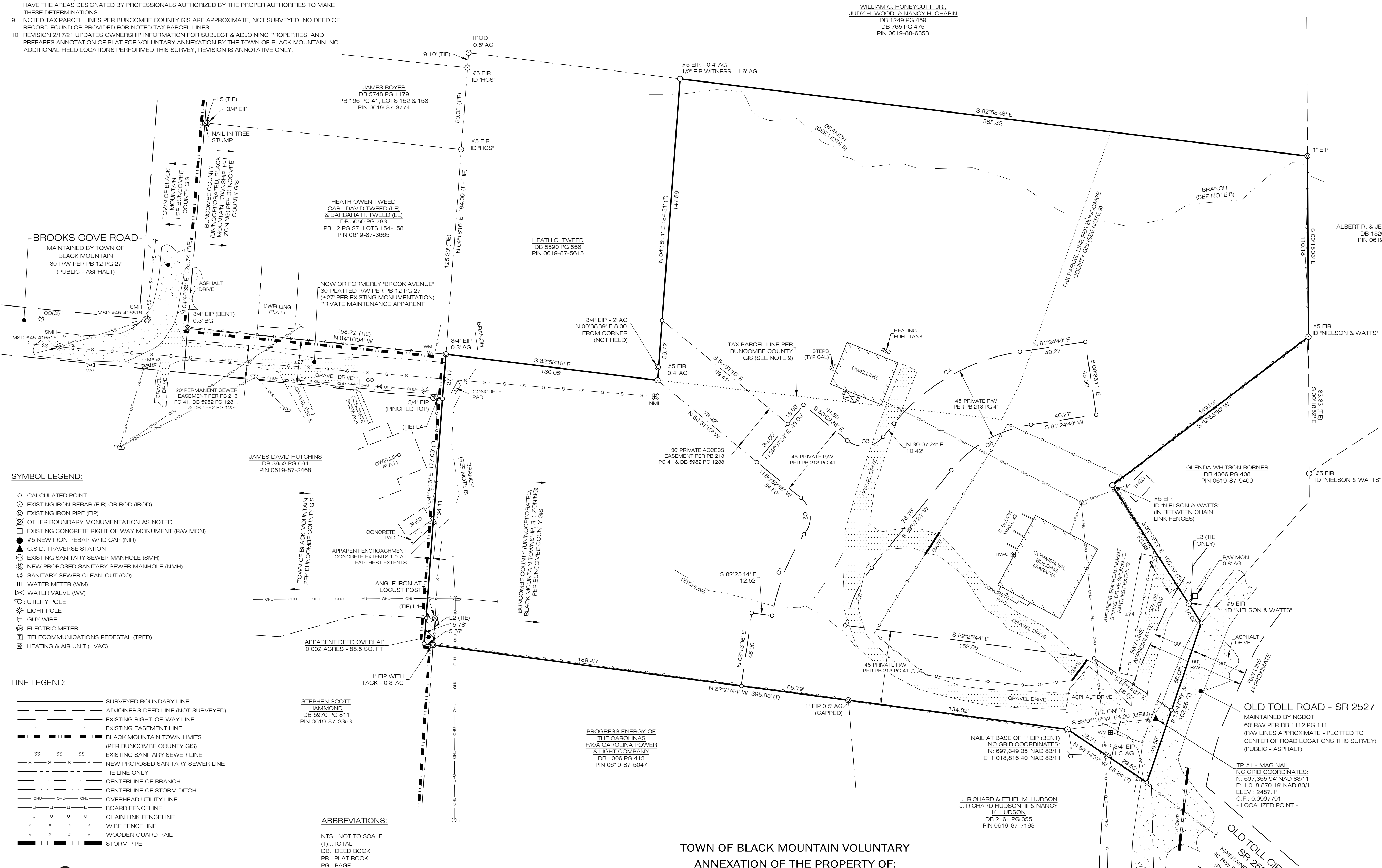
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	133.76'	53.56'	N 21°19'24" E	53.20'
C2	15.50'	24.95'	N 04°45'19" W	22.35'
C3	15.50'	24.35'	N 84°07'24" E	21.92'
C4	122.50'	90.42'	N 60°16'06" E	88.38'
C5	77.50'	57.20'	S 60°16'06" W	55.91'
C6	77.50'	38.99'	S 24°42'34" W	38.58'

- THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
 2. POSITIONAL ACCURACY: 0.04' (H) & 0.02' (V) @ 95% CONFIDENCE
 3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
 4. DATES OF SURVEY: 9/8/2020
 5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
 6. PUBLISHED/FIXED-CONTROL USED: VRS NETWORK
 7. GEOD MODEL: GEOD 18
 8. COMBINED GRID FACTOR(S): 0.9997791 (@ LOCALIZED POINT)
 9. UNITS: US SURVEY FOOT



AREA OF SURVEY
3.443 ACRES
BEING
DB 5982 PG 1073
PB 213 PG 41
PIN 0619-87-6495 & 0619-87-7613

- REFERENCES:**
- DB 5982 PG 1073
 - DB 1475 PG 264
 - DB 1112 PG 111
 - PB 12 PG 27
 - PB 196 PG 41
 - PB 213 PG 41



- SYMBOL LEGEND:**
- CALCULATED POINT
 - ⊙ EXISTING IRON REBAR (EIR) OR ROD (IROD)
 - ⊗ EXISTING IRON PIPE (EIP)
 - ⊕ OTHER BOUNDARY MONUMENTATION AS NOTED
 - ⊠ EXISTING CONCRETE RIGHT OF WAY MONUMENT (RW MON)
 - #5 NEW IRON REBAR W/ ID CAP (NIR)
 - ▲ C.S.D. TRAVERSE STATION
 - ⊙ EXISTING SANITARY SEWER MANHOLE (SMH)
 - ⊙ NEW PROPOSED SANITARY SEWER MANHOLE (NMH)
 - ⊙ SANITARY SEWER CLEAN-OUT (CO)
 - ⊙ WATER METER (WM)
 - ⊙ WATER VALVE (WV)
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE
 - ⊙ GUY WIRE
 - ⊙ ELECTRIC METER
 - ⊙ TELECOMMUNICATIONS PEDESTAL (TPED)
 - ⊙ HEATING & AIR UNIT (HVAC)

- LINE LEGEND:**
- SURVEYED BOUNDARY LINE
 - - - ADJOINERS DEED LINE (NOT SURVEYED)
 - - - EXISTING RIGHT-OF-WAY LINE
 - - - EXISTING EASEMENT LINE
 - ⊠ BLACK MOUNTAIN TOWN LIMITS (PER BUNCOMBE COUNTY GIS)
 - SS - - - EXISTING SANITARY SEWER LINE
 - S - - - NEW PROPOSED SANITARY SEWER LINE
 - - - TIE LINE ONLY
 - - - CENTERLINE OF BRANCH
 - - - CENTERLINE OF STORM DITCH
 - - - OVERHEAD UTILITY LINE
 - - - BOARD FENCELINE
 - - - CHAIN LINK FENCELINE
 - - - WIRE FENCELINE
 - - - WOODEN GUARD RAIL
 - - - STORM PIPE

- ABBREVIATIONS:**
- NTS... NOT TO SCALE
 - (T)... TOTAL
 - DB... DEED BOOK
 - PB... PLAT BOOK
 - PG... PAGE
 - PIN... PARCEL IDENTIFICATION NUMBER
 - NAD... NORTH AMERICAN DATUM
 - NAVD... NORTH AMERICAN VERTICAL DATUM
 - NSRS... NATIONAL SPATIAL REFERENCE SYSTEM
 - AG... ABOVE GRADE
 - BG... BELOW GRADE
 - RW... RIGHT OF WAY
 - P.A.I... PER AERIAL IMAGERY (LOCATION APPROXIMATE)
 - ID... SURVEYOR'S IDENTIFICATION CAP
 - HCS... HIGH COUNTRY SURVEYORS
 - LE... LIFE ESTATE
 - M.S.D... METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY

TOWN OF BLACK MOUNTAIN VOLUNTARY ANNEXATION OF THE PROPERTY OF:
BROWNIE W. & ELIZABETH D. NEWMAN
ANNEXATION FILE # XXXX
BLACK MOUNTAIN TOWNSHIP, BUNCOMBE COUNTY, NC

EXEMPT FROM THE BUNCOMBE COUNTY LAND DEVELOPMENT AND SUBDIVISION ORDINANCE.

DATE _____ COUNTY PLANNER _____

STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE

_____, REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

PRELIMINARY: NOT FOR RECORDATION, SALES OR CONVEYANCES

STATE OF NORTH CAROLINA COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5982 PAGE 1073); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK N/A, PAGE N/A; 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. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL ON THIS DATE _____

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(b)(1)(g): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PRELIMINARY

JOHN WESLEY COLE, P.L.S. L-4561

DATE OF PLAT:	9/16/2020	REVISIONS			
DATE OF SURVEY:	9/8/20 - 9/14/20	NO.	DATE	DESC.	BY
PROJECT NO.:	20-147	1.	2/17/21	VOLUNTARY ANNEXATION	ADW
FIELD WORK:	CHBM				
DRAWN BY:	ADW				
SCALE:	1" = 30'				
PIN:	0619-87-6495 & 0619-87-7613				



549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

