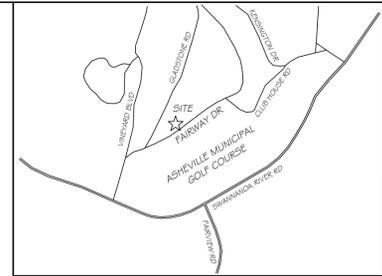


NOTES:

- 1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER D.F.I.R.M.#3700668001 EFFECTIVE 1/6/2010.
- 2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
- 3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.
- 4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 5) AREA BY COORDINATE COMPUTATION.
- 6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE COMBINED GRID FACTOR IS 0.99979453.
- 7) SUBJECT PROPERTY IS ZONED 'RS-4 - RESIDENTIAL' PER THE CITY OF ASHEVILLE ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
BUILDING SETBACKS (PER RS-4 CLASSIFICATION):
FRONT = 25'
SIDE = 10'
REAR = 25'
- 8) THE SANITARY SEWER LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON UTILITY RECORDS SHOWN ON THE BUNCOMBE COUNTY GIS. DEEDED SEWER EASEMENTS WERE NOT RECOVERED FOR THESE LINES.
THE METROPOLITAN SEWERAGE DISTRICT TYPICALLY RESERVES A 20 FOOT PRESCRIPTIVE SEWER EASEMENT OVER INSTALLED SEWER LINES FOR ACCESS AND MAINTENANCE OF THE SYSTEM. IT IS ADVISED THAT THESE EASEMENTS LIKELY AFFECT THE SUBJECT PROPERTY.
- 9) THE 'BUILDING LINE' SHOWN IN PLAT BOOK 10 PAGE 76 IS NOT SHOWN HEREON FOR CLARITY. SURVEYOR WAS UNABLE TO DETERMINE IF THIS BUILDING RESTRICTION STILL AFFECTS THE SUBJECT PROPERTY.

TOTAL AREA
OF LOT 2
0.292 ACRES
12,720 SQ. FT.



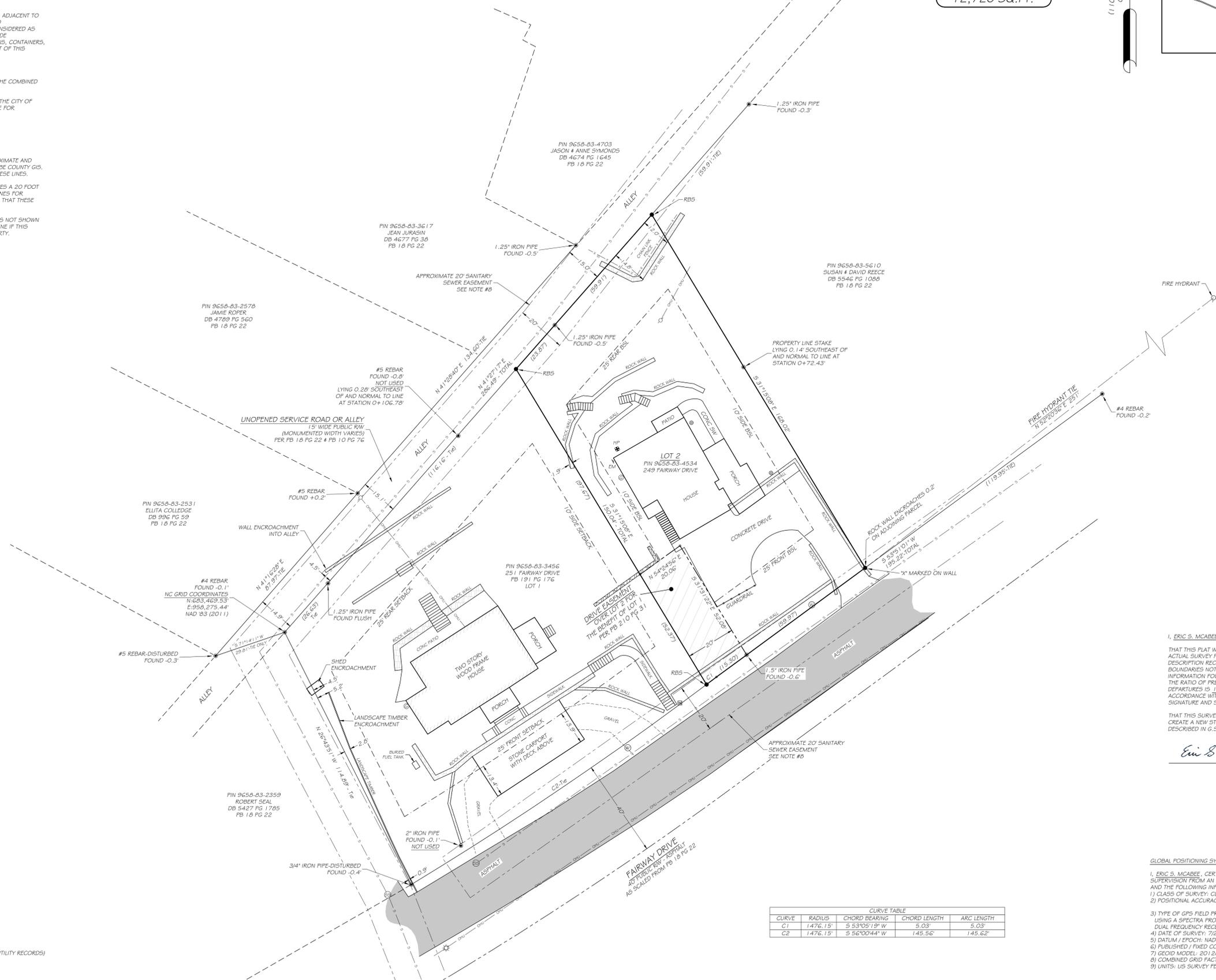
DATE: 2-24-23
PROJECT #: 12549
DRAWING #: G-23-5530
DRAWN BY: AMW/EMV
SCALE: 1"=20'

OWNER INFORMATION:
PUFFER TEAM LIMITED PARTNERSHIP
215 FAIRWAY DRIVE
ASHEVILLE, NC 28732
CITY OF ASHEVILLE TOVNSHIP
BUNCOMBE COUNTY, N.C.
PIN: 9658-03-4634

FINAL IMPROVEMENTS SURVEY FOR THE PROPERTY OF:
PUFFER TEAM LIMITED PARTNERSHIP
(LOCATED AT 249 FAIRWAY DRIVE)

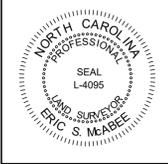
NO.	DATE	DESCRIPTION	BY

- REFERENCES:**
- DB 5937 PG 136C
 - FB 210 PG 31
 - DB 4362 PG 37
 - FB 191 PG 176
 - FB 18 PG 22
 - FB 10 PG 76



I, ERIC S. MCABEE, CERTIFY:
THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 5937 PAGE 136C; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MULTIPLE DOCUMENTS SHOWN HEREON; THAT THE RATIO OF PRECISION WAS CALCULATED BY LATITUDES AND DEPARTURES IS 1:110,000±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 24TH DAY OF FEBRUARY, 2023.
THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET, AS DESCRIBED IN G.S. 47-30 (F)(1)(C)(1).

Eric S. Mcabee



- LEGEND & ABBREVIATIONS:**
- PB = PLAT BOOK
 - DB = DEED BOOK
 - PG = PAGE
 - R/W = RIGHT OF WAY
 - FIN = PARCEL IDENTIFICATION NUMBER
 - = CALCULATED POINT (NOT MARKED IN FIELD)
 - = RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
 - = BOUNDARY MONUMENT SET BY MCABEE (SIZE AND TYPE AS NOTED)
 - +/- = ABOVE OR BELOW ADJACENT GRADE
 - ★ = AREA LIGHT
 - BSL = BUILDING SETBACK LINE
 - CLEANOUT
 - CONC = CONCRETE
 - EM = ELECTRIC METER
 - ⊕ = GAS METER
 - HP = HEAT PUMP
 - ☑ = MAILBOX
 - = OVERHEAD UTILITY LINE
 - R/S = #4 REBAR W/ 'MCABEE' CAP SET
 - ⊕ = SANITARY SEWER MANHOLE
 - SW = SIDEWALK
 - S— = APPROXIMATE SANITARY SEWER LINE (PER UTILITY RECORDS)
 - = UTILITY POLE
 - ⊕ = WATER METER

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1476.15'	S 53°05'19" W	5.03'	5.03'
C2	1476.15'	S 56°00'44" W	145.56'	145.62'

GLOBAL POSITIONING SYSTEM CERTIFICATION

I, ERIC S. MCABEE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1) CLASS OF SURVEY: CLASS A SURVEY
- 2) POSITIONAL ACCURACY (95% CONFIDENCE): 0.04' HORIZONTAL 0.08' VERTICAL
- 3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORK SOLUTIONS USING A SPECTRA PROMARK 700 DUAL FREQUENCY RECEIVER
- 4) DATE OF SURVEY: 7/20/18
- 5) DATUM / EPOCH: NAD83 / EPOCH 2011
- 6) PUBLISHED / FIXED CONTROL USED: N/A
- 7) GEOID MODEL: 2012A
- 8) COMBINED GRID FACTOR: 0.99979453
- 9) UNITS: US SURVEY FEET



MCABEE & ASSOCIATES P.A.
PROFESSIONAL LAND SURVEYING

Eric S. Mcabee, PLS
J. Barry Weisner, PLS
Telephone: (828) 628-1294
Fax: (828) 628-1295
3 McAbee Trail, Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-694