

SYMBOL LEGEND:

- CALCULATED POINT (CP)
○ EXISTING IRON PIPE (EIP)
● #5 IRON REBAR PREVIOUSLY SET W/ ID CAP (CSD)
▲ W.C.L.S. TRAVERSE STATION
⊙ SANITARY SEWER MANHOLE (SMH)
⊙ SANITARY SEWER CLEAN-OUT, UNLESS NOTED OTHERWISE (CO OR COCI)
⊙ WATER METER (WM)
⊙ FIRE HYDRANT
⊙ WATER VALVE
⊙ AIR RELEASE VALVE (ARV)
⊙ LIGHT POLE (LP)
⊙ ELECTRIC METER
⊙ CURB INLET (CI)
⊙ DROP INLET (DI)
⊙ ELECTRIC PEDESTAL (EPED)
⊙ ELECTRIC VAULT (EV)
⊙ CABLE TELEVISION RISER OR BOX (CATV)
ASPHALT
RIPRAP
EXISTING SEWER EASMENT
EXISTING SEWER EASMENT (PRIVATE)
EXISTING STORMWATER EASMENT
EXISTING INGRESS/EGRESS RIGHT-OF-WAY PER PB 221 PG 164

LINE LEGEND:

- SURVEYED BOUNDARY LINE
ADJOINERS DEED LINE (NOT SURVEYED)
SANITARY SEWER LINE
RIGHT-OF-WAY LINE
EASEMENT LINE (TYPE AS NOTED)
TIE LINE ONLY
WATERLINE (WL)
CHAIN LINK FENCELINE
EDGE OF CREEK
30' CREEK BUFFER
FEMA FLOODLINE
EXISTING STORMWATER PIPE
C/L STORM DITCH
TOP STORM DITCH

ABBREVIATIONS:

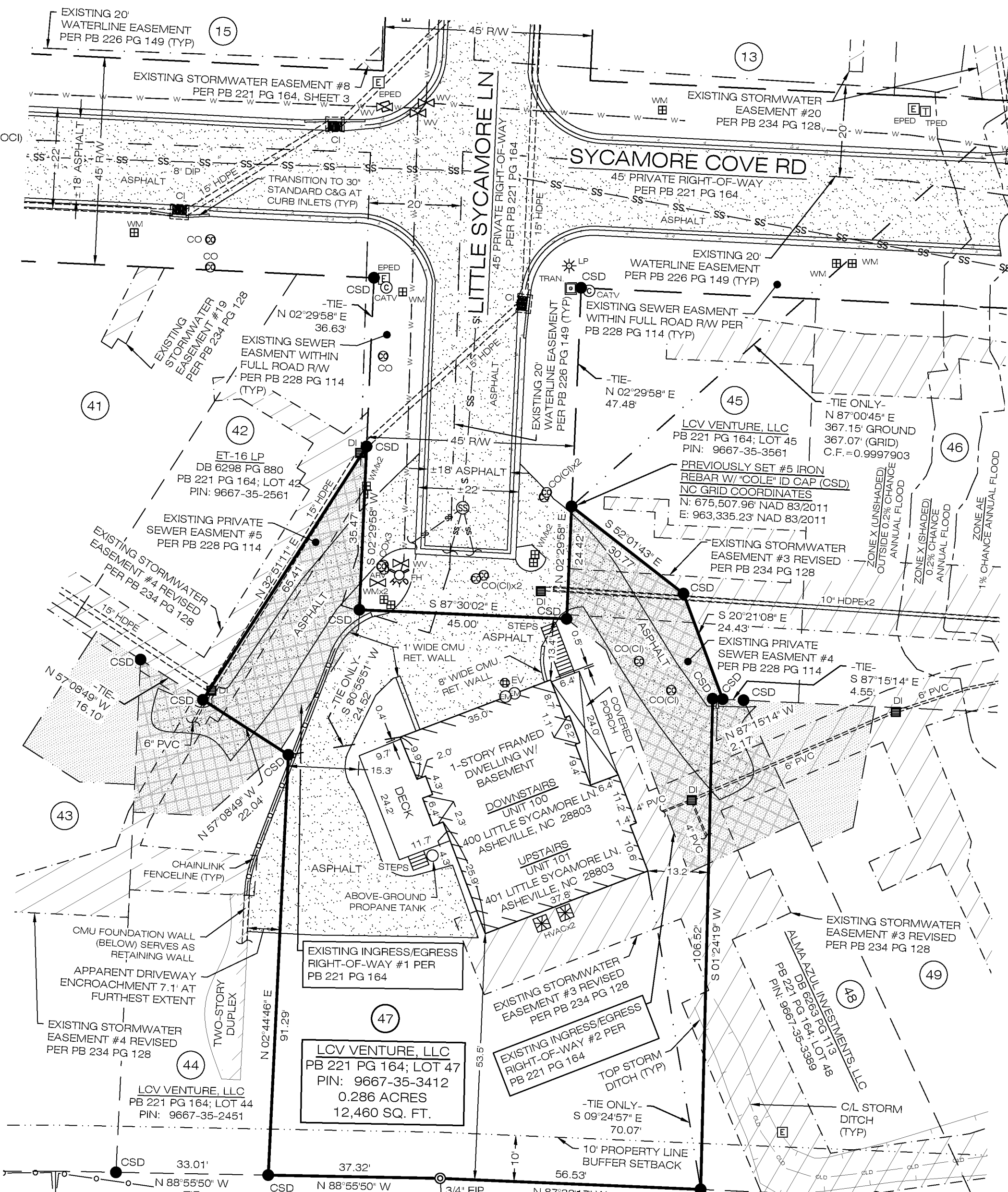
- NTS...NOT TO SCALE
(T)...TOTAL
DB...DEED BOOK
PB...PLAT BOOK
PG...PAGE
PIN...PARCEL IDENTIFICATION NUMBER
NAD...NORTH AMERICAN DATUM
NAVD...NORTH AMERICAN VERTICAL DATUM
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
CF...COMBINED GRID FACTOR
AG...ABOVE GRADE
BG...BELOW GRADE
RW...RIGHT OF WAY
SR...STATE ROAD
CONC...CONCRETE
CMU...CONCRETE MASONRY UNIT
RET...RETAINING
TYP...TYPICAL
O&M...OPERATIONS & MAINTENANCE
PVC...POLYVINYL CHLORIDE
DIP...DUCTILE IRON PIPE
HDPE...HIGH DENSITY POLYETHYLENE
SDMH...STORM DRAIN MANHOLE
ESMT...EASEMENT
ELECT...ELECTRIC
CSD...COLE SURVEYING & DESIGN
COCI...CLEANOUT W/ CAST IRON COVER

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.01' (H) & 0.02' (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
4. DATES OF SURVEY: 5-17-2018 & 5-18-2018
5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED/FIXED-CONTROL USED: VRS NETWORK
7. GEOID MODEL: GEOID 12B
8. COMBINED GRID FACTOR(S): 0.9997903 (@ LOCALIZED POINT)
9. UNITS: US SURVEY FOOT



549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-31.06 | SC COA #4052



Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/28/2023 1:03:09 PM
Fee Amt: \$21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 234 PG 138

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, STEVEN WILLIAM WATTS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5740, PAGE 224; DEED BOOK 5740, PAGE 259; & DEED BOOK 6026, PAGE 596); 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; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 28th DAY OF APRIL, A.D., 2023.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11)(o)(1): THAT THE 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.

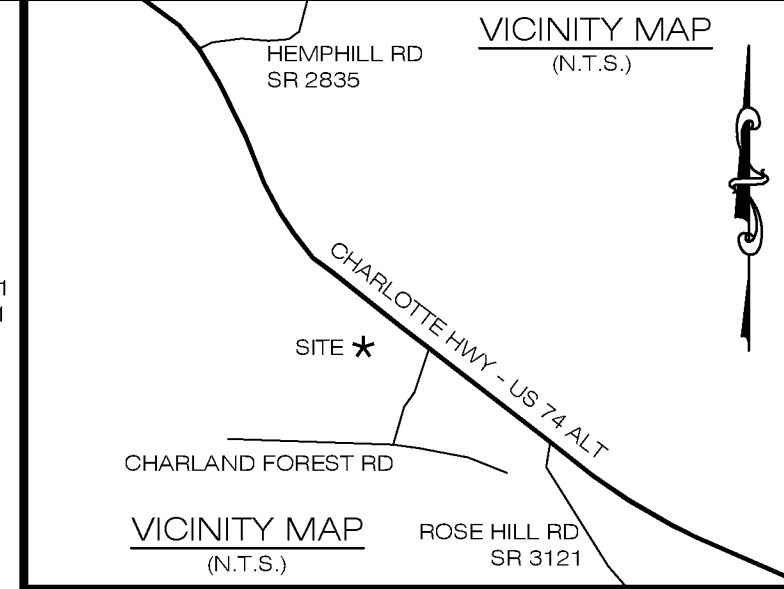
I ALSO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER CHAPTER 89C OF THE GENERAL STATUTES OF NORTH CAROLINA; THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF G.S. 47C-2-1.09(b)(1)(2)(3)(4)(5)(6a)(7)(8)(9); AND THAT THIS PLAT MEETS THE REQUIREMENTS OF NCAC TITLE 21, CHAPTER 56 (BOARD RULES).

DocuSigned by: Steven William Watts
829CC84897F8419
STEVEN WILLIAM WATTS, P.L.S. L-4655

REFERENCES:

- DEED BOOK 5740 PAGE 224
DEED BOOK 5740 PAGE 259
DEED BOOK 6026, PAGE 596
DEED BOOK: 6121 PAGE: 1882 (STORM O&M AGREEMENT)

- PLAT BOOK: 221 PAGE: 164 (SUBDIVISION PLAT)
PLAT BOOK: 226 PAGE: 149 (WATER EASEMENT PLAT)
PLAT BOOK: 228 PAGE: 114 (SEWER EASEMENT PLAT)
PLAT BOOK: 234 PAGE: 128 (STORMWATER EASEMENT PLAT)



- NOTES
1. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY (WRITTEN OR UNWRITTEN).
2. 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. 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.
3. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
4. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
6. PROPERTY IS ZONED 'R-1' BY BUNCOMBE COUNTY. \*\*PLEASE REFER TO THE BUNCOMBE COUNTY ZONING ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.\*\*
7. BUILDING STRUCTURES MUST BE PLACED AS SHOWN ON APPROVED PLANS PER CONDITIONAL USE PERMIT NUMBER ZPH2021-00004. NOTE: SETBACKS NOT PLOTTED.
8. BY GRAPHICAL LOCATION, PROPERTY IS SHOWN AS LYING IN 'ZONE X-UNSHADED' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM MAP NO. 3700966700J, EFFECTIVE DATE 1-6-2010.
9. 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.
10. 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/DEVELOPERS RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
11. COMMON OPEN SPACE AREAS WILL NOT BE FURTHER DEVELOPED.
12. PROPERTY SUBJECT TO THE DECLARATION OF CONDOMINIUM OF 'LOT 47 CONDOMINIUM' OR AS AMENDED BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF BUNCOMBE COUNTY, NORTH CAROLINA.

BOUNDARY & IMPROVEMENT SURVEY FOR:
LOT 47 CONDOMINIUM
SYCAMORE COVE LOT 47
(OWNER OF RECORD: LCV VENTURE, LLC)
BILTMORE TOWNSHIP, BUNCOMBE COUNTY, NC