

LEGEND:

UP . UTILITY POLE  
SMH . SEWER MANHOLE  
WM . WATER METER  
CONC SW . CONCRETE SIDEWALK  
CO . CLEANOUT  
GM . GAS METER  
HP . HEAT PUMP  
P . OVERHEAD POWER LINE  
T . OVERHEAD TELEPHONE LINE  
AL . AREA LIGHT  
RR TIE . RAILROAD TIE  
R.W. . RIGHT-OF-WAY  
DB . DEED BOOK  
PG . PAGE  
HO RAMP . HANDICAP ACCESSIBLE RAMP  
P.T. IRON . PINCH-TOP IRON

REFERENCES:

DEED BOOK 1533 PAGE 480  
DEED BOOK 1207 PAGE 391  
DEED BOOK 1350 PAGE 219  
DEED BOOK 1649 PAGE 96  
PLAT BOOK 25 PAGE 50  
PLAT ENTITLED "PROPERTY OF BLUE RIDGE PRINTING CO. INC."  
BY C.W. SMITH, DATED MAY 25, 1984, DRAWING NO. B-1326  
PLAT ENTITLED "BLUE RIDGE PRINTING CO. INC." BY C.W. SMITH  
DATED APRIL 25, 1991, DRAWING NO. B-2160

NOTES:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE DESIGNATED PROPERTY LIES IN ZONE X IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 37021C0304 - DATED MAY 6, 1996.

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.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF OTHER UNDERGROUND UTILITIES/STRUCTURES MAY BE PRESENT AND NOT SHOWN.

PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND 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 OR OVERHEAD CONDITIONS, CONTAINERS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

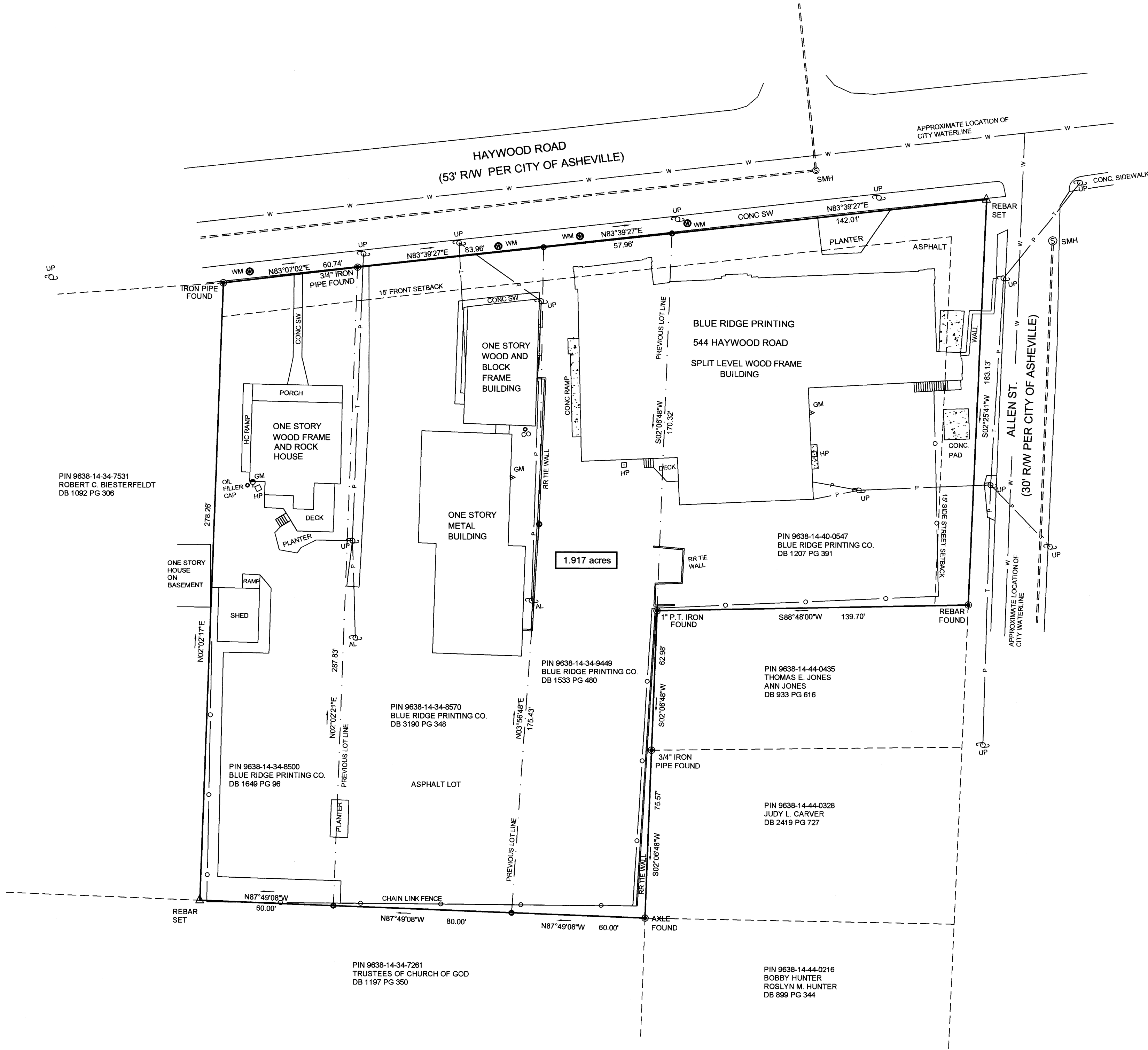
AREA BY COORDINATE COMPUTATION.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

THIS PROPERTY IS ZONED COMMERCIAL-BUSINESS 2.

MINIMUM SETBACK REQUIREMENTS

FRONT - 15' FROM RIGHT-OF-WAY  
SIDE - NONE  
REAR - NONE  
SIDE STREET - 15' FROM RIGHT-OF-WAY



NORTH CAROLINA:  
COUNTY OF BUNCOMBE:

REGISTERED THIS THE 5 DAY OF June, 2003  
AT 2:15 pm, RECORDED IN PLAT BOOK 88  
PAGE 61 BY John W. Davis  
DEPUTY.

Otto W. DeBruke  
REGISTER OF DEEDS

STATE OF NORTH CAROLINA:  
COUNTY OF BUNCOMBE:

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

Holly S. Mellon 6-5-03  
REVIEW OFFICER DATE

CITY OF ASHEVILLE:

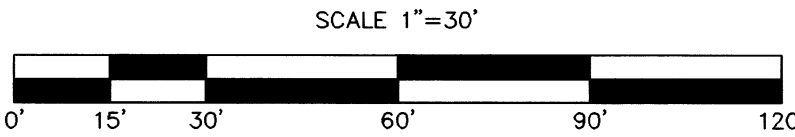
APPROVED BY THE CITY OF ASHEVILLE, NC PLANNING AND  
DEVELOPMENT DEPARTMENT, ON THE 5th DAY OF  
June, 2003; PROVIDED THE PLAT IS REGISTERED  
IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE  
COUNTY, NC WITHIN 30 DAYS FROM THE DATE OF THIS APPROVAL.

SIGNED: Sharon Allen  
PLANNING AND DEVELOPMENT



I, Wallace S. McCabe, certify that this map was  
drawn under my supervision from an actual survey  
by me, deed description recorded in Book 1207 Page 391,  
Book 1533 Page 480, Book 1350 Page 219, and Book 1649 Page 96;  
that the ratio of precision as calculated  
by latitudes and departures is 1:55,924  
that this map was prepared in accordance with  
GS 47-30(11)d as amended.  
Witness my hand and seal this MAY 23, 2003

Wallace S. McCabe L-2473



RECOMBINATION SURVEY FOR

BLUE RIDGE PRINTING COMPANY, INC.

PIN 9638-14-44-0547  
PIN 9638-14-34-9449  
PIN 9638-14-34-8570  
PIN 9638-14-34-8500

CITY OF ASHEVILLE, WARD 5  
BUNCOMBE COUNTY, NORTH CAROLINA  
SCALE 1"=30' DATE 5-23-2003

MCABEE & ASSOCIATES, PA  
WALLACE S. MCABEE, PLS  
ERIC S. MCABEE, PLS  
3 MCABEE TRAIL  
FAIRVIEW, NORTH CAROLINA  
TELEPHONE (828)628-1295

I, WALLACE S. MCABEE, CERTIFY THAT THIS SURVEY IS A RECOMBINATION  
OF EXISTING PARCELS, AND AS SUCH, IS EXEMPT FROM THE CITY OF ASHEVILLE  
SUBDIVISION ORDINANCE.

SCALE 1"=30'

