PB 116 PG 146

CITY OF ASHEVILLE:

APPROVED BY THE CITY OF ASHEVILLE, NC PLANNING AND DEVELOPMENT DEPARTMENT, ON THE 31st DAY OF March, 2008 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: Ashleigh Stanford
PLANNING AND DEVELOPMENT

STATE OF NORTH CAROLINA:
COUNTY OF BUNCOMBE:

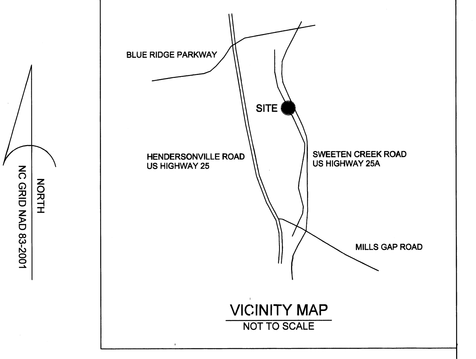
I, Ashleigh Stanford REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Ashleigh Stanford 3/31/08
REVIEW OFFICER DATE

STATE OF NORTH CAROLINA:
COUNTY OF BUNCOMBE:

REGISTERED THIS THE 31 DAY OF March 2008 AT 2:45 PM O'CLOCK, RECORDED IN PLAT BOOK 116 PAGE 146 . BY Sharon Hicks DEPUTY.

Otto W. DeBarthl
REGISTER OF DEEDS



VICINITY MAP
NOT TO SCALE

NORTH
NC GRID NAD 83-2001

PIN 9656-17-11-1504
DEERWOOD HOMEOWNERS ASSOCIATION INC
DB 1292 PG 699
PB 52 PG 94

PIN 9656-13-22-2695
CAROLINA DAY SCHOOL INC
DB 4146 PG 429

PIN 9656-19-52-0184
BILTMORE DAIRY FARMS, INC.
DB 1222 PG 545

PIN 9656-18-20-6649
HOLLYBROOK DEVEL CO INC
DB 1225 PG 35
PB 50 PG 20

PIN 9656-17-10-8921
NETTLEWOOD ASSOCIATES LLC
DB 2152 PG 382
PB 84 PG 31

PIN 9656.17-20-3513
PARTNERS PROPERTIES, LLC.
DB 4418 PG 1041
5.187 ACRES

PIN 9656-17-20-1322
SEVENTY SIX PEACHTREE CONDO ASSOC
DB 3242 PG 53
PB 88 PG 62

PIN 9656-18-20-6336
HOLLYBROOK COM ASSC
DB 1300 PG 623
PB 46 PG 99

PIN 9656-17-20-1101
NETTLEWOOD ASSOCIATES LLC
DB 2152 PG 382
PB 84 PG 31

PIN 9655-05-29-3841
NETTLEWOOD ASSOCIATES LLC
DB 2152 PG 382
PB 104 PG 23

PIN 9655-06-29-5979
SWEETEN CREEK REALTY LLC
DB 4170 PG 616
PB 115 PG 41

Boundary Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1395.17'	261.45'	261.07'	N 21°02'04" W	10°44'13"

Maximum Gradable Area
Acres: 5.187
Zone: 'B'
Average Slope: 17.5%

maximum gradable area for the entire parcel & deeded ROW: 45% / 101,675.57 Sq. Ft.

101,675.57 Sq. Ft.

Lots 1-3 = 5.187 Acres / 101,675.57 Sq Ft. = 19,601.99 Sq Ft per Acre

Lot 1 - 2.157 Acres, 42,281.49 Gradable Sq Ft / 97 Acres
Lot 2 - 1.515 Acres, 29,697.01 Gradable Sq Ft / 68 Acres
Lot 3 - 1.515 Acres, 29,697.01 Gradable Sq Ft / 68 Acres

DEVELOPMENT DATA BLOCK

Subject Property Area :	5.187 Acres
Project Location:	Sweeten Creek Rd. Asheville, NC 28803
Property Owner:	Partners Properties, LLC. 306 Summit Street Asheville, NC 28803
Contact Person:	Larry Armor 306 Summit Street Asheville, NC 28803 Telephone (828)277-1300
Land Planner/Surveyor:	McAbee & Associates, PA 3 McAbee Trail Fairview, NC 28730 Telephone (828)628-1295
Contact:	Brad Howell
Subject Property PIN :	9656.17-20-3513
Zoning District :	Highway Buisness
Deed Reference :	DB 4418 Pg 1041

SWEETEN CREEK ROAD
RIGHT-OF-WAY IS FOR MAINTENANCE ONLY PER THE NCDOT RIGHT-OF-WAY DEPT.

Lot 1
2.157 ACRES

Lot 2
1.515 ACRES

Lot 3
1.515 ACRES

TOTAL AREA
5.187 ACRES

200' RAILROAD RIGHT-OF-WAY
PER SOUTHERN RAILWAY COMPANY RIGHT OF WAY AND TRACK MAP #04554
DATED: DEC 31ST, 1927

NORFOLK SOUTHERN RAILROAD

SURVEY MARKER FOUND IN C/L OF R.R. TRACKS

#5 REBAR W/ ID CAP 'MCABEE'
NC GRID CORD. NAD 83-2001
N: 660,360.48
E: 952,370.86

#5 REBAR W/ ID CAP 'MCABEE'
NC GRID CORD. NAD 83-2001
N: 660,093.90
E: 952,500.14

SMH TOP 2343.50'
SMH TOP 2338.41'
SMH TOP 2336.92'
SMH TOP 2328.32'

HOLLYBROOK DRIVE
ASPHALT
GRAVEL
APPROXIMATE PIPE LOCATION
DROP INLET W/NO FRAME
TOP 972.83'
INV 972.13'
BOULDER WALL
WEIR DETENTION BOX UNDER CONSTRUCTION
JUNCTION BOX

REFERENCES

PIN# 9656.17-20-3513
DB 4418 PG 1041
DB 2795 PG 10
PB 115 PG 41
DB 3324 PG 163
DB 4170 PG 616
PB 88 PG 62
PB 104 PG 23
PB 84 PG 31

LEGEND

DB . . DEED BOOK
PB . . PLAT BOOK
PG . . PAGE
RBF . . REBAR FOUND
UP . . UTILITY POLE
WM . . WATER METER
SMH . . SANITARY SEWER MANHOLE
GW . . GUY WIRE
CMP . . CORRUGATED METAL PIPE
DIP . . DUCTILE IRON PIPE
INV . . INVERT
R/W . . RIGHT-OF-WAY
-OHU- . . OVERHEAD UTILITY LINE
△ RBS . . #5 REBAR W/ ID CAP 'MCABEE' SET
● . . MONUMENT FOUND SIZE AND TYPE AS NOTED
⊕ . . CALCULATED POINT - NOT SET
FH . . FIRE HYDRANT
RCP . . REINFORCED CONCRETE PIPE

NOTES:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FIRM FLOOD INSURANCE RATE MAP NUMBER 370282 0319 C, EFFECTIVE DAY MAY 17, 1989

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

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.

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, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. THE COMBINED GRID FACTOR FOR THIS PROJECT IS 0.9997762.

THE SUBJECT PROPERTY IS ZONED 'HB' (HIGHWAY BUISNESS) BY THE CITY OF ASHEVILLE, HAVING BUILDING SETBACKS AS FOLLOWS:

FRONT: 35'
SIDE: 0'
REAR: 10'

SUBJECT PROPERTY HAS AN AVERAGE SLOPE OF 17.2%.

I, WALLACE S. MCABEE, CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, Wallace S. McAbee, certify that this map was drawn under my supervision from an actual survey by me, deed description recorded in Book 4418 Page 1041; that the ratio of precision as calculated by latitudes and departures is 1:10,000 that this map was prepared in accordance with GS 47-30(f)(11)(a) as amended.
Witness my hand and seal this March 20, 2008

Wallace S. McAbee L-2473

SCALE 1" = 40'

40' 20' 0 40' 80' 120'

GLOBAL POSITIONING SYSTEM CERTIFICATION

I, WALLACE S. MCABEE, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION; THAT THIS GPS SURVEY WAS PERFORMED TO CLASS 1 FGDC SPECIFICATIONS AND THAT I USED STATIC METHODS. GPS FIELD PROCEDURES AND COORDINATES WERE OBTAINED BY LEAST SQUARES ADJUSTMENT; THAT THIS SURVEY WAS PERFORMED ON MARCH 3, 2008, USING 3 "ASHTECH" RECEIVERS AND ALL COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983.

Doc ID: 020084590001 Type: CRP
Recorded: 03/31/2008 at 02:52:40 PM
Fee Amt: $21.00 Page 1 of 1
Workflow# 2437999
Buncombe County, NC
Otto V. DeBruhl Register of Deeds
BK 116 PG 146

McAbee & Associates, PA
Professional Land Surveyors
Wallace S. McAbee, PLS Telephone (828) 628-1295
Eric S. McAbee, PLS Fax (828) 628-1294
3 McAbee Trail Fairview North Carolina, 28730

NORTH CAROLINA PROFESSIONAL SEAL L-2473 LAND SURVEYOR WALLACE S. MCABEE

No.	Date	Description	By

Minor Subdivision for:
OWNER: PARTNERS PROPERTIES, LLC.
Partners Properties, LLC.
City of Asheville
PIN# 9656.17-20-3513 Buncombe County, North Carolina
Contact: Larry Armor
306 Summit Street
Asheville, NC 28803
828-277-1300

Date: 03/20/08
Drawn By: BAH
Drawing No: G-08-2343
Scale: 1" = 40'
Project #10340

DRAWING NO: G-08-2343 #10340

T:\0-PROJECTS\10340 - ALLEGRO PARTNERS\Dwg\Allegro Partners Subdivision.dwg, 3/31/2008 11:12:21 AM

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