

Grid North
NAD 83 (2011)

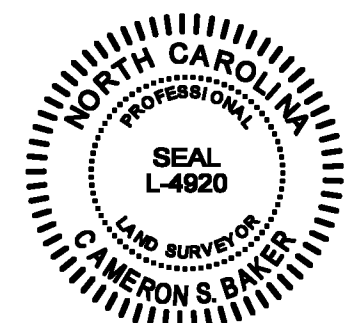
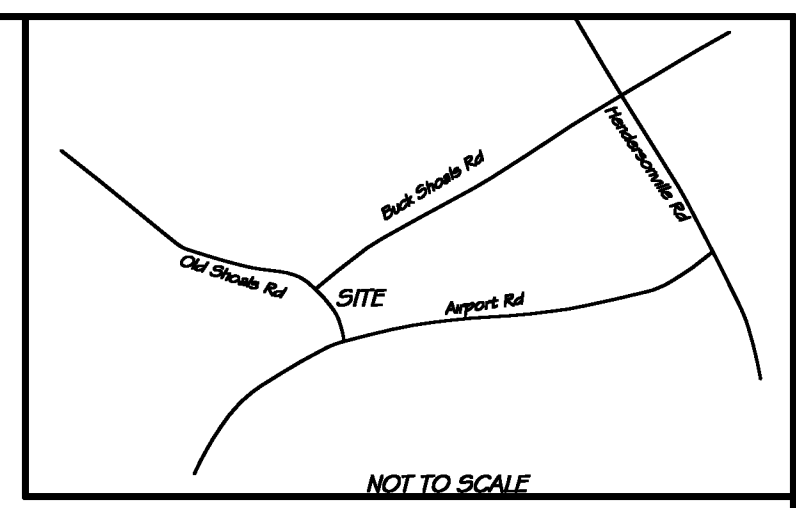
Jennifer Blevins, Urban Planner for the City of Asheville, certifies that this plat plan has been reviewed and approved by the City of Asheville, NC Development Services Department on this 31st day of May, 2023, provided the plat is registered in the Office of the Register of Deeds of Buncombe County, NC within 30 days of the date of this approval.

Jennifer S. Blevins
Urban Planner

State of North Carolina, County of Buncombe
 filed for registration on the 31st day of May, 2023 at 10:00 AM and recorded in slide _____ in the office of the Register of Deeds of Buncombe County.
 Register of Deeds
 By: _____, Deputy

State of North Carolina
 County of Buncombe
 I, Jennifer Blevins, Review Officer of Buncombe County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Jennifer S. Blevins
 Review Officer
 Date: 05/31/2023

Submitted electronically by "Associated Land Surveyors & Planners, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.



I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in Book 5881, Page 1840) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 31st day of May, 2023.

Cameron S. Baker
 Professional Land Surveyor No. L-4920

I, Cameron S. Baker, certify that this survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision such as no assessment.

Cameron S. Baker
 Professional Land Surveyor No. L-4920

Global Positioning System Certification (RTK)
 The Positional Accuracy Of The RTK Derived Positional Information is 0.03' Horizontal & 0.03' Vertical
 Horizontal Positions Are Referenced to NAD 83 (NSRS 2011)
 Vertical Positions Are Referenced to NAVD 83 (Geoid 12)
 Combined Factor 0.99977945 (Ground To Grid)
 Equipment Used: Carlson GPS-BR08

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 5/31/2023 2:28:00 PM
 Fee Amt: \$21.00 Page 1 of 1
 Buncombe County, NC
 Drew Reisinger Register of Deeds
 BK 235 PG 67

Tract One & Two of D.B. 5991, Pg. 1940

Map of Recombination Survey for

Ashnoka, LLC

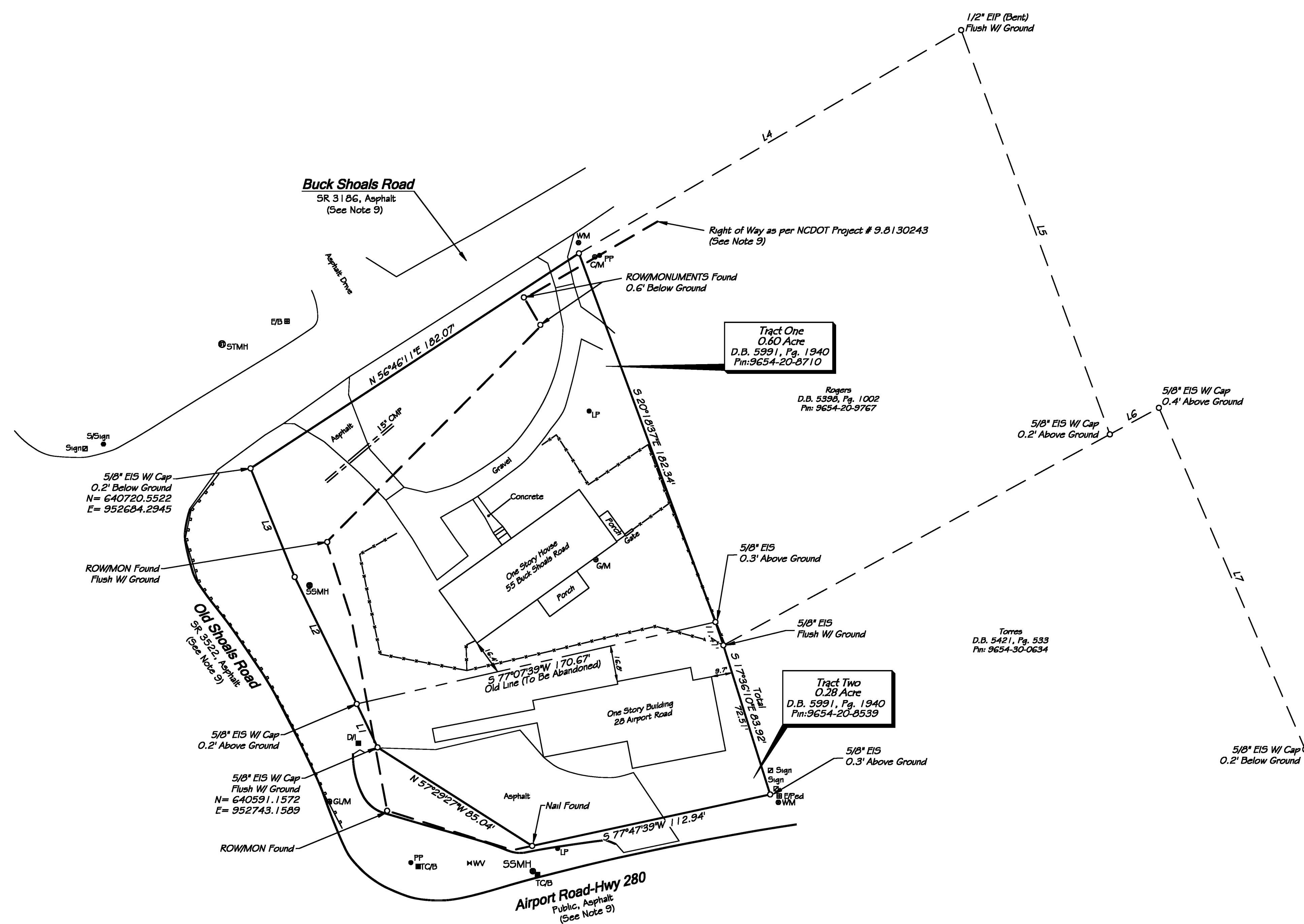
-Owners-
 D.B. 5991, Pg. 1940

Pin: 9654-20-8710
 Pin: 9654-20-8539

City of Asheville Township | Buncombe County, NC

ASSOCIATED LAND SURVEYORS & PLANNERS PC.
 P.O. BOX 578 * HORSE SHOE, NC 28742
 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774
 SCALE: 1 Inch = 30 Feet DATE: January 16, 2023
 JOB NO.: S-22-815 DRAWN BY: JTB

0.88 Acre
 Total Acreage of Pin: 9654-20-8710-00000
 Recombined With Pin: 9654-20-8539-00000
 Area By Coordinate Computation



- Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
 2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
 3. 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 title search may disclose.
 4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
 5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
 6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
 7. Property is currently zoned HB City of Asheville.
 8. Property is located in Zone X, minimal flood risk as per FRIS Map Panel 9654, Map #37009654001 effective date 1-6-10.
 9. Right of Way shown as per NCDOT Project Plan 9.8130243, no transfer of title found for right of way.

L4-L7 Are Tie Lines

Course	Bearing	Distance
L1	N 25°36'41" W	22.34'
L2	N 26°02'16" W	65.55'
L3	N 22°05'15" W	54.34'
L4	N 59°42'51" E	205.30'
L5	S 20°11'28" E	199.79'
L6	N 61°35'13" E	25.67'
L7	S 23°11'08" E	172.35'



- Legend:
- ECM = Existing Concrete Monument
 - EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IPS = Iron Pipe Set
 - U = Unmarked Point, Unless Otherwise Noted
 - ROWMON = Right of Way Monument
 - ROW = Right of Way
 - RRS = Railroad Spike
 - DI = Drop Inlet
 - E/Box = Elecnc Box
 - F/H = Fire Hydrant
 - GLM = Gas Line Marker
 - GM = Gas Meter
 - LP = Light Pole
 - PP = Power Pole
 - STMH = Stormwater Manhole
 - SSMH = Sanitary Sewer Manhole
 - TCB = Traffic Control Box
 - WV = Water Valve
 - WM = Water Meter
 - = Fence
 - = Guardrail