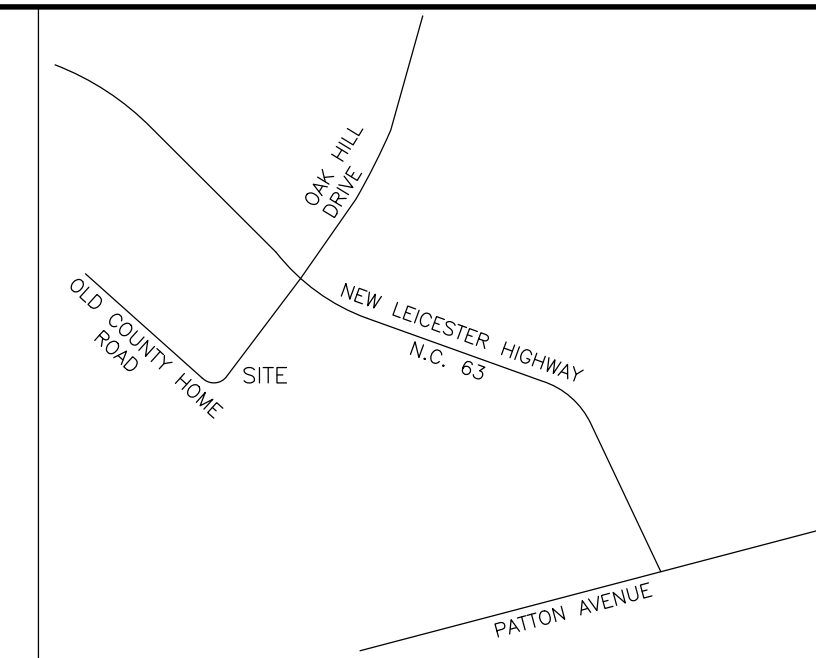


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	318.08'	35.42'	35.40'	S 22°31'12" W	6°22'48"

LINE	BEARING	DISTANCE
L1	S 33°45'34" W	37.15'
L2	S 19°08'04" W	17.93'
L3	S 25°39'48" W	25.76'
L4	N 77°09'58" W	24.43'
L5	N 23°47'01" E	35.31'
L6	N 32°16'11" E	27.49'
L7	N 57°28'14" W	62.76'
L8	N 30°15'38" E	19.87'
L9	S 57°56'36" E	29.71'
L10	S 55°44'34" E	27.49'
L11	S 31°36'42" E	6.01'
L12	S 23°57'33" W	6.04'
L13	S 32°15'05" W	10.68'



VICINITY MAP - NOT TO SCALE

CITY OF ASHEVILLE ZONING CI

SETBACK REQUIREMENTS:
 FRONT = 35'
 SIDES = 0'
 REAR = 10'

NOTE:
 SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY FEMA; REFERENCE F.R.M. PANEL 3700962800J, EFFECTIVE 1/6/10.

PLAT BOOK 53, PAGE 32

TURNAMICS, INC.
 DEED BOOK 1440, PAGE 226
 PIN 9628-89-3216

ALL BEARINGS ARE GRID BEARINGS AND ALL DISTANCES ARE GROUND DISTANCES

DANNYS DUMPSTER, INC.
 DEED BOOK 5943, PAGE 1542
 PIN 9628-89-7363
 PORTION OF LOT 4

PLAT BOOK 21,
 PAGE 74
 LOT 4

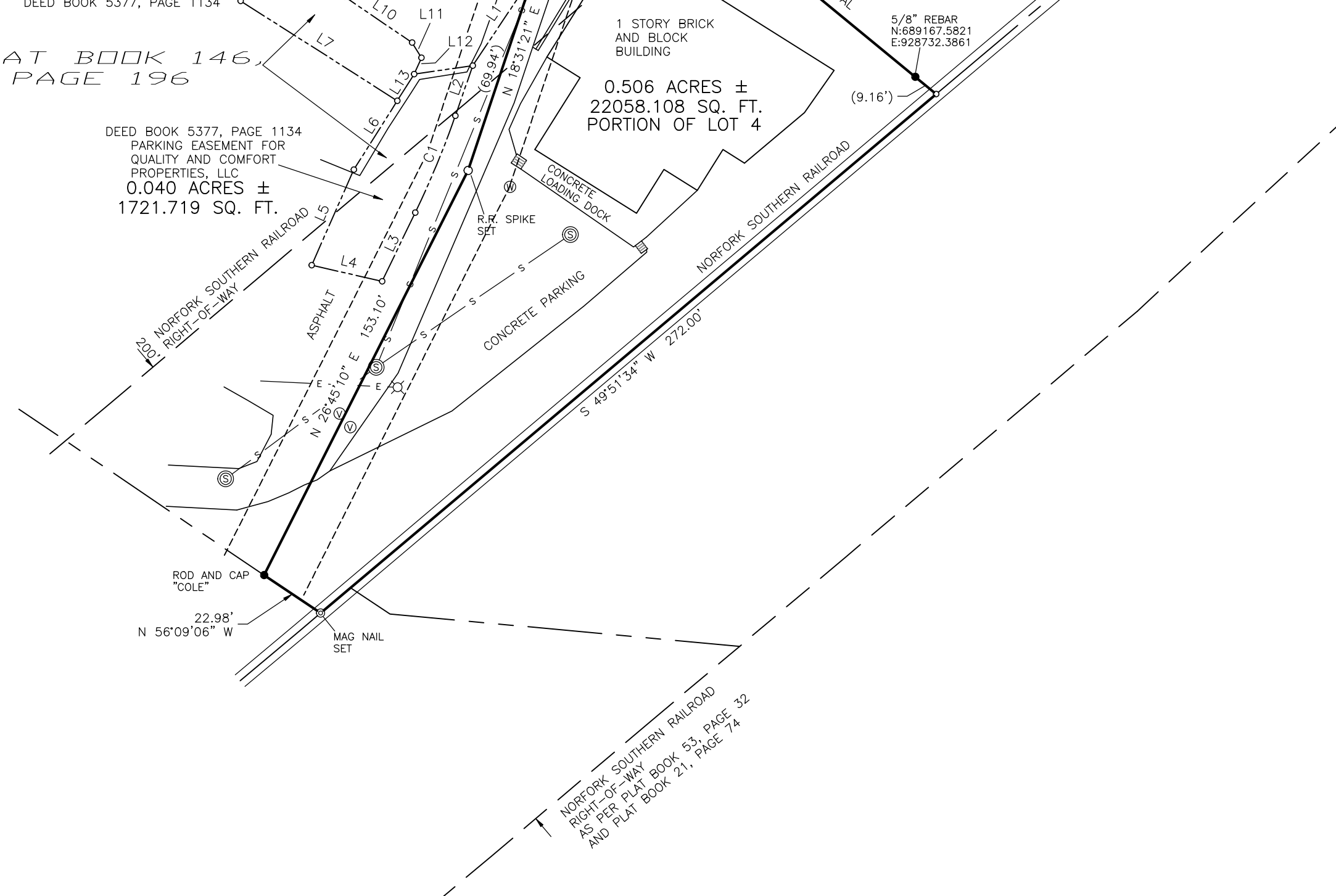
0.028 ACRES ±
 1236.293 SQ. FT.

ALTERNATE PARKING EASEMENT FOR QUALITY AND COMFORT PROPERTIES, LLC
 DEED BOOK 5377, PAGE 1134

PLAT BOOK 146,
 PAGE 196

DEED BOOK 5377, PAGE 1134
 PARKING EASEMENT FOR QUALITY AND COMFORT PROPERTIES, LLC
 0.040 ACRES ±
 1721.719 SQ. FT.

1 STORY BRICK AND BLOCK BUILDING
 0.506 ACRES ±
 22058.108 SQ. FT.
 PORTION OF LOT 4



NOTES:
 SURVEY IS BASED ON DEEDS AND EXISTING MONUMENTS AS SHOWN.

PARCEL MAY BE SUBJECT TO EASEMENTS, SETBACKS, RIGHTS-OF-WAY, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

ALL AREAS ARE COMPUTED BY COORDINATE METHOD.

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.

NO NCGS MONUMENTS LOCATED WITHIN 2000 FT. OF SURVEY UNLESS OTHERWISE INDICATED ON THIS PLAT.

UNDERGROUND UTILITIES AND BUILDING FOOTERS, EAVE OVERHANG NOT LOCATED OR SHOWN.

THIS PLAT IS PREPARED FOR THE PERSON, PERSONS, OR CORPORATION, NOTED UPON THE TITLE BLOCK OF THIS PAGE AND IS NOT INTENDED FOR USE BY ANY OTHER PARTY UNLESS PERMISSION IS GIVEN BY SAID PERSON OR CORPORATION.

LEGEND
 ===== = LINE NOT SURVEYED UNLESS DIMENSIONED

- = CORNER NOT MONUMENTED
- = EXISTING IRON PIN (PIPE)
- = NEW IRON PIN (5/8" REBAR)
- = CONCRETE MONUMENT FOUND
- ⊙ = PK OR MAG = SURVEYORS NAIL SET
- ⊙ = PK OR MAG = SURVEYORS NAIL FOUND
- R/W = RIGHT-OF-WAY
- RRS = RAILROAD SPIKE
- DB = DEED BOOK
- PB = PLAT BOOK
- UG = UNDERGROUND
- X-X-X-X-X = FENCE LINE
- E-E-E-E-E = ELECTRIC LINE
- W-W-W-W-W = WATER LINE
- S-S-S-S-S = SEWER LINE
- MH = SEWER MANHOLE
- CO = CLEAN-OUT
- WM = WATER METER
- ⊙ = WELL
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = CABLE TV PEDESTAL
- ⊙ = ELECTRICAL SERVICE
- ⊙ = GAS METER/TANK
- ⊙ = POWER POLE
- ⊙ = LIGHT POLE/LAMP POST
- ⊙ = FIRE HYDRANT
- ⊙ = TREE (SIZE AND TYPE AS NOTED)

I, ALAN B. STYLES, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL G.P.S. SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

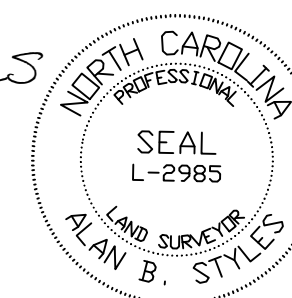
1. CLASS OF SURVEY: CLASS A WITH 95% CONFIDENCE
2. POSITIONAL ACCURACY: HORIZONTAL: 0.03' VERTICAL: 0.06'
3. TYPE OF G.P.S. FIELD PROCEDURE: RTK (VRS)
4. DATE OF SURVEY: 08/30/24
5. DATUM/EPOCH: NAD 83(2011)/ EPOCH 2010(H), NAVD 88(V)
6. PUBLISHED/FIXED CONTROL USE: VRS NETWORK
7. GEIOD MODEL: GEIOD 12A
8. COMBINED FACTOR: US SURVEY FEET
9. UNITS: US SURVEY FEET



I, ALAN B. STYLES, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5285, PAGE 306); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN ADJACENT DEEDS AND PLATS AS SHOWN; THAT THE ERROR OF PRECISION OF THE CONTROL SURVEY DOES NOT EXCEED 1 PART IN 10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED; AND THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR OF ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET - NC GS 47-30(f)(11)(c).

WITNESS MY HAND AND SEAL THIS 19th DAY OF SEPTEMBER, 2024.

Alan B. Styles, PLS
 ALAN B. STYLES, PLS
 N.C. NO. L-2985



REFERENCE
 DEED BOOK 5285, PAGE 306
 PIN 9628-89-6126
 DEED BOOK 5377, PAGE 1134
 EASEMENT DEED
 PLAT BOOK 21, PAGE 74
 PLAT BOOK 53, PAGE 32
 PLAT BOOK 146, PAGE 196

BOUNDARY SURVEY FOR

QUALITY AND COMFORT PROPERTIES, LLC

DRAWN RC	DATE 09/17/24	CITY OF ASHEVILLE BUNCOMBE COUNTY
REVISED		STATE OF NORTH CAROLINA ALAN B. STYLES, PLS
SHEET 1 OF 1	SCALE 1" = 40'	PROJECT NO. 24-J-09