

No Scale VICINITY MAP

LEGEND:

- ⊙ EIP=EXISTING IRON PIPE
- ⊙ IPS=#5 REBAR or SOLID IRON SET
- ⊙ ECM=EXISTING CONCRETE MONUMENT
- ⊙ CMS=CONCRETE MONUMENT SET
- ⊙ CC=CONTROL CORNER
- R/W=RIGHT OF WAY
- ⊙ POLE= UTILITY POLE
- ⊙ RRS=RAILROAD SPIKE
- ⊙ WM=WATER METER
- ⊙ SMH=SEWER MANHOLE
- ⊙ =POINT NOT SET
- FENCE=
- ⊙ WV= WATER VALVE
- ⊙ UP=UNDERGROUND POWER TRANSFORMER
- ⊙ TP= TELEPHONE PEDESTAL
- ⊙ F/H= FIRE HYDRANT
- ⊙ = AREA LIGHT
- LINES NOT SURVEYED =
- CREEK or STREAM =

TOTAL ACREAGE: 1.86 Ac.

by coordinate computation.....

NOTES:

Adjoining property lines and ownership were taken from Buncombe County GIS mapping and is for informational purposes only. No reliance should be placed on this information.

This property is not located in a special flood hazard area as determined by FEMA.

This survey is subject to any easements, restrictions, rights of way, previous conveyances or any other facts that may be disclosed by a title examination.

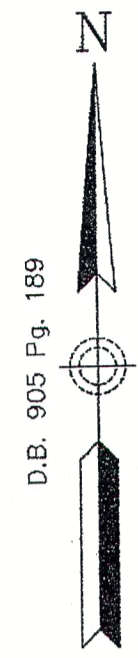
This survey is not intended to be used for site design. Any utilities or drainage pipes shown hereon should be verified by the owner prior to any construction. All underground utilities shown are approximate.

Fences shown along boundary lines meander along and with property lines and are not to be considered "line" fences unless otherwise noted.....

Doc ID: 032335650001 Type: CRP
 Recorded: 05/23/2019 at 01:31:55 PM
 Fee Amt: \$21.00 Page 1 of 1
 Workflow# 0000523130-0001
 Buncombe County, NC
 Drew Reisinger Register of Deeds
BK 199 Pg 57

BUILDING SETBACKS:
 FRONT=20'
 SIDE=10'
 REAR=20'

Line	Bearing	Distance
L1	N 5° 53' 00" W	83.60'
L2	S 0° 05' 34" E	101.10'
L3	S 0° 05' 34" E	5.94'
L4	N 49° 11' 06" W	3.89'
L5	N 46° 49' 26" W	22.93'
L6	N 44° 40' 24" W	31.74'
L7	N 46° 22' 08" W	38.38'
L8	N 32° 55' 09" W	44.44'
L9	N 55° 16' 05" W	14.92'
L10	N 89° 57' 09" W	15.19'
L11	N 62° 09' 19" W	11.23'
L12	N 42° 30' 17" W	16.27'
L13	N 26° 28' 57" W	24.35'
L14	N 35° 24' 41" W	44.63'
L15	N 35° 57' 33" W	37.87'
L16	S 43° 18' 46" E	69.08'
L17	S 50° 00' 09" E	29.61'



D.B. 905 Pg. 189

Handwritten note: H33 day Driveway my Sunday Driveway

This final plat has been reviewed by the Buncombe County Planning and Development Department and meets the requirements for a special or family subdivision. Access to this subdivision is considered a private driveway or private road. Lots within this subdivision may not be further subdivided for three (3) years after the date of the recordation of this plat. Any further subdivision that occurs within the three (3) years from the date of recordation shall be considered a minor subdivision. This approval shall be void unless the final plat is recorded in the office of the Buncombe County Register of Deeds within 180 days from the date of approval by the Planning and Development Department.

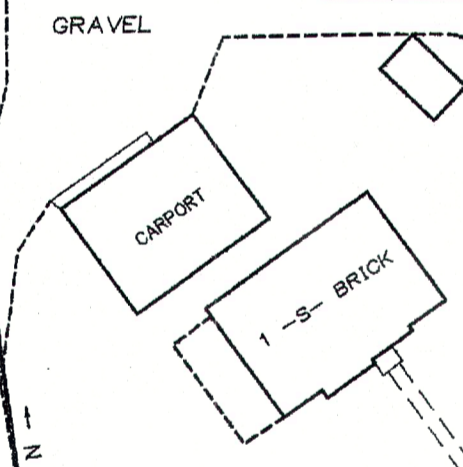
Date: 5/23/2019

Signature of Gillian Phillips, County Planner

DAVID CRAIG BROWN
D.B. 1519 Pg. 398
PIN 9634-55-9655

TIE ONLY:
N 87° 56' 20" W 209.78'

NOTED AS 20' DRIVEWAY IN TRACT 1, D.B. 905 Pg. 189



P.B. 179 Pg. 167

CARL E. TOTH, JR.
JILL E. TOTH
D.B. 5754 Pg. 1703
9634-65-1861

I-A
0.92 AC.

I-B
0.94 AC.

P.B. 179 Pg. 167

HEATHER L. ANDERSON
EVAN B. ANDERSON
D.B. 5553 Pg. 610
P.B. 179 Pg. 167
9634-66-2040

P.B. 179 Pg. 167

LINE WITH C/L SMALL STREAM..

GENEVIEVE BELL
D.B. 888 Pg. 502
PIN 9634-66-1185

WILLIAM DIECK
D.B. 4974 Pg. 275
P.B. 118 Pg. 69
PIN 9634-66-5259

JOAN MATTY (E)
D.B. 2021 Pg. 169
PIN 9634-66-4044

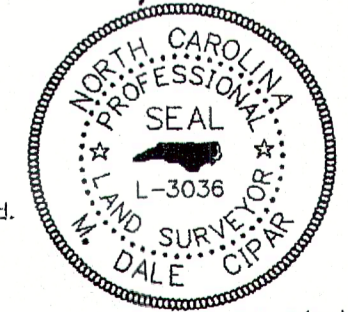
PAULA ANNETTE DYER
D.B. 2036 Pg. 39
PIN 9634-65-4933

MULBERRY DRIVE
20' RIGHT OF WAY
10' GRAVEL

Registered this the 23 day of May, 2019
 at 1:31 P.M. Recorded in Book 199, Page 57
 Drew Reisinger
 Drew Reisinger, Register of Deeds, Buncombe County
 By Michael S. Sanders Deputy/Assistant

State of North Carolina
 County of Buncombe
 I, Gillian Phillips, Review Officer of Buncombe County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Signature of Gillian Phillips, Review Officer

Date: 5/23/2019



GS 47-30 F(11)
 This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, M. Dale Cipar, certify that this plat was drawn under my supervision from an actual survey made under my supervision from deed description that are recorded in Book 905 Page 189; that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ Page _____; that the ratio of precision as calculated does not exceed 1:10,000; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, registration number and seal this 12th day of December, A.D., 2014

Signature of M. Dale Cipar
 Professional Land Surveyor
 License Number L-3036

Subdivision of Lot I:
Carl E. Toth, Jr.
Jill E. Toth

#610 Long Shoals Rd.
 ZONED: R-2
 PIN NUMBER:
 9634-65-1861

AVERY CREEK TOWNSHIP
BUNCOMBE COUNTY, N.C.

SCALE: 1"=40'
 DECEMBER 12, 2014

FIRM LICENSE No: C-0260

DALE Cipar, Ingle, Anders & Associates Inc.

Land Planning
 Surveying Mapping
 29 N. MARKET ST. ASHEVILLE, NC
Professional Surveyors
 (828)-258-0297 www.ciasurveying.com

REVISIONS:	Date	Revisions Made	Int.
05-17-19		SUBDIVIDE LOT 1	DC
12-12-14		ORIGINAL SURVEY	DC

Original document returned to customer at time of recording