

LEGEND:

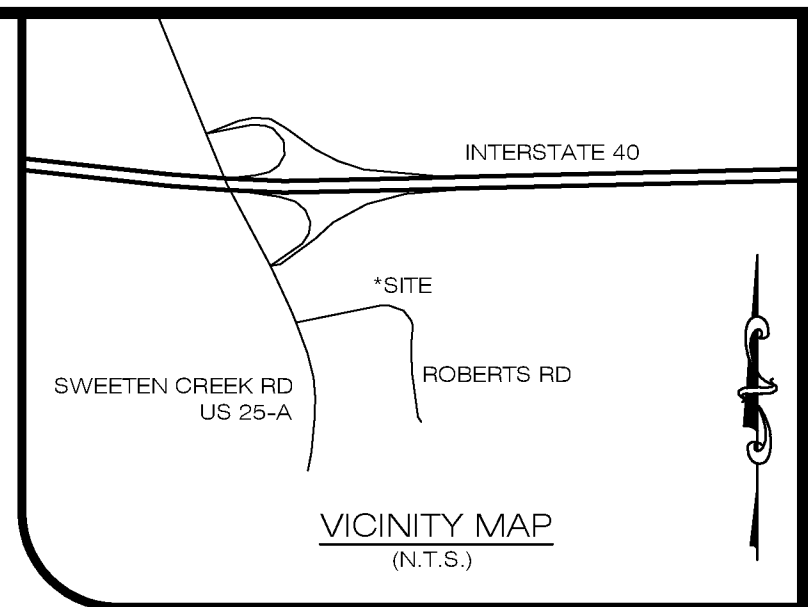
- CALCULATED POINT (CP)
  - EXISTING MAGNETIC NAIL (EMN) OR CONCRETE NAIL (ECN)
  - EXISTING IRON REBAR (EIR)
  - EXISTING CONCRETE RIGHT OF WAY MONUMENT (RW MON)
  - NEW MAGNETIC NAIL (NMN)
  - #5 NEW IRON REBAR W/ ID CAP (NIR)
  - ▲ W.C.L.S. TRAVERSE STATION
  - ⊕ SANITARY SEWER MANHOLE (SMH)
  - ⊖ SANITARY SEWER CLEAN-OUT (CO)
  - ⊗ FIRE HYDRANT
  - ⊕ WATER METER (WM)
  - UTILITY POLE
  - ⊗ LIGHT POLE
  - DROP INLET (DI)
- NEW BOUNDARY LINE
  - DEED LINE (NOT SURVEYED UNLESS NOTED AS 'TIE')
  - RIGHT-OF-WAY LINE (NOT SURVEYED UNLESS NOTED AS 'TIE')
  - TAX PARCEL LINE TO BE ABANDONED
  - TIE LINE ONLY
  - SS—SS—SS SANITARY SEWER LINE
  - EASEMENT LINE
  - OH—OH—OH OVERHEAD UTILITY LINE
  - CHAIN LINK FENCELINE
  - FEMA FLOODLINE

ABBREVIATIONS:

- NTS...NOT TO SCALE
- (T)...TOTAL
- TYP...TYPICAL
- DB...DEED BOOK
- PB...PLAT BOOK
- PG...PAGE
- PIN...PARCEL IDENTIFICATION NUMBER
- NAD...NORTH AMERICAN DATUM
- NAVD...NORTH AMERICAN VERTICAL DATUM
- NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
- AG...ABOVE GRADE
- TBA...TO BE ABANDONED

NOTES

1. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY (WRITTEN OR UNWRITTEN).
2. THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
3. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
4. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS ZONED CI BY THE CITY OF ASHEVILLE HAVING SETBACKS AS FOLLOWS: 35' FRONT, 10' REAR (NOT PLOTTED). \*PLEASE REFER TO THE CITY OF ASHEVILLE UNIFIED DEVELOPMENT ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
7. BY GRAPHICAL LOCATION, PORTIONS OF SURVEY ARE SHOWN AS LYING IN FLOOD ZONE AE: AN AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATIONS, ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOODS PER FEMA FIRM MAP NO. 3700965700J, EFFECTIVE DATE 1-6-2010.
8. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
9. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
10. 20' WATERLINE EASEMENT PER DB 4692 PG 25 & PB 104 PG 197. PLOTTED GRAPHICALLY PER PB 104 PG 197, LOCATION APPROXIMATE.
11. SEE RECIPROCAL PARKING AGREEMENT DB 5689 PG 1921.



STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, Jennifer S. 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

11/29/2018  
DATE

CITY OF ASHEVILLE

APPROVED BY THE CITY OF ASHEVILLE, NC PLANNING AND DEVELOPMENT DEPARTMENT ON 11/29/2018; 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  
PLANNING AND DEVELOPMENT



STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, ALEX DANIEL WARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK N/A BOOK N/A); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 3583 PAGE 396, DEED BOOK 3397 PAGE 495, AND DEED BOOK 3770 PAGE 56; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL ON THIS DATE 11/29/2018

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(1)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Alex Daniel Ward  
ALEX DANIEL WARD, P.L.S.

L-5272

RECOMBINATION SURVEY FOR THE PROPERTIES OF:

**DAY AND ELIZABETH, LLC & ASHEVILLE'S FUN DEPOT, LLC**

CITY OF ASHEVILLE, BUNCOMBE COUNTY, NC

DATE:	SEPTEMBER 7, 2018	REVISIONS			
PROJECT NO.:	18-091	NO.	DATE	DESC.	BY
FIELD WORK:	RJC, JWC				
DRAWN BY:	ADW				
SCALE:	1" = 40'				
PIN:	9657-35-4487, 9657-35-7622				

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 11/29/2018 9:18:53 AM  
Fee Amt: \$21.00 Page 1 of 1  
Buncombe County, NC  
Drew Reisinger Register of Deeds  
**BK 194 PG 18**

ASHEVILLE'S FUN DEPOT, LLC  
DB 3397 PG 495  
DB 3770 PG 56  
PIN: 9657-35-7622  
7 ROBERTS RD

INTERSTATE 40  
NCDOT MAINTAINED  
R/W LINE PER ADJOINING  
DEEDS & PLATS OF RECORD  
REF: NCDOT HIGHWAY PLANS  
PROJECT #8.1909302  
(PUBLIC - CONTROLLED  
ACCESS - ASPHALT)

DAY AND ELIZABETH, LLC  
DB 3583 PG 396  
PIN: 9657-35-4487  
8 ROBERTS RD

OMKAR OF ASHEVILLE, LLC  
DB 5633 PG 1550  
PB 150 PG 88  
PIN: 9657-35-3414

NC GRID COORDINATES  
N: 675,448.73 NAD 83/11  
E: 953,581.37 NAD 83/11

ROBERTS ROAD  
CITY OF ASHEVILLE MAINTAINED  
VARIABLE WIDTH R/W PER PB 150 PG 88  
REF: NCDOT HIGHWAY PLANS  
PROJECT #8.1909302  
(PUBLIC - ASPHALT)

REFERENCES

- DEED BOOK: 3583 PAGE: 396
- DEED BOOK: 3397 PAGE: 495
- DEED BOOK: 3770 PAGE: 56
- DEED BOOK: 4692 PAGE: 25
- DEED BOOK: 4628 PAGE: 1565
- DEED BOOK: 5689 PAGE: 1921
- PLAT BOOK: 104 PAGE: 197
- PLAT BOOK: 120 PAGE: 165
- PLAT BOOK: 150 PAGE: 88



LINE	BEARING	DISTANCE
L1	N 21°04'30" W	63.79
L2	N 68°03'46" E	10.02
L3	N 35°32'57" W	64.34
L4	S 66°10'07" W	35.72
L5	N 22°02'15" W	214.96
L6	N 62°47'53" W	16.93
L7	N 21°20'41" W	18.16



**WES COLE LAND SURVEYING, PA**  
549 ELK PARK DRIVE, SUITE 707-ASHEVILLE, NC 28804  
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NC FIRM #C-3106 • SC COA #4052  
SERVING NC • SC • TN

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