

- 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 RM6 as per the City of Asheville.
 8. Property is not located in a Water Supply Watershed.
 9. Property is not located within 1/2 mile of a designated Farmland Preservation District.
 10. Property is located in Zone X (Minimal Flood Risk) as per FR15 Map Panel 9655, Map # 3700965500J effective date 01-06-2010.
 11. Contour Lines are at 2' intervals.
 12. Average Natural Slope of Parcel, 16.1 %.

Building Setbacks as per the
City of Asheville RM6 Zoning:
Front: 15'
Side: 6'
Rear: 15'

2.52 Acres
Area By Coordinate Computation

NCGS Mon "Buncombe"
N = 655315.32080
E = 952895.20980

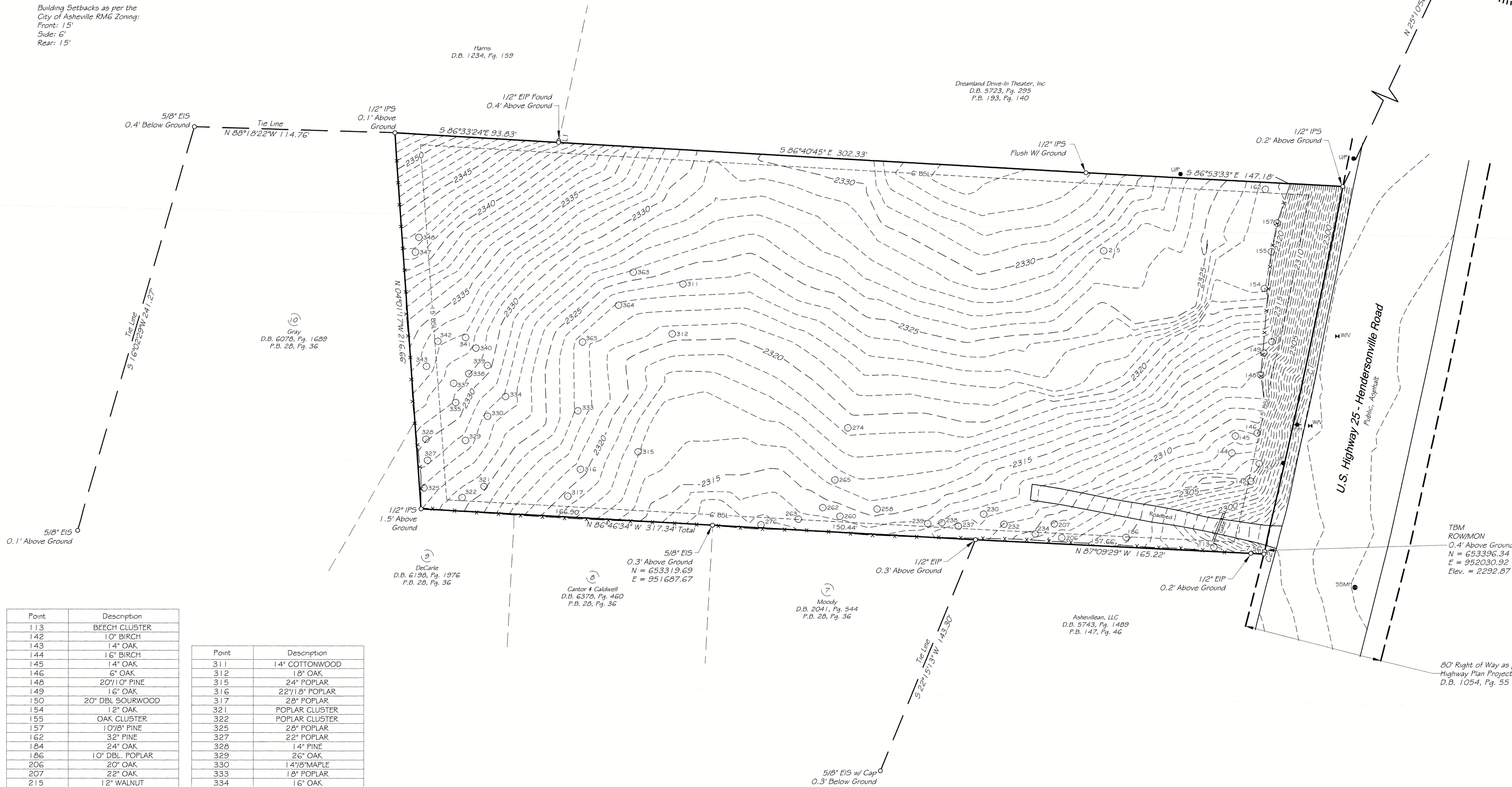
NOT TO SCALE

Vicinity Map

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 1792, Page 61) 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 6 day of Oct, 2025.

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 88 (Geoid 12)
Combined Factor 0.99977790 (Ground To Grid)
Equipment Used: Carlson GPS-BRX7



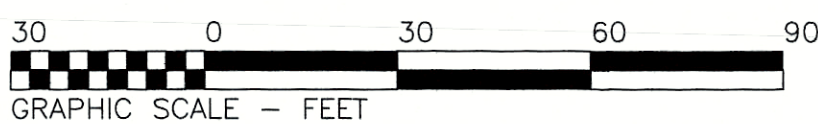
Point	Description
113	BEECH CLUSTER
142	10\" BIRCH
143	14\" OAK
144	16\" BIRCH
145	14\" OAK
146	6\" OAK
148	20\"/10\" PINE
149	16\" OAK
150	20\" DBL SOURWOOD
154	12\" OAK
155	OAK CLUSTER
157	10\"/8\" PINE
162	32\" PINE
184	24\" OAK
186	10\" DBL POPLAR
207	20\" OAK
207	22\" OAK
215	12\" WALNUT
230	30\" POPLAR
232	20\" OAK
234	18\" SOURWOOD
237	10\" SOURWOOD
238	22\"/12\" SOURWOOD
239	16\" SOURWOOD
258	42\" OAK
260	14\" POPLAR
262	12\" PINE
263	10\" OAK
265	20\" OAK
274	14\" COTTONWOOD
276	16\" OAK

Point	Description
311	14\" COTTONWOOD
312	18\" OAK
315	24\" POPLAR
316	22\"/18\" POPLAR
317	28\" POPLAR
321	POPLAR CLUSTER
322	POPLAR CLUSTER
325	28\" POPLAR
327	22\" POPLAR
328	14\" PINE
329	26\" OAK
330	14\"/18\" MAPLE
333	18\" POPLAR
334	16\" OAK
335	26\" POPLAR
337	16\" POPLAR
338	32\" OAK
339	14\"/10\" POPLAR
340	10\" BEECH
341	20\" OAK
342	28\" POPLAR
343	12\" POPLAR
347	10\"/18\" HOLLY
348	30\" POPLAR
363	28\" OAK
364	20\" POPLAR
365	14\"/10\" COTTONWOOD

L1 Is A Tie Line

Course	Bearing	Distance
L1	N 08°20'58\" E	0.98'

Curve	Radius	Length	Chord	Chord Bear.
C1	5687.84'	214.38'	214.37'	S 12°08'01\" W
C2	5687.84'	1.50'	1.50'	S 13°13'16\" W



Legend:
ECM = Existing Concrete Monument
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pipe Set
o = Unmarked Point, Unless Otherwise Noted
ROW/MON = Right of Way Monument
ROW = Right of Way
RRS = Railroad Spike
F/H = Fire Hydrant
U/P = Utility Pole
W/V = Water Valve
SSMH = Sanitary Sewer Manhole
—x—x—x—x—x— = Fence

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: September 12, 2025
JOB NO: S-25-446 DRAWN BY: KMK INTERCAD 8.0