

I, Martin A. Barnes, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in documents as noted in title block) using traditional field procedures; that the boundaries not surveyed are clearly indicated and are drawn from information found in deed and plat books as shown for adjoining parcels; that the ratio of precision as calculated (21 NCAC 56.1600) is 1:83,000 or better (Class A). That this plat was prepared in accordance with G.S. 47-30 as amended; that NC Grid coordinates were established using GNSS (Global Navigation Satellite System) procedures performed using the following information:

Horizontal Positional Accuracy: 0.012m
Type of GNSS Field Procedure: Static (Post-Processed using OPUS-RS and Topcon Tools software)
Date of Survey: December 21, 2015
Vertical Datum: NAVD 88
Geoid Model: Geoid 12A
Localization point: Northing: 684622.97' Easting: 937134.12'
Combined scale factor: 0.99979098
Units: U.S. Survey Feet

I also hereby certify that this survey is of the following category 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 exception to the definition of subdivision.

Witness my signature, License Number, and Seal

this date March 02, 2018

Martin A. Barnes
N.C. Professional Land Surveyor
License # L-4274



LINE LEGEND

- Property line (surveyed)
- Property line (not surveyed)
- Property line (surveyed)
- Property line (not surveyed)
- Adjoining deed line (not surveyed)
- Building setback line
- Street right-of-way
- Approximate historic street car right-of-way
- Overhead electric line
- Overhead utility lines (unspecified)
- Sanitary sewer line
- 6" chain link fence
- privacy fence (as described)
- 4' woven wire fence
- Storm water pipe

ABBREVIATION LEGEND

- ag above grade
- bg below grade
- Bartlett Brian T. Bartlett PLS L-3593
- C curb inlet
- COA City of Asheville
- CP&L Carolina Power & Light
- DB, Pg Deed Book, Page
- DI drain inlet
- DOT Department of Transportation
- GNSS Global Navigation Satellite System
- Haynes J. Glenn Haynes, PLS L-1386
- MSD Metropolitan Sewerage District
- NC North Carolina
- NCOS North Carolina Geospatial Survey
- PB, Pg Plat Book, Page
- PIN Parcel Identifier Number
- RBC rebar with identification cap found
- RBR rebar with no cap found
- S.R. Secondary Road
- tsc traffic signal control
- x-walk cross walk

SYMBOL LEGEND

- Iron pipe found (as described)
- Rebar found (as described)
- Magnetic nail found
- Magnetic nail set
- 5/8" rebar with ID cap set
- Unmarked point
- Water Valve
- Water Meter
- Fire Hydrant
- Utility Pole
- Utility Pole with light
- Guy Wire
- Traffic or Information Sign (as described)
- Gas Meter
- Electric Meter
- Sanitary Sewer manhole
- Sanitary Sewer cleanout
- 2" steel bollard
- HVAC unit
- Tactile pad

STATE OF NORTH CAROLINA
BUNCOMBE COUNTY

I, Jennifer S. Blewett, Review Officer of Buncombe County, certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.

Jennifer S. Blewett March 02, 2018
REVIEW OFFICER DATE

CITY OF ASHEVILLE
PLANNING DEPARTMENT

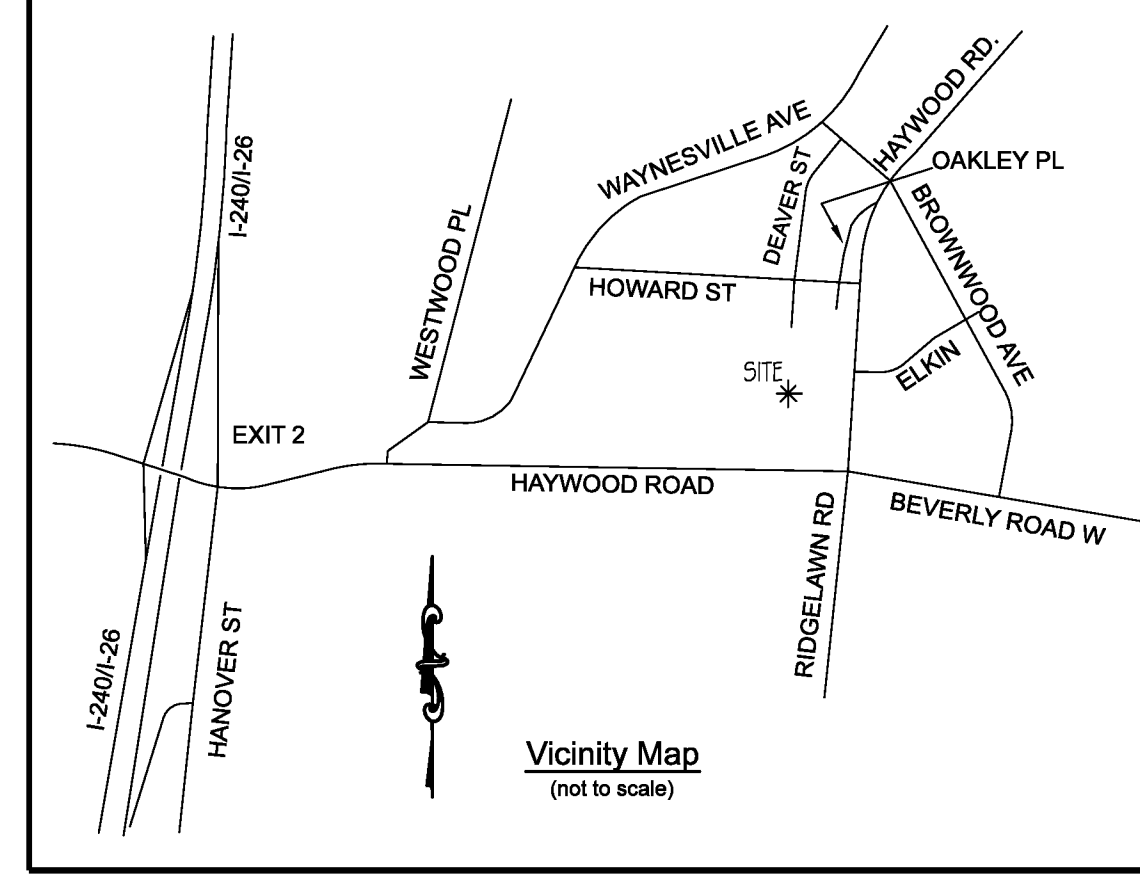
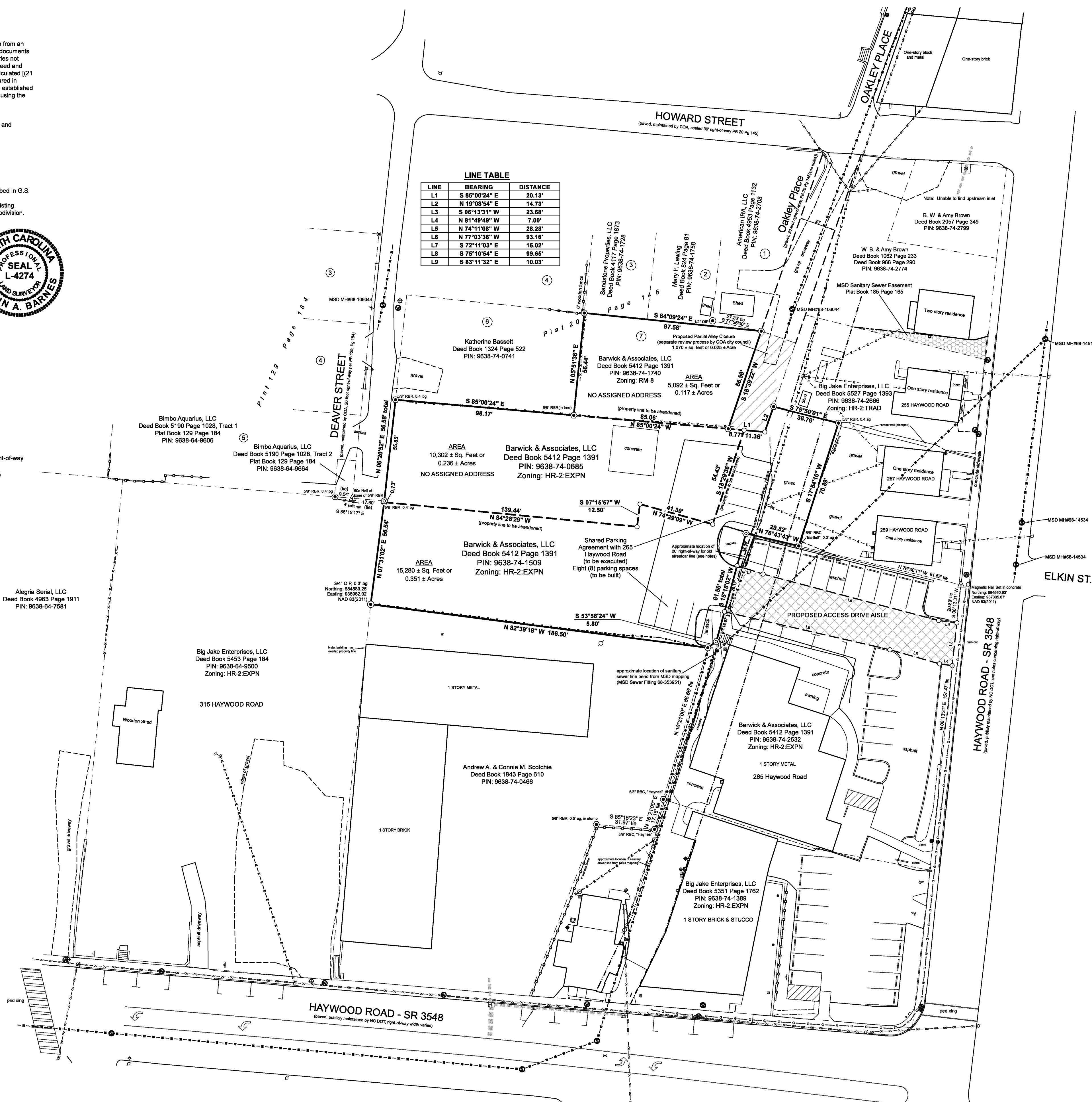
Approved by the City of Asheville, NC Planning and Development Department on this date, provided the plat is registered in the office of the Register of Deeds of Buncombe County, NC within 30 days of this approval.

Jennifer S. Blewett March 02, 2018
CITY OF ASHEVILLE PLANNER DATE

submitted electronically by "Ed Holmes and Associates Land Surveyors, PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe county Register of Deeds.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°00'24" E	20.13'
L2	N 19°08'54" E	14.73'
L3	S 08°13'31" W	23.88'
L4	N 81°42'49" W	7.00'
L5	N 74°11'08" W	28.28'
L6	N 77°03'38" W	93.16'
L7	S 72°11'03" E	15.02'
L8	S 75°10'54" E	99.85'
L9	S 83°11'32" E	10.93'



NOTES

- This survey is for the recombination of existing parcels of land.
- Total Area of Recombined Parcel = 30,674 ± square feet or 0.704 ± acres. All areas calculated by coordinate computation method.
- This survey was prepared without benefit of abstract title and matters of title should be referred to an attorney-at-law.
- This property may be subject to rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded other than those shown.
- The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
- Adjoining property owner information obtained from the Buncombe County GIS website and documents of record.
- Bearings and coordinates listed are relative to NC Grid NAD 83(2011) via GNSS survey (see certification). All distances shown hereon are horizontal ground distances, U.S. survey feet, unless otherwise noted.
- No portion of this property shown hereon lies within a special flood hazard area as shown on National Flood Insurance Program Flood Insurance Rate Map 3700963800J, effective date January 6, 2010. As determined by surveyor's examination of said map, the properties lie within flood zone X(unshaded), or areas outside the 0.2% annual chance flood.
- According to the Buncombe County GIS website (http://gis.buncombecounty.org/buncomap) the subject property is located within the municipal limits of Asheville and is zoned HR-2:EXPN (Haywood Road-2: Expansion District), HR-2: TRAD (Haywood Road 2-Traditional) and RM-8 (Residential Multi-Family Medium Density District). Reference is made to the Asheville Code of Ordinances for the respective development standards of these districts.
- Field work performed by traditional survey methods with NC Grid NAD 83(2011) control established by GNSS survey (see certification) and adjusted using a weighted, minimally constrained least squares adjustment.
- Underground utilities shown hereon were located from visible appearances and markings previously made by utility locators (no tickets were called in for this project) and should be considered approximate. At least two days prior to commencing any excavation on this site, please call 1-800-632-4949 for marking of utilities.
- No creeks or streams observed on the subject property. 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/developer's responsibility to have the areas designated by person(s)/firm(s) authorized, by the proper authorities, to make such determination.
- All boundary corners not listed as above grade (ag) or below grade (bg) are flush with the adjacent grade.
- The right-of-way for a section of Haywood Road just north of subject property scales thirty(30) feet on Plat Book 2, Page 4. On Plat Book 8, Page 80, a nameless road (named Oaklawn Road in prior title deeds but in the same location as present day Haywood Road) also scales 30 feet. Present field condition, including road surface, curbs and sidewalks, measures approximately 40 feet in width, back of sidewalk to back of sidewalk.
- The unnamed alley is shown with a 20-foot right-of-way on Plat Book 20 Page 145. A search of the public record did not disclose documentation officially closing this alley and is presently the only unblocked access to public streets for PIN 9638741740.
- Information provided by the City of Asheville Water Department GIS shows an 8" waterline in Haywood Road from Elkin Street to west of the subject property and a 6" waterline from Elkin Street south beyond Howard Street. The same map shows a 2" or 2.5" waterline in Deaver Street.
- The Metropolitan Sewerage District GIS mapping website (http://gis.msdnc.org) also shows sanitary sewer lines and a structure in or near the former street car right-of-way. Field inspection confirmed that the lines appear to be in the approximate location as shown by MSD.
- An electric street railway, with accompanying poles and wires, traversed the western side of the property described in Deed Book 1610 Page 444 from 1910-11 until 1934 when Carolina Power and Light Company (now known as Duke Progress Energy) abandoned the tracks. In this area of the streetcar line a 20-foot right-of-way was obtained from predecessors in title (Deed Book 172 Page 75 and Deed Book 172 Page 106). In Deed Book 1044 Page 351 a large group of grantors conveyed this former portion of the street car line right of way to Chas. R. Stinnette Company, Inc., a predecessor in title to this property. Utility poles and wires presently exist and traverse the subject property in or near the western edge of the former right-of-way and are shown on the plat. The width of any easement retained by CP&L is unknown and a prescriptive easement may exist.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/2/2018 2:29:28 PM
Fee Amt: \$21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 187 PG 50

Recombination Plat for
Big Jake Enterprises, LLC

of property owned by
Barwick & Associates, LLC

REFERENCES
PIN: 9638-74-0685; -1509; -1740
Deed Book 5412 Page 1391
Plat Book 2 Page 4
Plat Book 20 Page 145
City of Asheville, Buncombe County, N.C.
Date: December 5, 2017 Drawn by: M. Barnes
Job #15301 Checked by: J. Kane

Martin A. Barnes, PLS L-4274

Ed Holmes & Associates
LAND SURVEYORS, P.A.
300 Ridgeland Ct. Ste. 301 Asheville, NC 28806
Company Licensure # C-2806
828.225.6562

OWNER INFORMATION:
James H. Diaz
Big Jake Enterprises
43 Lakeview Road
Asheville, NC 28803
828-215-9669

OWNER INFORMATION:
Bryan Barwick
Barwick & Associates
c/o Big Jake Enterprises
43 Lakeview Road
Asheville, NC 28804
828-215-9669

