

NOTES:

- 1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER D.F.I.R.M.# 3700963500J DATED JANUARY 6, 2010.
- 2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
- 3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.
- 4) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 5) AREA BY COORDINATE COMPUTATION.
- 6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE COMBINED FACTOR FOR THIS PROJECT IS 0.9997855.

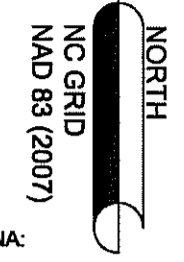
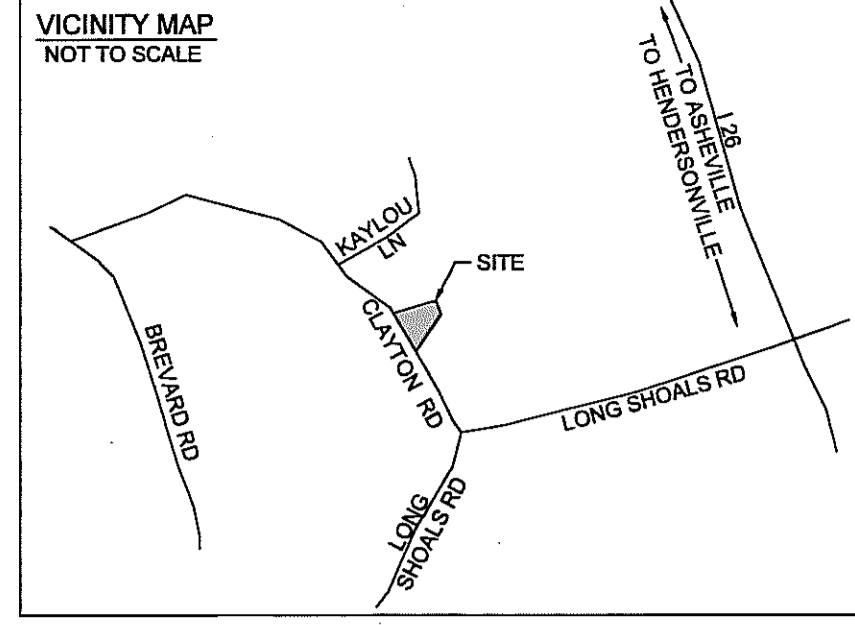
7) SUBJECT PROPERTY IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ASHEVILLE AND IS ZONED "RS2" (RESIDENTIAL SINGLE FAMILY- LOW DENSITY DISTRICT) PER THE CITY OF ASHEVILLE UNIFIED DEVELOPMENT ORDINANCES (UDO). REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS IN THE ASHEVILLE ETJ.

BUILDING SETBACKS (PER RS2 CLASSIFICATION):
 FRONT= 35'
 SIDE= 10'
 REAR= 25'
LOT SIZE STANDARDS
 THE MINIMUM LOT SIZE = 20,000 SQ FT
LOT WIDTH STANDARDS
 MINIMUM WIDTH OF 100 FEET

8) SURVEYOR WAS UNABLE TO RECOVER A RECORDED WIDTH FOR THE PUBLIC R/W OVER CLAYTON RD. THE NCDOT DIVISION 13 R/W OFFICE VERIFIED THAT THE PUBLIC R/W LIMITS FOR THIS ROAD ARE THOSE LIMITS REQUIRED FOR MAINTENANCE OF THE SAID ROADWAY. A 60' PRIVATE R/W FOR CLAYTON ROAD IS RECORDED IN DB 999 PG 529 AS SHOWN HEREON.

TOTAL AREA OF SURVEY
4.317 ACRES

VICINITY MAP
 NOT TO SCALE



DATE: 12-01-09
 PROJECT NO.: 10414
 DRAWING NO.: C-08-780
 DRAWN BY: JBM-LDK
 SCALE: 1"=50'

STATE OF NORTH CAROLINA:
 COUNTY OF BUNCOMBE:

I, Trudy B. Terry REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

STATE OF NORTH CAROLINA:
 COUNTY OF BUNCOMBE:

REGISTERED THIS THE 4th DAY OF December 2009 AT 2:25 O'CLOCK, RECORDED IN PLAT BOOK 149 PAGE 34 BY Edward B DeBruhl DEPUTY.

Judy B. Terry 12-04-09
 REVIEW OFFICER DATE

Otto W DeBruhl
 REGISTER OF DEEDS

Doc ID: 022402020001 Type: CRP
 KInd: PLAT
 Recorded: 12/04/2009 at 02:25:13 PM
 Fee Amt: \$21.00 Page 1 of 1
 WorkFlow# 0000017655-0001
 Buncombe County, NC
 Otto W. DeBruhl Register of Deeds
 BK **149** PG **34**

LOUISE W. JOHNSTON
 (A LIFE ESTATE)
 PIN 9635-70-3844
 PORTION OF DB 1168 PG 429

JOEL CLYDE CORN
 AND WIFE
 CHERRY BROWN CORN
 PIN 9635-71-4154
 DB 1168 PG 429

AXLE FOUND

Ø1.5" IPIPE (DISTURBED)
 - NOT HELD -
 S 57°35'21" E 2.35' FROM THE CP SHOWN

Ø1.5" IPIPE
 - POB DB 776 PG 194
 - N.E. COR DB 999 PG 529
 DEED ATTACHMENT
 NC GRID COORD.
 NAD 83 (2007):
 N: 650748.59'
 E: 937844.66'

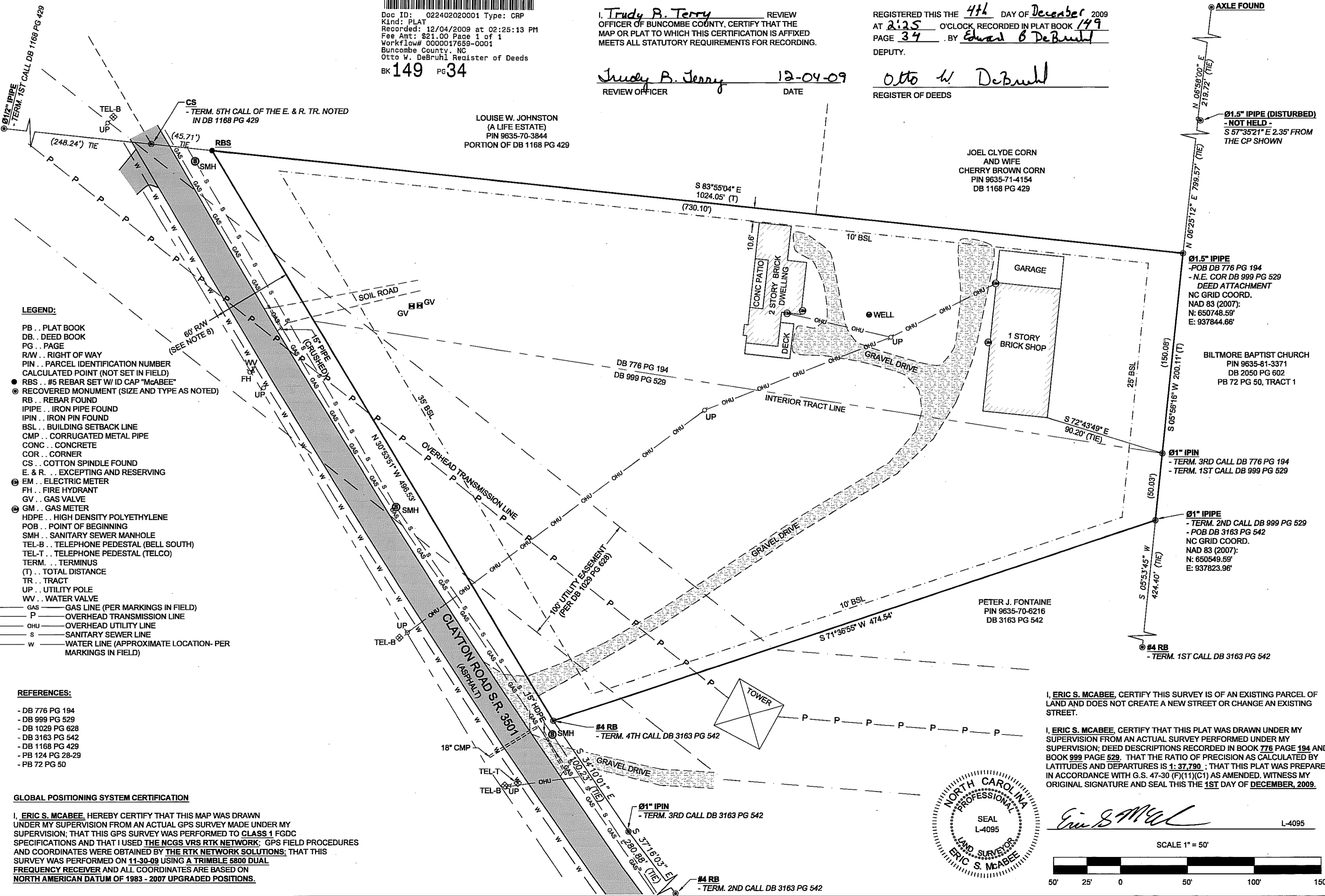
BILTMORE BAPTIST CHURCH
 PIN 9635-81-3371
 DB 2050 PG 602
 PB 72 PG 50, TRACT 1

Ø1" IPIN
 - TERM. 3RD CALL DB 776 PG 194
 - TERM. 1ST CALL DB 999 PG 529

Ø1" IPIPE
 - TERM. 2ND CALL DB 999 PG 529
 - POB DB 3163 PG 542
 NC GRID COORD.
 NAD 83 (2007):
 N: 650549.59'
 E: 937823.96'

Ø4 RB
 - TERM. 1ST CALL DB 3163 PG 542

PETER J. FONTAINE
 PIN 9635-70-6216
 DB 3163 PG 542



LEGEND:

- PB . . . PLAT BOOK
- DB . . . DEED BOOK
- PG . . . PAGE
- R/W . . . RIGHT OF WAY
- PIN . . . PARCEL IDENTIFICATION NUMBER
- CP . . . CALCULATED POINT (NOT SET IN FIELD)
- RBS . . . #5 REBAR SET W/ID CAP "MCABEE"
- Ø . . . RECOVERED MONUMENT (SIZE AND TYPE AS NOTED)
- RB . . . REBAR FOUND
- IPIPE . . . IRON PIPE FOUND
- IPIN . . . IRON PIN FOUND
- BSL . . . BUILDING SETBACK LINE
- CMP . . . CORRUGATED METAL PIPE
- CONC . . . CONCRETE
- COR . . . CORNER
- CS . . . COTTON SPINDLE FOUND
- E. & R. . . EXCEPTING AND RESERVING
- EM . . . ELECTRIC METER
- FH . . . FIRE HYDRANT
- GV . . . GAS VALVE
- GM . . . GAS METER
- HDPE . . . HIGH DENSITY POLYETHYLENE
- POB . . . POINT OF BEGINNING
- SMH . . . SANITARY SEWER MANHOLE
- TEL-B . . . TELEPHONE PEDESTAL (BELL SOUTH)
- TEL-T . . . TELEPHONE PEDESTAL (TELCO)
- TERM . . . TERMINUS
- (T) . . . TOTAL DISTANCE
- TR . . . TRACT
- UP . . . UTILITY POLE
- WV . . . WATER VALVE
- W . . . WATER LINE (PER MARKINGS IN FIELD)
- P . . . OVERHEAD TRANSMISSION LINE
- OHU . . . OVERHEAD UTILITY LINE
- S . . . SANITARY SEWER LINE
- W . . . WATER LINE (APPROXIMATE LOCATION-PER MARKINGS IN FIELD)

REFERENCES:

- DB 776 PG 194
- DB 999 PG 529
- DB 1029 PG 628
- DB 3163 PG 542
- DB 1168 PG 429
- PB 124 PG 28-29
- PB 72 PG 50

GLOBAL POSITIONING SYSTEM CERTIFICATION

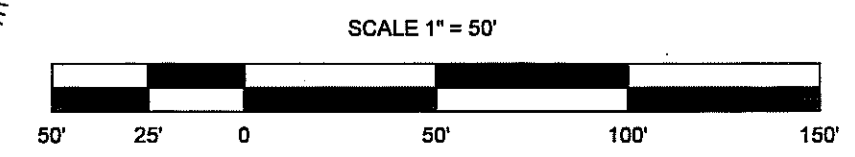
I, ERIC S. MCABEE, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION; THAT THIS GPS SURVEY WAS PERFORMED TO CLASS 1 FGDC SPECIFICATIONS AND THAT I USED THE NCGS VRS RTK NETWORK; GPS FIELD PROCEDURES AND COORDINATES WERE OBTAINED BY THE RTK NETWORK SOLUTIONS; THAT THIS SURVEY WAS PERFORMED ON 11-30-09 USING A TRIMBLE 5800 DUAL FREQUENCY RECEIVER AND ALL COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 - 2007 UPGRADED POSITIONS.



I, ERIC S. MCABEE, CERTIFY THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, ERIC S. MCABEE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTIONS RECORDED IN BOOK 776 PAGE 194 AND BOOK 999 PAGE 529. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 37,790; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(1)(C)1 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 1ST DAY OF DECEMBER, 2009.

Eric S. McAbee



BOUNDARY SURVEY FOR:
BILTMORE BAPTIST CHURCH
 (BROWN ESTATE)

NO.	DATE	DESCRIPTION	BY

MCABEE & ASSOCIATES, P.A.
 PROFESSIONAL LAND SURVEYING
 Wallace S. McAbee, PLS
 Eric S. McAbee, PLS
 3 McAbee Trail Fairview North Carolina, 28730
 Telephone (828) 628-1295
 Fax (828) 628-1294
 www.mcabeesurvey.com Firm License Number: C-694

EVERY CREEK TOWNSHIP
 BUNCOMBE COUNTY, N.C.

PIN: 9635-70-4680