

**NOTES**

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK. COMBINED FACTOR 0.99980003. POSITIONAL ACCURACY: 0.03' HORIZ. (NAD 83/11) 0.05' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

NC GRID NORTH  
NAD 83 (NSRS 2011)

**AREA TABLE**

PERMANENT EASEMENT 1:	0.027 ACRES	1,158.2 SQ. FT.
PERMANENT EASEMENT 2:	0.035 ACRES	1,505.4 SQ. FT.
PERMANENT EASEMENT 3:	0.372 ACRES	16,216.4 SQ. FT.
T.C.E. 1:	0.054 ACRES	2,365.4 SQ. FT.
T.C.E. 2:	0.088 ACRES	2,961.9 SQ. FT.
T.C.E. 3:	0.092 ACRES	4,014.5 SQ. FT.
T.C.E. 4:	0.198 ACRES	8,627.3 SQ. FT.
T.C.E. 5:	0.139 ACRES	6,046.9 SQ. FT.
T.C.E. 6:	0.090 ACRES	3,924.7 SQ. FT.
T.C.E. 7:	0.038 ACRES	1,666.8 SQ. FT.
T.C.E. 8:	0.010 ACRES	437.4 SQ. FT.
T.C.E. 9:	0.015 ACRES	665.1 SQ. FT.
<b>TOTAL EASEMENT AREA:</b>	<b>1.138 ACRES</b>	<b>49,590.4 SQ. FT.</b>



- LINE LEGEND:**
- BOUNDARY LINE
  - TIE LINE ONLY
  - NEW FORCEMAIN LINE
  - RIGHT-OF-WAY LINE
  - TIE LINE ONLY
  - NEW PERM. EASEMENT LINE
  - T.C.E. LINE
  - EXISTING SEWER LINE
  - EXISTING FORCEMAIN LINE
  - FORCEMAIN LINE PER GIS
  - EXISTING EASEMENT LINE
  - OVERHEAD ELECTRIC LINE
  - CREEK LINE
  - STORM PIPE
- SYMBOL LEGEND:**
- CALCULATED POINT
  - EXISTING IRON REBAR (EIR)
  - NCGS MONUMENT
  - EXISTING SEWER MANHOLE (SMH)
  - EXISTING CLEANOUT (CO)
  - JUNCTION BOX
  - DROP INLET
  - YARD INLET
  - AIR RELEASE VALVE (ARV)
  - ELECTRIC BOX (EBOX)
  - SIGN
  - DROP INLET (PER AERIAL SURVEY)
  - POCK (PER AERIAL SURVEY)
  - LANDSCAPING LIGHT (PER AERIAL SURVEY)
  - TREE (PER AERIAL SURVEY)
  - SHRUB (PER AERIAL SURVEY)
  - FLAGPOLE (PER AERIAL SURVEY)
  - TRAFFIC SIGN (PER AERIAL SURVEY)
  - ROAD SIGN (PER AERIAL SURVEY)
  - FIRE HYDRANT (PER AERIAL SURVEY)

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

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

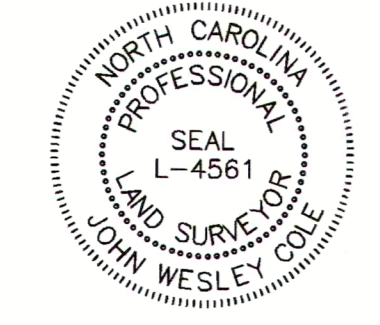
REVIEW OFFICER

DATE

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1863 PAGE 182); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 1263, PAGE 182; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 5TH DAY OF JUNE, A.D., 2023.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(1)(1)(g): 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.



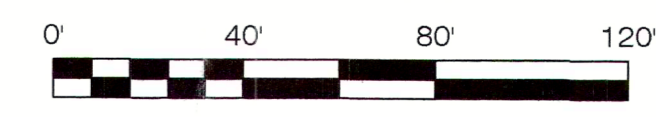
L1	S 26°20'21" E	149.20	21'
L2	S 70°26'21" W	96.34'	
L3	S 67°15'45" W	42.73'	
L4	S 69°59'11" W	15.37'	
L5	S 71°37'08" W	14.97'	
L6	S 73°15'51" W	5.64'	
L7	N 65°22'21" E	175.25'	
L8	S 23°18'18" E	5.01'	
L9	S 10°15'11" W	23.67'	
L10	S 70°23'05" W	73.48'	
L11	S 70°23'05" W	26.19'	
L12	S 78°52'24" W	25.75'	
L13	N 48°44'09" E	13.86'	
L14	N 75°47'39" E	131.61'	
L15	N 69°27'43" E	95.00'	
L16	S 01°19'11" W	16.05'	
L17	S 70°23'05" W	20.59'	
L18	S 78°59'24" W	26.47'	
L19	S 53°37'11" W	18.80'	
L20	N 04°03'05" W	13.36'	
L21	N 48°44'09" E	14.77'	
L22	S 47°26'41" W	51.11'	
L23	S 15°31'18" W	213.67'	
L24	S 15°31'18" W	1.57'	
L25	S 15°31'18" W	32.77'	
L26	S 31°33'20" W	43.97'	
L27	S 25°30'48" W	3.12'	
L28	S 31°00'32" W	10.23'	
L29	S 128°43'59" W	52.64'	
L30	S 20°44'29" W	2.63'	
L31	S 28°11'22" W	3.64'	
L32	S 31°38'15" W	186.66'	
L33	S 19°33'26" E	65.69'	
L34	S 52°18'01" E	151.35'	
L35	S 37°05'58" W	20.00'	
L36	N 52°18'01" W	151.72'	
L37	N 19°33'26" E	64.52'	
L38	N 31°38'15" E	186.90'	
L39	N 28°11'22" E	1.94'	
L40	N 20°44'25" E	0.48'	
L41	N 15°55'21" E	55.34'	
L42	N 14°56'19" E	7.77'	
L43	N 25°30'48" E	6.02'	
L44	N 31°33'20" E	42.21'	
L45	N 15°31'15" E	10.18'	
L46	N 15°31'15" E	21.34'	
L47	N 15°31'15" E	2.08'	
L48	N 15°31'15" E	244.20'	
L49	S 04°03'05" E	40.48'	
L50	S 04°03'05" E	35.64'	
L51	N 85°56'55" E	2.50'	
L52	S 04°03'05" E	2.10'	
L53	S 15°31'15" W	178.95'	
L54	S 15°31'15" W	0.32'	
L55	N 56°54'32" W	15.73'	
L56	S 44°13'25" E	15.71'	
L57	S 31°38'15" W	183.70'	
L58	S 19°33'24" E	57.78'	
L59	S 52°18'01" E	148.09'	
L60	S 37°05'58" W	15.00'	
L61	S 37°05'58" W	42.92'	
L62	N 52°18'01" W	151.95'	
L63	N 19°33'26" E	63.99'	
L64	N 31°38'15" E	185.92'	
L65	N 15°55'21" E	53.89'	
L66	N 14°56'19" E	9.03'	
L67	N 25°30'48" E	8.20'	
L68	N 31°33'20" E	40.89'	
L69	N 16°16'29" E	9.57'	
L70	S 68°43'21" E	14.93'	
L71	N 71°02'01" W	15.03'	
L72	N 15°31'15" E	243.25'	
L73	N 80°35'18" E	5.61'	
L74	S 04°03'05" E	14.63'	
L75	S 37°05'58" W	162.88'	
L76	S 37°05'58" W	10.07'	
L77	S 40°49'14" W	194.18'	
L78	N 49°10'46" W	0.30'	
L79	N 35°29'21" E	22.37'	
L80	N 35°34'33" E	26.15'	
L81	N 35°26'39" E	50.36'	
L82	N 35°46'13" E	16.14'	
L83	N 39°43'50" E	30.50'	
L84	N 39°43'45" E	31.73'	
L85	N 42°13'45" E	23.24'	
L86	S 60°56'08" E	11.05'	
L87	N 49°10'46" W	2.20'	
L88	S 40°49'14" W	25.56'	
L89	S 40°49'14" W	14.63'	
L90	S 69°42'21" W	16.10'	
L91	N 21°06'48" W	2.50'	
L92	S 69°42'21" W	48.36'	
L93	N 21°40'04" W	6.05'	
L94	N 70°48'23" E	77.47'	
L95	S 21°40'04" W	35.01'	
L96	N 69°42'21" E	66.29'	
L97	S 48°34'14" E	11.76'	
L98	S 70°48'23" W	71.65'	
L99	N 21°40'04" W	8.99'	
L100	N 67°56'59" E	22.35'	
L101	N 46°19'05" E	42.92'	
L102	N 35°12'30" E	117.88'	
L103	N 40°49'14" E	68.81'	
L104	N 37°05'58" E	210.64'	
L105	S 39°05'28" W	82.95'	
L106	S 35°47'03" W	23.79'	
L107	S 39°43'45" W	45.70'	
L108	S 39°43'45" W	47.43'	
L109	S 39°43'45" W	31.73'	
L110	S 39°43'50" W	28.77'	
L111	S 35°46'13" W	14.27'	
L112	S 35°26'38" W	50.27'	
L113	S 35°34'33" W	26.17'	
L114	S 35°29'21" W	45.38'	
L115	S 38°47'32" W	6.18'	
L116	S 52°18'01" W	6.55'	
L117	N 48°34'14" W	12.47'	
L118	S 29°01'31" E	32.80'	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.97'	8.60'	S 20°06'18" E	6.57'
C2	30.97'	20.70'	S 51°55'32" W	20.32'
C3	504.88'	61.42'	S 74°55'10" W	61.38'
C4	2024.74'	18.08'	S 78°50'11" W	18.08'
C5	41.27'	15.30'	S 72°42'22" W	15.22'
C6	519.88'	63.31'	S 74°54'28" W	63.27'
C7	2039.74'	18.22'	S 78°50'19" W	18.22'
C8	26.27'	11.13'	S 72°12'25" W	11.05'
C9	3.30'	4.43'	S 05°29'25" W	4.10'
C10	4.83'	2.55'	S 38°42'29" E	2.52'
C11	24.83'	13.72'	N 35°49'09" W	13.54'
C12	23.30'	24.74'	N 05°45'56" E	23.59'
C13	29.53'	14.57'	N 29°15'32" E	14.42'
C14	39.53'	22.16'	N 36°50'39" W	21.88'
C15	35.30'	39.24'	N 05°11'54" E	37.55'
C16	44.53'	27.74'	N 33°02'35" E	27.29'
C17	37.79'	28.95'	S 18°37'37" W	28.25'

**METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NC**  
**WEAVERVILLE PUMP STATION & FORCEMAIN PROJECT**  
**MSD PROJECT #2019080**  
**SEWER EASEMENT ACROSS THE BOUNDARY OF:**  
**COUNTY OF BUNCOMBE**  
**TOWN OF WOODFIN, BUNCOMBE COUNTY, NC**

Designed by:  
**John Wesley Cole**  
LAND SURVEYOR  
JOHN WESLEY COLE, P.L.S. L-4561

**COLE SURVEYING & DESIGN, PA**  
 549 ELK PARK DRIVE, SUITE 707  
 ASHEVILLE, NC 28804  
 PHONE: 828-251-7025  
 NC FIRM #C-3106 | SC COA #A052



DATE OF PLAT:	5/30/2023	REVISIONS			
DATE OF SURVEY:	2/1/22 THRU 8/1/22	NO.	DATE	DESC.	BY
PROJECT NO.:	22-008				
FIELD WORK:	CH/DG				
DRAWN BY:	BJO				
SCALE:	1" = 40'				
PIN:	9721-95-9833				