

NOTES:

- A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER D.F.I.R.M.#37009619001 - EFFECTIVE DATE: JANUARY 6, 2010.
- PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
- SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY BE 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.
- BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS 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 CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- AREA BY COORDINATE COMPUTATION.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83(2011). THE COMBINED GRID FACTOR IS 0.99978471.
- THE ELEVATION DATUM FOR THIS SURVEY IS NAVD83. THE CONTOUR INTERVAL IS TWO FEET.
- SUBJECT PROPERTY IS ZONED "R2" PER THE BUNCOMBE COUNTY ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

REFERENCES:

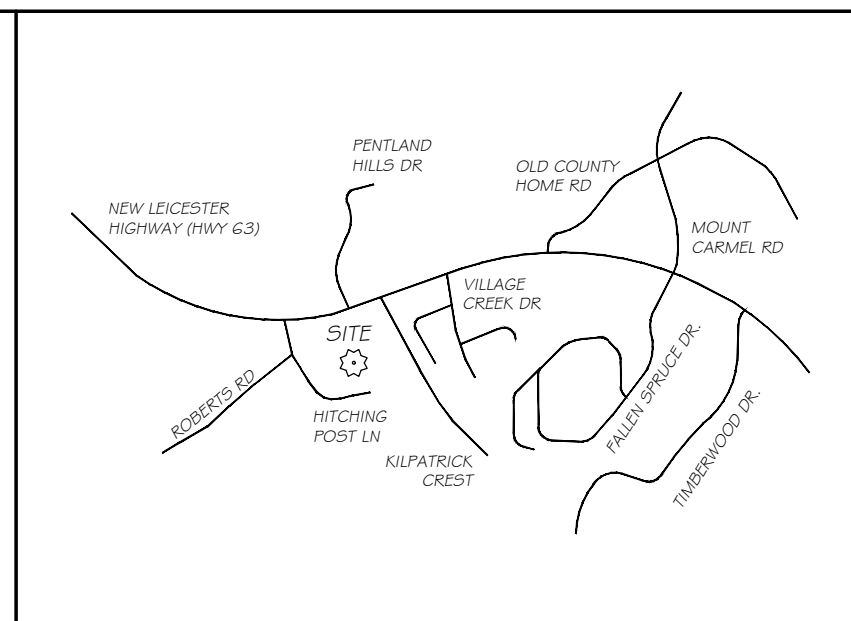
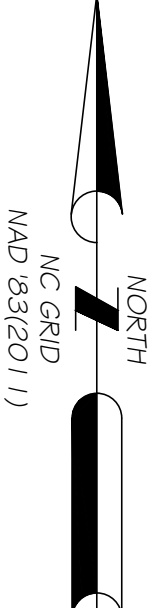
- DB 960 PG 209
- DB 120 PG 86
- DB 1813 PG 666
- DB 1724 PG 673
- DB 876 PG 264
- DB 1346 PG 437
- DB 1815 PG 525
- DB 5935 PG 85
- PB 2 PG 191 - DOT PLANS
- PB 17 PG 73
- PB 60 PG 102

LEGEND & ABBREVIATIONS:

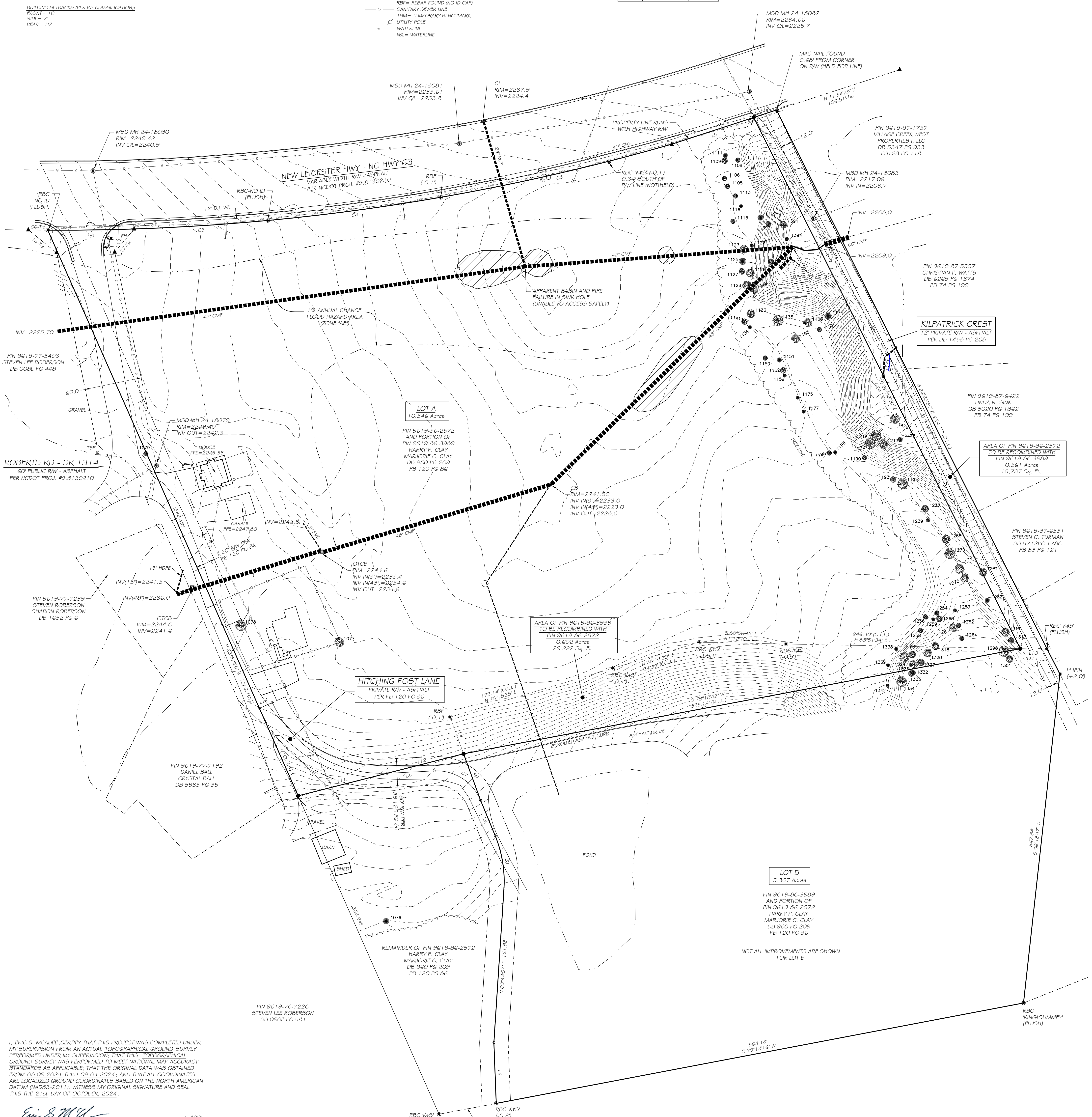
- PB= PLAT BOOK
- DB= DEED BOOK
- PG= PAGE
- RW= RIGHT OF WAY
- PIN= PARCEL IDENTIFICATION NUMBER
- CALCULATED POINT
- (NOT MARKED IN FIELD)
- RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
- ▲ #4 REBAR WITH "McAbee" ID CAP SET
- NC DOT RIGHT-OF-WAY MONUMENT FOUND (+/-) = HEIGHT OF PROPERTY MONUMENT
- ABOVE/BELow ADJACENT GRADE
- C&G= CONCRETE CURB AND GUTTER
- CMF= CORRUGATED METAL PIPE
- D= DUCTILE IRON PIPE
- FPE= FINISHED FLOOR ELEVATION
- PH= FIRE HYDRANT
- GUY WIRE
- HDPE= HIGH-DENSITY POLYETHYLENE PIPE
- INV= INVERT ELEVATION
- IPN= IRON PIN FOUND
- K&S= KING AND SUMMEY ID CAP
- MH= SANITARY SEWER MANHOLE
- NLL= NEW LOT LINE
- OVERHEAD UTILITY LINE
- O.L.L.= OBSOLETE LOT LINE REMOVED BY RECOMBINATION
- OTCB= OPEN-THROATED CATCH BASIN
- RBC= REBAR WITH ID CAP FOUND
- RBF= REBAR FOUND (NO ID CAP)
- SANITARY SEWER LINE
- TBM= TEMPORARY BENCHMARK
- UTILITY POLE
- WATERLINE
- WL= WATERLINE

PROPERTY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	125.00'	57.04'	N 09°20'15" W	56.55'
C2	2331.83'	30.76'	N 89°12'20" E	30.76'
C3	2331.83'	140.71'	N 86°21'42" E	140.69'
C4	2331.83'	183.42'	N 82°24'46" E	183.37'
C5	2331.83'	249.39'	N 77°03'44" E	249.27'
C6	2331.83'	20.50'	N 89°25'39" W	20.50'
C7	50.00'	61.49'	N 57°39'30" W	57.69'
C8	125.00'	150.61'	N 58°21'20" W	141.66'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 27°02'44" E	29.28'
L2	N 02°15'36" W	63.87'
L3	N 22°24'38" W	40.37'
L4	S 20°05'37" E	41.13'
L5	N 71°54'28" E	30.60'
L6	S 50°54'27" E	38.53'
L7	N 39°58'11" E	31.79'
L8	S 87°07'37" W	49.68'
L9	S 20°05'37" E	52.01'
L10	N 88°51'34" W	28.26'
L11	N 75°44'24" E	36.38'
L12	N 75°44'24" E	83.04'
L13	N 71°54'28" E	25.25'
L14	N 66°07'34" E	14.82'



VICINITY MAP NOT TO SCALE



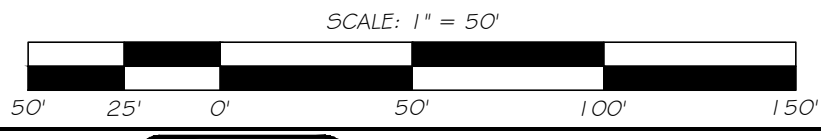
I, ERIC S. MCABEE, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL TOPOGRAPHICAL GROUND SURVEY PERFORMED UNDER MY SUPERVISION; THAT THIS TOPOGRAPHICAL GROUND SURVEY WAS PERFORMED TO MEET NATIONAL MAP ACCURACY STANDARDS AS APPLICABLE; THAT THE ORIGINAL DATA WAS OBTAINED FROM 08-09-2024 THRU 09-24-2024; AND THAT ALL COORDINATES ARE LOCALIZED GROUND COORDINATES BASED ON THE NORTH AMERICAN DATUM (NAD83-2011). I, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 21st DAY OF OCTOBER, 2024.

Eric S. McAbee L-4095

I, ERIC S. MCABEE, CERTIFY: THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 960 PAGE 209 AND BOOK 1813 PAGE 666; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MULTIPLE DOCUMENTS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:110,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-33 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 21st DAY OF OCTOBER, 2024.

THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, AS DESCRIBED IN G.S. 47-30 (X)(1) (A).

Eric S. McAbee L-4095



McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-694

NO.	DATE	DESCRIPTION	BY

SUBDIVISION & RECOMBINATION SURVEY OF THE PROPERTIES OF:
HARRY P. CLAY & MARJORIE C. CLAY

DATE: X-X-13
PROJECT #: XXXX
DRAWING BY: G-13-XXX
DRAWN BY: XXX
SCALE: 1"=X'

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE:

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

REVIEW OFFICER: _____ DATE: _____

EXEMPT FROM THE BUNCOMBE COUNTY SUBDIVISION ORDINANCE.

DATE: _____ COUNTY PLANNER: SIGNATURE: _____

PRINTED NAME: _____

PIN: 9619-86-2572
PIN: 9619-86-3989

LEICESTER TOWNSHIP
BUNCOMBE COUNTY, N.C.