

THE FOLLOWING INFORMATION WAS USED TO RECORD THIS SURVEY:

- CLASS OF SURVEY: CLASS A (HORIZONTAL)
- POSITIONAL ACCURACY: 0.03 (H) & 0.02 (V) @ 95% CONFIDENCE
- TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
- DATE OF SURVEY: 01/27/2020
- DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
- PUBLISHED/FIXED-CONTROL USED: VRS NETWORK
- GEOID MODEL: GEOID 18
- COMBINED GRID FACTOR(S): 0.9997741 (@ LOCALIZED POINT)
- UNITS: US SURVEY FOOT

Submitted electronically by Cole Surveying and Design, PA in compliance with North Carolina statutes governing recordable documents and the terms of the subdivider agreement with the Buncombe County Register of Deeds.

MICHAEL WAYNE ROSS & JENNIFER SMITH ROSS
DB 5730 PG 407
PB 194 PG 85
PIN 0629-27-4971

ABBREVIATIONS:

- NTS...NOT TO SCALE
(T)...TOTAL
DB...DEED BOOK
PB...PLAT BOOK
PG...PAGE
PIN...PARCEL IDENTIFICATION NUMBER
NAD...NORTH AMERICAN DATUM
NAVD...NORTH AMERICAN VERTICAL DATUM
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
AG...ABOVE GRADE
BG...BELOW GRADE
RW...RIGHT OF WAY

SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING IRON REBAR (EIR)
- ⊗ EXISTING IRON SPIKE (EIS)
- #5 NEW IRON REBAR WITH ID CAP (NIR)
- ▲ C.S.D. GPS CONTROL POINT
- DROP INLET (DI)
- ⊙ CLEAN OUT

LINE LEGEND:

- SURVEYED BOUNDARY LINE
- - - ADJOINERS DEED LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE
- - - TIE LINE ONLY
- - - STORM PIPE
- - - STEEP SLOPE/HIGH ELEVATION OVERLAY
- - - NEW EASEMENT LINE

MICHAEL WAYNE ROSS & JENNIFER SMITH ROSS
DB 5730 PG 407
PB 194 PG 85
PIN 0629-27-4971

ERIC MATTHEW WARDWELL & MELISSA JEAN LOCKE WARDWELL
DB 5284 PG 1784
PB 194 PG 85, LOT 2
SEE ALSO PB 209 PG 20
PIN 0629-27-9662

WILLIAM D. YOUNG & LISA JUNE BRIGHT YOUNG
DB 4473 PG 67, TRACT 2
PIN 0629-38-0243

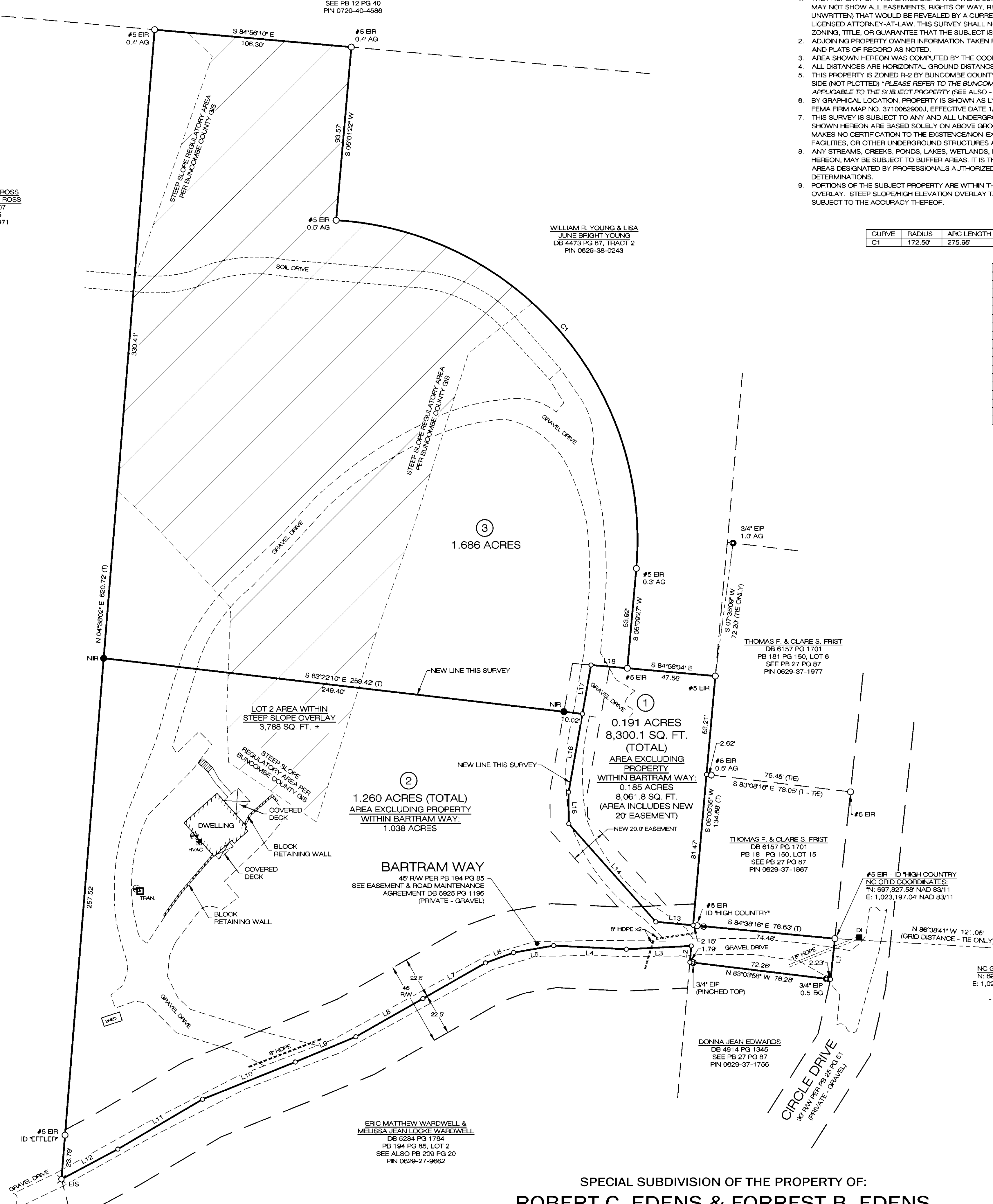
THOMAS F. & CLARE S. FRIST
DB 6157 PG 1701
PB 181 PG 150, LOT 8
SEE PB 27 PG 87
PIN 0629-37-1977

THOMAS F. & CLARE S. FRIST
DB 6157 PG 1701
PB 181 PG 150, LOT 15
SEE PB 27 PG 87
PIN 0629-37-1967

#5 EIR - ID HIGH COUNTRY
NC GRID COORDINATES:
N: 697,827.58 NAD 83/11
E: 1,023,197.04 NAD 83/11

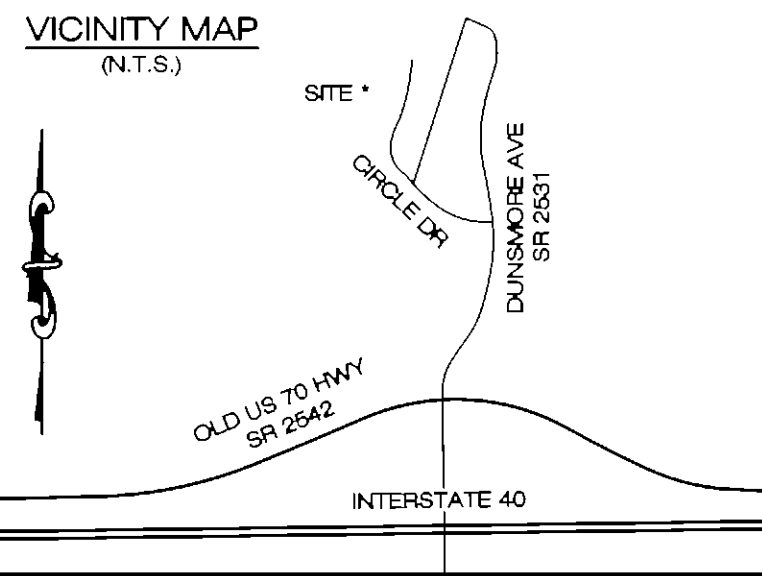
DONNA JEAN EDWARDS
DB 4914 PG 1346
SEE PB 27 PG 87
PIN 0629-37-1766

SUNDAY SCHOOL BOARD OF THE SOUTHERN BAPTIST CONVENTION
DB 735 PG 51
SEE PB 12 PG 40
PIN 0720-40-4586



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	172.50'	275.95'	S 40°46'27" E	247.45'

LINE	BEARING	DISTANCE
L1	S 06°04'40" W	22.02'
L2	N 06°03'57" E	8.77'
L3	S 87°07'18" W	35.00'
L4	N 87°11'28" W	39.15'
L5	S 80°06'48" W	21.93'
L6	S 69°23'32" W	18.12'
L7	S 60°18'01" W	38.74'
L8	S 60°22'56" W	41.54'
L9	S 67°21'42" W	36.29'
L10	S 68°06'09" W	53.81'
L11	S 59°31'33" W	52.92'
L12	S 61°54'50" W	34.40'
L13	N 84°38'16" W	20.18'
L14	N 41°38'45" W	70.57'
L15	N 00°15'38" W	17.02'
L16	N 10°00'42" E	42.75'
L17	N 10°00'42" E	26.72'
L18	S 84°56'04" E	19.61'



TOTAL AREA OF SURVEY
3.137 ACRES
BEING
DB 5625 PG 1195
PB 194 PG 85, LOT 1
PB 181 PG 150,
10.034 ACRE PARCEL
PIN 0629-27-9639

CERTIFICATE OF APPROVAL

THIS FINAL PLAT HAS BEEN REVIEWED BY THE BUNCOMBE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND MEETS THE REQUIREMENTS FOR A SPECIAL SUBDIVISION. ACCESS TO THIS SUBDIVISION IS CONSIDERED A PRIVATE DRIVEWAY OR PRIVATE ROAD. ADDITIONAL LOTS PAST THE FIRST TWO (2) RECORDED LOTS WITHIN THIS SPECIAL SUBDIVISION MAY NOT BE FURTHER SUBDIVIDED FOR THREE (3) YEARS AFTER THE DATE OF THE RECORDED OF THIS PLAT. ANY FURTHER SUBDIVISION THAT OCCURS WITHIN THE THREE (3) YEARS FROM THE DATE OF RECORDED SHALL BE CONSIDERED A MINOR SUBDIVISION. THIS APPROVAL SHALL BE VOID UNLESS THE FINAL PLAT IS RECORDED IN THE OFFICE OF THE BUNCOMBE COUNTY REGISTER OF DEEDS WITHIN 180 DAYS FROM THE DATE OF APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

3/7/2022
DATE
Shannon Capezzali
COUNTY PLANNER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

3/7/2022
DATE

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/8/2022 8:51:46 AM
Fee Amt: \$21.00 Page 1 of 1
Buncombe County, NC
Draw Release/Reg. of Deeds

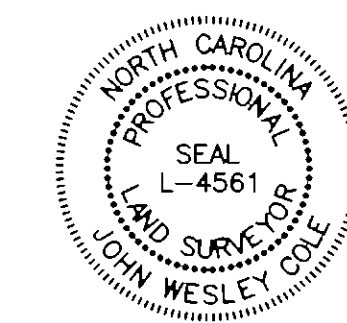
BK 225 PG 86

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5625 PAGE 1195); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 204, PAGE 202; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:110,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY SIGNATURE, REGISTRATION NUMBER AND SEAL ON THIS DATE: 3/7/2022

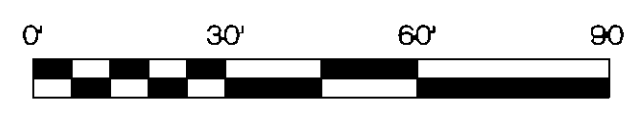
I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30X(1)(a): THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

John Wesley Cole
JOHN WESLEY COLE, P.L.S. L-4561



REFERENCES:

- DB 5625 PG 1195
- DB 12 PG 40
- PB 25 PG 51
- PB 194 PG 85
- PB 27 PG 87
- PB 181 PG 150
- PB 209 PG 20



DATE OF PLAT:	9/25/2020	REVISIONS			
DATE OF SURVEY:	08/20, 09/20, 02/22	NO.	DATE	DESC.	BY
PROJECT NO.:	20-118				
FIELD WORK:	BF/DG				
DRAWN BY:	ADW				
SCALE:	1" = 30'				
PIN:	0629-27-9639				



549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

SPECIAL SUBDIVISION OF THE PROPERTY OF:
ROBERT C. EDENS & FORREST B. EDENS
BLACK MOUNTAIN TOWNSHIP, BUNCOMBE COUNTY, NC