CENTERLINE OF PRIVATE ROADS ALSO, THE CENTERLINE THE R.O.W. GRANTED IN D.B. 2724, P. 552. SEE NOTE BELOW ON R.O.W.		
COURSE	BEARING	DISTANCE
L1	N32°18'30"W	9.67'
L2	N60°34'30"W	20.13'
L3	N82°24'20"W	43.48'
L4	N64°49'35"W	31.02'
L5	S88°53'05"W	18.99'
L6	S61°35'10"W	11.76'
L7	S41°19'15"W	42.28'
L8	S05°58'50"W	18.52'
L9	S08°06'35"W	25.44'
L10	S08°06'35"W	42.50'
L11	S04°29'25"W	76.82'
L12	S09°33'50"W	26.32'
L13	S18°25'00"W	27.21'

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF Buncombe County THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. THESE SUBDIVISIONS ARE SUBJECT TO THE BUNCOMBE COUNTY SUBDIVISION ORDINANCE BUT ARE EXEMPT FROM ITS PROVISIONS DUE TO ORIGINAL LOT SIZES UNDER 2.0 AC., AND LESS THAN 3 NEW LOTS. THE PROPERTY IS OUTSIDE THE E.T.J. OF THE CITY OF ASHEVILLE.

Exempt from Buncombe Land Development and Subdivision Ordinance.

11-25-03 James H Coman for
Date James H. Coman
Zoning Administrator.(or Deputy)

STATE OF NORTH CAROLINA, COUNTY OF BUNCOMBE.

I, DEBORAH TRUEMPY REVIEW OFFICER FOR THE COUNTY AFORESAID, DO CERTIFY THAT THE PLAT OF SURVEY TO WHICH THIS CERTIFICATE IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDATION.

DATE: 11-25-03

SIGNATURE: Deborah Truempy

I, GARY IORWERTH SEILER, CERTIFY THAT THIS PLAT IS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED UNDER MY SUPERVISION, DEED DESCRIPTION(S) RECORDED IN DEED BOOK(S) 2724/552, (SEE "SOURCES OF TITLE" NOTE); THAT THE LINEAR RATIO OF PRECISION OF THE TRAVERSE FROM WHICH THE BOUNDARY LINES ARE LOCATED DOES NOT EXCEED 1 : 10,000 ; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND MY REGISTRATION NUMBER AND INKED SEAL THIS THE 24th DAY OF Nov. 2003.

Gary Iorwerth Seiler
GARY IORWERTH SEILER, N.C. PROFESSIONAL LAND SURVEYOR NO. L-3157.

NORTH CAROLINA SEAL L-3157 PROFESSIONAL LAND SURVEYOR GARY IORWERTH SEILER

FILED FOR REGISTRATION THIS THE 25 DAY OF Nov. 2003, AT 1:12 P.M., IN PLAT BOOK 99 AT PAGE 80.
REGISTER OF DEEDS (OR DEPUTY)
Otto W. DeBruhl
SIGNATURE By: Debra Hunter Dep.

NOTE ON R.O.W.

PER D.B. 2724, P. 552 A R.O.W. RUNS FROM THE BOUNDARY OF SUBJECT PROPOERTY AT POINT "G" TO THE INTERSECTION WITH "POPPA'S WAY" (PER PRIVATE STREET SIGN) AT "H" AND CROSSES THE BOUNDARY OF D.B. 2726, P. 294 AT "I" AND CONTINUES TO THE EDGE OF ASPHALT OF PISGAH VIEW ROAD AT "J". THE CENTERLINES OF "POPPA'S WAY" AND "MILLER ROAD" ARE NOT THE SAME PER D.B. 974, P. 577 (SEE PLAT IN D.B. 974, P. 577 AT P. 578; SEE ALSO D.B. 1238, P. 450; FURTHER, SEE R.O.W. AGREEMENT FOR "MILLER ROAD" IN D.B 1790, P. 520). "MILLER ROAD" AND "POPPA'S WAY" DO NOT SHARE THE SAME CENTERLINE BECAUSE "MILLER ROAD" IS LOCATED ON A 12' WIDE STRIP WICH HAS AN EASTERN BOUNDARY LINE BEING THE WESTERN BOUNDARY LINE OF PROPERTY DESCRIBED IN D.B. 2726, P. 294 (SEE FURTHER DEED REFERENCES TO THIS WESTERN BOUNDARY LINE AT THE NOTE AT POINT "A", BELOW). THE USAGE OF "POPPA'S WAY" IS CLAIMED AS EXCLUSIVE BY THE SUCCESSORS IN TITLE TO THE PARTIES OF D.B 1790, P. 520 AND OF D.B. 974, P. 577 (AND ALSO SEE D.B. 518, P. 431, TR. 1). THE PORTION OF THE R.O.W. CLAIMED IN D.B. 2724, P. 552 TRAVELING FROM POINT "G" TO POINT "H" IS NEW AND IS LARGELY A 9' DIRT ROAD WITHOUT GRAVEL. FROM "H" THROUGH "I" TO "J" THE ROAD IS WELL GRAVELED, IS CUT INTO THE GROUND SEVERAL FEET AND IS BOUNDED ON THE EASTERN SIDE BY AN OLD BARBED WIRE FENCE. THUS THE ABILITY OF THE GRANTORS OF D.B. 2724, P. 552 AND OF D.B. 2726, P. 294 TO CONVEY A R.O.W. OVER "POPPA'S WAY" IS A LEGAL QUESTION BEYOND THE SCOPE OF THIS SURVEY.

LOT 3, P.B. 33, P. 32

DAVID C. MILLER
D.B. 1226, P. 394
LOTS 1, 3 and 4, P.B. 33, P. 32.
See also D.B 840, P. 421.
P.I.N.: 9618-16-94-3765

LOT 4, P.B. 33, P. 32

POINT "B"

1.5" O.E.I.P. FOUND IN EAST MARGIN OF A PRIVATE ROAD (MILLER ROAD) AT WEST TOE OF OLD LOCUST FENCE POST; THIS IS AT THE SOUTHWESTERN CORNER OF LOT 4, P.B. 33, P. 32; ALSO, AT END TERMINUS OF 2nd CALL, DESCRIPTION OF D.B. 817, P. 217 AND ALSO OF D.B 1642, P. 132; FURTHER, IT IS AT THE NORTHWESTERN CORNER OF D.B. 2726, P. 294 (TERMINUS OF 2nd CALL, FIRST DESCRIPTION OF EXHIBIT "A", D.B. 2726, P. 294 AS WELL AS TERMINUS OF 1st CALL OF THE FURTHER DISCRIPTION FO EXHIBIT "A", D.B. 2726, P. 294); THIS O.E.I.P. IS IN THE EASTERN LINE OF THE "12' MILLER ROAD" SHOWN ON A PLAT OF SURVEY DATED 4/26/1965 BY T.W. ISRAEL AND ATTACHED TO D.B. 974, P. 577 AT PAGE 578.

POPPA'S WAY (MILLER ROAD)

10' GRAVEL

D.B. 2318, P. 560
P.I.N.: 9618-16-94-1622

POINT "C"

3/4" O.E.I.P. FOUND 1' SOUTH OF OLD, BARBED WIRED FENCELINE, ON GROUND; THE O.E.I.P. IS THE TERMINUS OF THE 3rd CALL, D.B. 2724, P. 552 AND TERM. OF 3rd CALL, D.B. 959, P. 360; ALSO IT IS IN THE SOUTHERN BOUNDARY OF PROPERTY DESCRIBED IN D.B. 1226, P. 394 (AND SEE P.B. 33, P. 32).

NOW, THIS O.E.I.P. (POINT "C") IS THE "ONE INCH IRON PIPE" CALLED FOR AT TERMINUS OF THE 3rd CALL, THE FURTHER DESCRIPTION OF D.B. 2726, P. 294 (SEE EXHIBIT "A" ON P. 296). BUT THERE IS AN APPARENT METES DESCRIPTION ERROR IN D.B. 2726, P. 294 BECAUSE THE IRON PIPE FOUND IN THE GROUND IS SITUATED N.43°03'05"E., 3.23' FROM THE LOCATION (POINT "CC") CALLED FOR IN THE DEED. THE O.E.I.P. FOUND IS APPARENTLY UNDISTURBED. THE LOCATION OF POINT "C" FITS THE DESCRIPTION AS NORTHWEST CORNER OF D.B. 959, P. 360, POINT "C" ALSO IS IN THE SOUTHERN LINE OF PROPERTY DESCRIBED IN D.B. 1226, P. 394 PER A CONVERSATION BETWEEN THIS SURVEYOR AND MR. DAVID C. MILLER, THE ADJOINING PROPERTY OWNER TO THE NORTH. THUS IT IS AT A BETTER LOCATION FOR THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN D.B. 2726, P. 294 THAN THE METES DESCRIPTION OF D.B. 2726, P. 294 YIELDS.

LOT 2, P.B. 33, P. 32

1" O.E.I.P. FOUND BETWEEN TWO DRIVEWAYS

LOT 1, P.B. 33, P. 32

NAIL SET IN ROOT OF SILVER MAPLE TREE, IN BARBED WIRE FENCELINE, AT A NEW CORNER, IN THE NORTHERN BOUNDARY OF PROPERTY DESCRIBED IN D.B. 2724, P. 552 AND IN D.B. 959, P. 360.

RBR. SET FLUSH TO GROUND ON CUT BANK OF HIGHWAY AND LOCATED S.74°37'50"E., 1.60' FROM OLD LOCUST FENCEPOST AT TOP OF THE BANK; RBR SET. IS AT THE P.O.B. OF D.B. 2724, P. 552 AND AT P.O.B. OF D.B. 959, P. 360; ALSO, IT IS AT TERMINUS OF 1st CALL, D.B. 817, P. 217 AND AT THE SOUTHEASTERN CORNER OF THE REMAINDER PROPERTY DESCRIBED IN D.B. 840, P. 421.

PISGAH VIEW ROAD

MSD MH#20956

S75°14'55"E 162.33'

N74°37'50"W 111.91'

S15°22'10"W 9.90' (TIE)

S66°04'50"E 26.51'

N74°37'50"W 56.08'

S16°23'30"W 110.69'

N04°24'50"E 111.38'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13

NEW, 9' DIRT ROAD AT SURFACE OF GROUND

26.90'

CARPORT

NEW HOUSE TRAILER

52.24'

SANITARY SEWER APPROX.

FRESH WATER LINE, APPROX.

3.08'

11.38'

13" HEMLOCK ON LINE, 2 SETS OF 2 BLAZES SET.

② 0.123 Ac.

17" HEMLOCK ON LINE, 2x2 BLAZES SET.

① 0.248 Ac.
LOT 1 - SEE DEED OF TRUST BOOK 2867, P. 90-99.

STEVEN B. HOLLADAY, married.
D.B. 2726, P. 294
P.I.N.: 9618-16-94-2538
LOT 3
0.417 Acres

S19°20'40"W 100.01'

71.53'

1.58'

TOP OF CUT BANK

N74°14'45"W 11.70'

S16°52'10"W 11.26'

N67°27'30"W 120.22'

S67°27'30"E 120.22'

105.34'

S75°04'00"E

S18°11'40"W 25.95'

99.88'

35.72'

N23°08'35"E

S23°08'35"W

99.98'

49.69'

N25°01'25"E

REMNANTS OF FENCE

18" R.O.W.

WTR.MTR.

14" CMP

42.78'

10.05'

S75°04'00"E 52.83'

R.R.S. SET IN ASPHALT OF APRON TO GRAVEL DRIVEWAY, AT THE TERMINUS OF THE 1st CALL, D.B. 2724, P. 552; ALSO, AT TERMINUS OF 1st CALL, D.B. 959, P. 360 AND AT THE NORTHEASTERN CORNER OF DESCRIPTION OF D.B. 2144, P. 411.

ELLEN FAYE MILLER SEALEY
D.B. 2318, P. 560
AND SEE...
...D.B. 974, P. 577, TR. 3, SHOWN ON THE ATTACHED PLAT ON P. 578.
P.I.N.: 9618-16-94-1622

dirt drive

N04°24'50"E 9.36'

POINT "D"

E.I.R. W/CANNON ID. CAP: AS WITH POINT "C" TO THE NORTH, THERE IS A DISCREPANCY BETWEEN THE DEED METES LOCATION OF THIS CORNER MARKER AND THE ACTUAL LOCATION ON THE GROUND; POINT "D" SHOWN HERE IS MARKED BY THE RBR. USED TO SUBDIVIDE TWO LOTS FROM THE REMAINDER TRACT OF D.B. 817, P. 217 AFTER THE SUBDIVISION IN 1967 OF THE LOT DESCRIBED IN D.B. 959, P. 360. SEE D.B. 2144, P. 411 AND D.B. 2161, P. 713, THE SUBDIVISION LOTS OF THE REMAINDER TRACT OF D.B. 817, P. 217.

3" O.E.I.P. MARKING THE TERMINUS OF THE 6th CALL, D.B. 2726, P. 294 (...SEE THE "FURTHER DESCRIBED..." PARAGRAPH OF EXHIBIT "A").

STEVEN B. HOLLADAY, married.
D.B. 2726, P. 294
LOT 4
0.401 Acres
P.I.N.: 9618-16-94-2538

BEARINGS ORIENTED TO THIS LINE ("A" TO "B")

N04°24'50"E 192.64'

shed

porch

1 story frame house

12' R.O.W., MILLER RD., PER D.B. 1790, P. 520; AND SEE D.B. 974, P. 577.

TIMOTHY E. JOHNSON and wife, KIMBERLY D. JOHNSON
D.B. 2144, P. 411
P.I.N.: 9618-16-94-3418

R.O.W., Easement and Restriction Note.

Subject property is subject to Rights Of Way, Easements and Restrictions of record and may be subject to Rights Of Way, Easements and Restrictions that are not of record.

City water and sewer.

POINT "E"

E.I.R. W/CANNON ID. CAP MARKING THE NORTHWESTERNMOST CORNER OF PROPERTY DESCRIBED IN D.B. 2144, P. 411. A SIMILAR DISCREPANCY BETWEEN DEED AND GROUND LOCATIONS EXISTS W/POINT "E" AS W/POINTS "D" AND "C"; BY THE SAME REASONS STATED FOR POINT "D" IT CAN BE KNOWN THAT POINT "E" IS AT THE TERMINUS OF THE 5th CALL, D.B. 2144, P. 411 (NORTHWESTERN CORNER OF THAT PROPERTY), AND ALSO AT THE TERMINUS OF THE 5th CALL, THE FURTHER DESCRIPTION OF D.B. 2726, P. 294.

157.96'

S18°11'40"W 174.90'

N25°01'25"E 158.16'

MSD MH#20958

HONEYSUCKLE LANE 18' ASPHALT S.R. 1265

3/4" O.E.I.P. FOUND AT SOUTHEAST MARGIN OF PISGAH VIEW ROAD, FLUSH TO GROUND AND JUST OFF THE PAVEMENT; THIS O.E.I.P. IS AT THE TERMINUS OF THE 2nd CALL, DESCRIPTION OF D.B. 2144, P. 411 AND IS ALSO AT THE P.O.B. OF D.B. 1642, P. 132; AT P.O.B. OF D.B. 817, P. 217; AT P.O.B. OF D.B. 788, P. 199; AND AT THE TERMINUS OF 2nd CALL, D.B. 778, P. 351, PARCEL ONE.

PISGAH VIEW ROAD 20' ASPHALT S.R. 1403

stone retaining wall

VICINITY MAP
NO SCALE

LEICESTER HWY. NC 63
SITE
PISGAH VIEW RD
PATTON AVE US 19/23 TO ASHEVILLE
HAYWOOD RD
I-40

N74°11'55"W 74.05'

16.94'

RBR. FOUND

MAG NAIL SET

N66°47'15"W 98.54'

MAGNETIC NAIL FOUND 0.5' NORTH OF SOUTH EDGE OF PAVEMENT, DEED REFERENCE NOT KNOWN.

NOW OR FORMERLY
TOM C. SMITH
D.B. 778, P. 351, PARCEL ONE.

RIDGE ROAD 17.5' ASPHALT

POINT "A"

E.I.R. FOUND 0.6' SUBSURFACE OF THE ASPHALT, ALONG THE SOUTHERN MARGIN OF PISGAH VIEW ROAD; THIS IS AT THE P.O.B., DESCRIPTION OF PARCEL ONE, D.B. 778, P. 351; AND AT THE P.O.B., 2nd TRACT, D.B. 772, P. 31; AND AT TERMINUS OF 4th CALL, D.B. 788, P. 198; AND AT TERMINUS OF 3rd CALL, D.B. 817, P. 217; AND TERMINUS OF 3rd CALL, D.B. 1642, P. 132; AND ALSO AT SOUTHWESTERN CORNER OF DESCRIPTION OF D.B. 2726, P. 294.

D.B. 778, P. 351, PARCEL THREE.

D.B. 778, P. 351, PARCEL TWO.

SOURCES OF TITLE

LOTS 3 and 4.
D.B. 2726, P. 294; dated Feb. 25, 2002; registered Feb. 25, 2002.
Grantor: MICHAEL FREEMAN DOVE and wife, TRACI SIZEMORE DOVE.
Grantee: STEVEN B. HOLLADAY, married.

LOTS 1 and 2.
D.B. 2724, P. 552; DATED Feb. 22, 2002; REGISTERED Feb. 22, 2002.
Grantor: WALTER D. DOVE and wife, BRENDA M. DOVE.
Grantee: GARY J. PAQUIN and wife, DEBORAH H. PAQUIN.

LOT 1.
D.O.T. Bk. 2867, P. 90; DATED July 29, 2002; REGISTERED July 30, 2002.
Grantor: GARY J. PAQUIN and wife, DEBORAH H. PAQUIN.
Trustee: CB SERVICES CORP.; Beneficiary: RBC CENTURA BANK.

See also...
D.B. 959, P. 360; DATED April 24, 1967; REGISTERED April 24, 1967.
Grantor: DEWEY PLEMMONS AND WIFE LETA C. PLEMMONS.
WALTER D. DOVE & WIFE BRENDA M. DOVE.

Ans see further...
...D.B. 817/217 (1959); D.B. 788/199 (1957); D.B. 772/31, 2nd TR. (1956).

PRIOR TO SUBDIVISION: P.I.N. = 9618-16-94-2538 (LOTS 3 + 4)
PRIOR TO SUBDIVISION: P.I.N. = 9618-16-94-3691 (LOTS 1 + 2)

PLAT OF SURVEYS OF SUBDIVISIONS OF PROPERTIES OF
STEVEN B. HOLLADAY, married.
(LOTS 3 and 4)
GARY J. PAQUIN and wife, DEBORAH H. PAQUIN
(LOT 2 and, now or formerly, LOT 1)

Lower Hominy Township, Buncombe County, N.C.
SCALE: 1" = 30' July 30, 2002

GIS SURVEYING AND FORESTRY
ASHEVILLE, NORTH CAROLINA
MAILING ADDRESS: P.O. BOX 1697, WEAVERVILLE, NC 28787
(828) 645-3617 ... DWG.: gis; CHK'D.: wkc
FB 145/57 Diskette No. 1072.0 JOB NO. 2002C-001-59.0

30 0 30 60 90
GRAPHIC SCALE - FEET

LEGEND
(SYMBOLS ARE NOT TO SCALE, SOME MAY NOT BE USED)

- CORNER, NOT MONUMENTED
- CORNER MONUMENT, E.I.P./E.I.R. (SEE BELOW)
- CORNER, RBR. SET (SEE BELOW)
- CORNER, RAILROAD SPIKE (R.R.S.)
- CORNER, PK NAIL
- CORNER, CONCRETE MONUMENT (CM)
- PROPERTY LINE, AS SURVEYED
- TIE LINE, AS SURVEYED
- DEED LINE, NOT SURVEYED
- D.B._P._(or 123/45) - PROPERTY DESCRIPTION DEED BOOK REFERENCE
- P.B._P._ - PLAT BOOK REFERENCE
- E.I.P./E.I.R. - EXISTING IRON PIPE/ROD (O.E.I.P.=OPEN E.I.P.)
- RBR. - REINFORCEMENT BAR (RBR.'S SET= 3/4"x30" OR AS NOTED, W/ID CAP).
- X - X - FENCE, BARBED WIRE (WOVEN ---/---)
- LIVE (PERMANENT) DRAIN, STREAM, CREEK, ETC.
- C.M.P. - CORRUGATED METAL PIPE
- P - P - OVERHEAD TELEPHONE LINES + POLES
- P.O.B. - POINT OF BEGINNING (OF PROPERTY. DESCRIBED IN NOTED DEED BOOK).
- TREE, DIAMETER IN INCHES AT 4.5' ABOVE GROUND ON UPHILL SIDE, SPECIES NOTED.
- TOP RIDGELINE, AS SURVEYED.
- STONE/ROCK MONUMENT FOUND
- R.O.W. - RIGHT OF WAY
- INTERMITTANT DRAIN, STREAM, CREEK, ETC.
- P - P - OVERHEAD ELECTRIC LINES + POLES

NOTE: INSTRUMENT USED WAS A COMBINED SIX ARC-SECOND THEODOLITE AND COAXIAL ELECTRONIC DISTANCE METER. BEARINGS ARE ROUNDED TO THE NEAREST 5-SECONDS OF ARC. SURVEY IS ADJUSTED BY A LEAST SQUARES ADJUSTMENT. AREAS BY COORDINATE GEOMETRY COMPUTATIONS. DISTANCES ARE HORIZONTAL, AT GROUND ELEVATION, IN U.S. FEET.

REVISIONS:

1. MINOR ADJUSTMENTS TO CALLS TO CORRECT FOR STAKE-OUT CALCULATION ERROR; ASSOCIATED CHANGES; ADDED D.O.T. Bk. 2867, P. 90 REFERENCE. Aug. 08, 2002. G.I.S.
2. SUBDIVIDED PROPERTY DESCRIBED IN D.B. 2726, P. 294 INTO LOTS 3 & 4; ASSOCIATED CHANGES INCLUDING MOVEMENT OF TEXT REGARDING CORNER DESCRIPTIONS AND R.O.W. EXPLANATIONS WHILE RETAINING ALL SUCH TEXT; COMPLETED BOUNDARY SURVEY OF OUTSIDE LINES OF LOTS 3 & 4. Nov. 22, 2003. G.I.S.

NORTH REFERENCE: D.B. 2726, P. 294

08/99