Docusign Envelope ID: 6B168AE0-5236-4597-A13B-D3408CCDE1C2

NOTES

1. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY (WRITTEN OR UNWRITTEN).
2. THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
3. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
4. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS ZONED 'RES EXP' BY THE CITY OF ASHEVILLE HAVING SETBACKS AS FOLLOWS: FRONT & REAR = 15'; SIDE = 15' FOR MULTIFAMILY & 6' FOR SINGLE FAMILY (NOT PLOTTED). *"PLEASE REFER TO THE CITY OF ASHEVILLE UNIFIED DEVOLVEMENT ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY."*
7. BY GRAPHICAL LOCATION, PROPERTY IS SHOWN AS LYING FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3700964800J, EFFECTIVE DATE 1/6/2010.
8. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES THAT MAY EXIST. NO UNDERGROUND OR OVERHEAD UTILITIES ARE SHOWN ON THIS SURVEY. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
9. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER0AUTHORITIES TO MAKE THESE DETERMINATIONS.
10. SEE DB 820 PG 640, DB 828 PG 443, DB 1356 PG 726, DB 1600 PG 712, ANS DB 1682 PG 638 FOR EASEMENTS TO CAROLINA POWER AND LIGHT COMPANY (NOT PLOTTABLE)
11. SEE DB 819 PG 275 FOR AGREEMENT AND RELEASE OF 10 ALLEY AS SHOWN ON PB 31 PG 21.
12. A NET IMPERVIOUS AREA CREDIT OF 35,006 SQ. FT. EXISTS ON RECOMBINED PARCEL A PER PB 226 PG 157.
13. A NET IMPERVIOUS AREA CREDIT OF 118,025 SQ. FT. EXISTS ON RECOMBINED PARCEL B PER PB 226 PG 157.
14. 10 TEMPORARY CONSTRUCTION EASEMENT IN DB 5599 PG 961, DB 5600 PG 1078, DB 5783 PG 1360, DB 5792 PG 871 IS NOT PLOTTED.

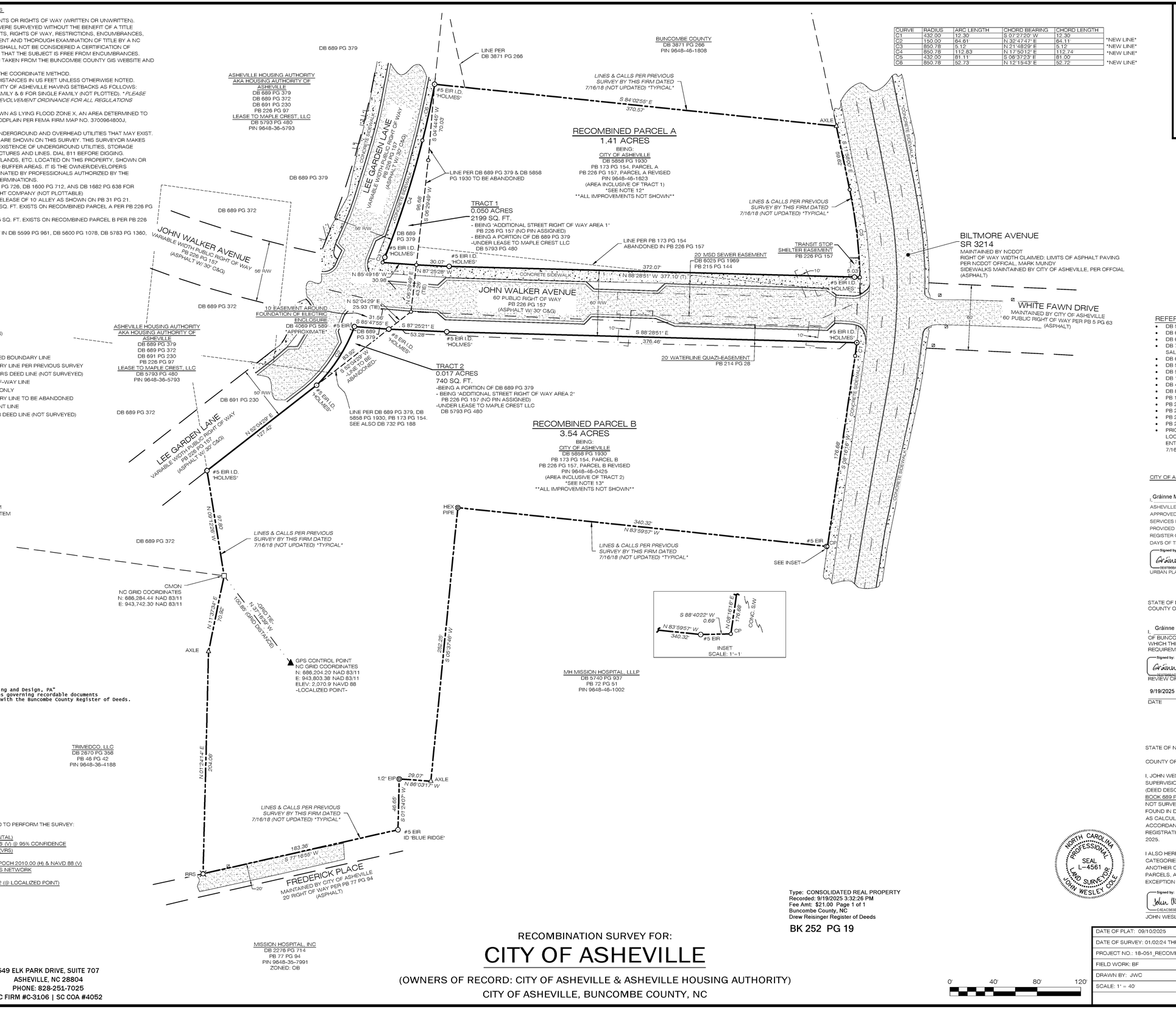
LEGEND:

- CALCULATED POINT (CP)
- EXISTING IRON REBAR (EIR)
- EXISTING IRON PIPE (EIP)
- EXISTING AXLE
- CONCRETE MONUMENT FOUND (CMON)
- EXISTING RAILROAD SPIKE (RRS)

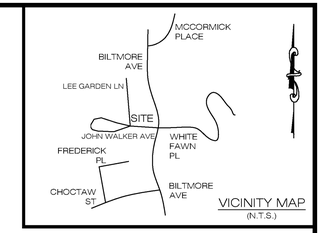
- SURVEYED BOUNDARY LINE
- BOUNDARY LINE PER PREVIOUS SURVEY
- ADJOINERS DEED LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE
- TIE LINE ONLY
- BOUNDARY LINE TO BE ABANDONED
- EASEMENT LINE
- INTERIOR DEED LINE (NOT SURVEYED)

ABBREVIATIONS:

NTS...NOT TO SCALE
(T)...TOTAL
DB...DEED BOOK
PB...PLAT BOOK
PG...PAGE
PIN...PARCEL IDENTIFICATION NUMBER
C&G....CURB & GUTTER
R/W...RIGHT OF WAY
ID...IDENTIFICATION CAP
NAD...NORTH AMERICAN DATUM
NAVD...NORTH AMERICAN VERTICAL DATUM
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	432.00	12.30	S 07°27'20" W	12.30	*NEW LINE*
C2	150.00	64.61	N 32°47'47" E	64.11	*NEW LINE*
C3	850.78	5.12	N 21°48'29" E	5.12	*NEW LINE*
C4	850.78	112.83	N 17°50'12" E	112.74	*NEW LINE*
C5	432.00	81.11'	S 06°37'23" E	81.00	*NEW LINE*
C6	850.78	52.73	N 12°15'43" E	52.72	*NEW LINE*





REFERENCES:

- DB 5858 PG 1930 (SUBJECT)
- DB 689 PG 379 (SUBJECT)
- DB 691 PG 226 (HOUSING AUTHORITY TO ASHEVILLE OIL CO.)
- DB 732 PG 188 (ASHEVILLE OIL CO. TO MATTHEWS MOTOR SALES, INC.)
- DB 6025 PG 1969 (MSD EASEMENT)
- DB 5793 PG 480 (LEASE)
- DB 5792 PG 871 (ASSIGNMENT ROADWAY EASEMENT)
- DB 1382 PG 86 (ENCROACHMENT AGREEMENT)
- DB 4069 PG 589 (PROGRESS ENERGY EASEMENT)
- DB 819 PG 275 (ALLEY CLOSURE)
- PB 173 PG 154
- PB 226 PG 97
- PB 226 PG 157
- PB 214 PG 28
- PB 215 PG 144
- PRIOR SURVEY BY THIS FIRM ENTITLED "TOPOGRAPHIC, LOCATION, & BOUNDARY SURVEY OF THE PROPERTY OF DUKE ENTERY PROGRESS, INC." FOR THE CITY OF ASHEVILLE, DATED 7/16/2018, PROJECT NUMBER 18-051.

CITY OF ASHEVILLE

I, Gráinne Miser, URBAN PLANNER FOR THE CITY OF ASHEVILLE, CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE CITY OF ASHEVILLE, NC DEVELOPMENT SERVICES DEPARTMENT ON THIS DATE 9/19/2025, PROVIDED THE PLAT IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, NC WITHIN 30 DAYS OF THE DATE OF THIS APPROVAL.

Signed by: Gráinne Miser
URBAN PLANNER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

Signed by: Gráinne Miser
REVIEW OFFICER

9/19/2025
DATE

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 5858 PAGE 1930 DEED BOOK 689 PAGE 379, PLAT BOOK 226 PAGE 157); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK AS, PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10TH DAY OF SEPTEMBER A.D., 2025.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

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

NORTH CAROLINA PROFESSIONAL SEAL L-4561 LAND SURVEYOR JOHN WESLEY COLE

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

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.05 (H) & 0.06 (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
4. DATES OF SURVEY: 6-4-18 & 6-19-18
5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED/FIXED-CONTROL USED: VRS NETWORK
7. GEOID MODEL: GEOID 12B
8. COMBINED GRID FACTOR(S): 0.9997902 (@ LOCALIZED POINT)
9. UNITS: US SURVEY FOOT

Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/19/2025 3:32:26 PM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 252 PG 19

RECOMBINATION SURVEY FOR:

CITY OF ASHEVILLE

(OWNERS OF RECORD: CITY OF ASHEVILLE & ASHEVILLE HOUSING AUTHORITY)
CITY OF ASHEVILLE, BUNCOMBE COUNTY, NC

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

DATE OF PLAT: 09/10/2025	REVISIONS			
DATE OF SURVEY: 01/02/24 THRU 09/08/25	NO.	DATE	DESC.	BY
PROJECT NO.: 18-051_RECOMBINATION				
FIELD WORK: BF				
DRAWN BY: JWC				
SCALE: 1" = 40'				