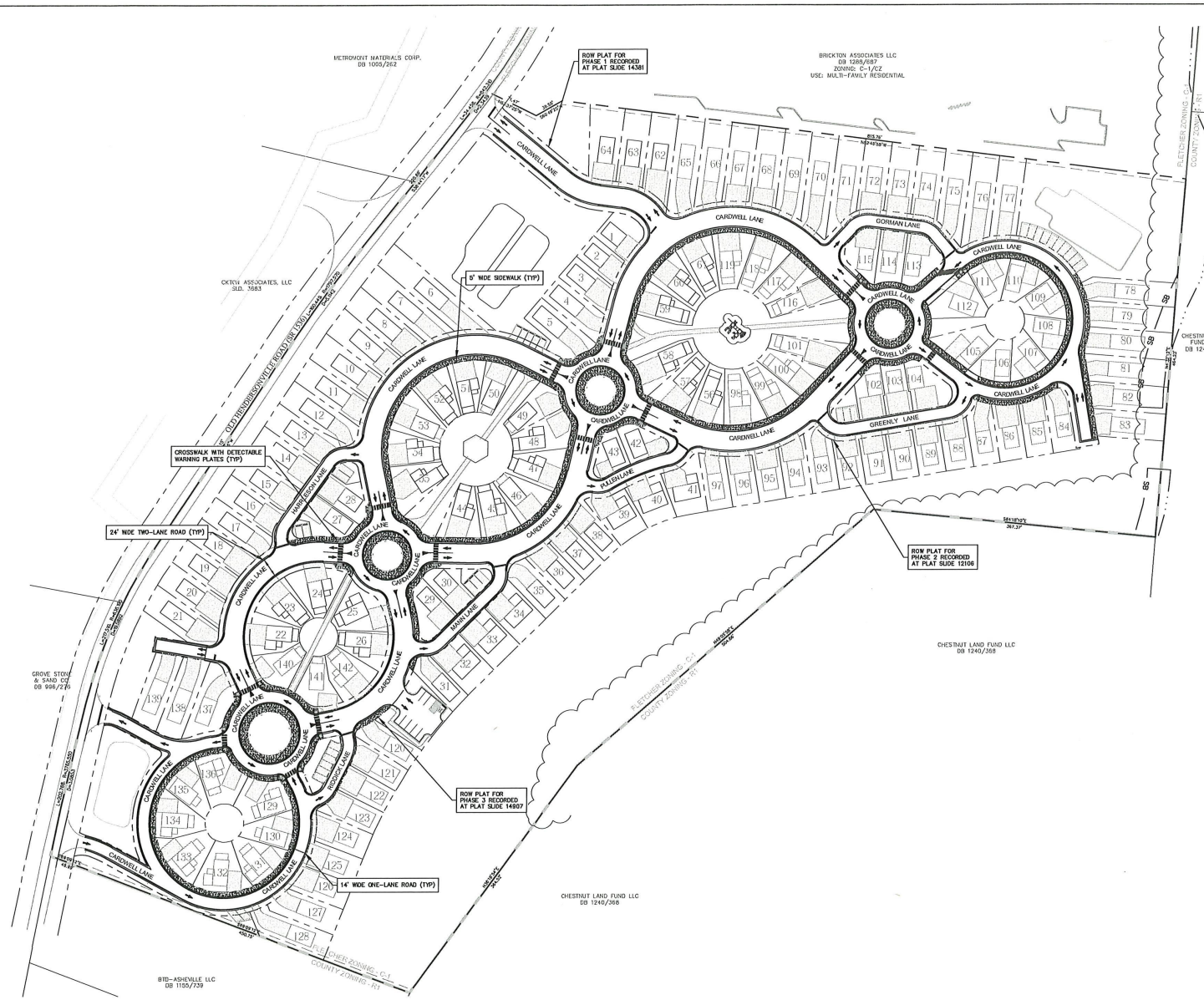
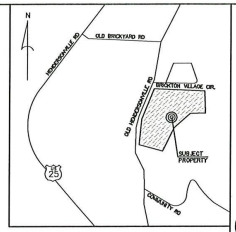




VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	WINDSOR BUILT HOMES, INC. 40 WEST BROAD STREET, STE 500 GREENVILLE, SC 29601 SCOTT STREET 864-370-9036
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 GREGORY R. HOFTMAN (828) 252-5388
CONTACT:	
SURVEYOR:	NCABEE & ASSOCIATES, P.A. 3 MCABEE TRAIL FAIRVIEW, NORTH CAROLINA, 28730 STEVE MCABEE, PLS (828) 628-1295
CONTACT:	

PROJECT DATA

PIN:	9652-82-0412
ADDRESS:	OLD HENDERSONVILLE ROAD
DEED BOOK/PAGE:	3104/498
SITE ACREAGE:	21.0 ACRES
ZONING:	C-1
SETBACKS:	
FRONT:	0'
SIDES:	0'
REAR:	0'

ROAD LENGTHS:

CARDWELL LANE:	4672.5'
GORMAN LANE:	178.7'
GREENLY LANE:	209.9'
HARRELSON LANE:	162.0'
MANN LANE:	165.2'
PULLEN LANE:	142.4'
REDDICK LANE:	107.1'
TOTAL ROAD LENGTHS:	5636.8'
SIDEWALK LENGTHS:	4627.9'

811 Know what's below. Call before you dig.

NORTH

PUBLIC INFRASTRUCTURE AS-BUILT
GRAPHIC SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 255-3083

82 MAHAFFEY STREET - SUITE 5
WAYNESVILLE, NC 28786
PHONE (828) 452-4415
FAX (828) 452-4416

Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: C-2184

NO.	DATE	DESCRIPTION	BY
1	07/25/2024	INFRASTRUCTURE AS-BUILT SUBMITTAL	LDJ

NORTH CAROLINA PROFESSIONAL SEAL 035093 ENGINEER GREGORY R. HOFTMAN
3-15-24

PUBLIC INFRASTRUCTURE AS-BUILT

OLD HENDERSONVILLE ROAD

WINDSOR BUILT HOMES, INC. - FLETCHER, NORTH CAROLINA

DRAWN BY: DLF
CDC PROJECT NO.: 11521

SHEET
C200

SLIDE 14907

BK 2023 PG 14907 - 14907 (1) DOC# 1000999233
This Document eRecorded: 06/12/2023 02:56:20 PM
Fee: $21.00
Henderson County, North Carolina
William Lee King, Register of Deeds

NOTES

1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M.#3700965200J, DATED 10/02/2008

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST 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.

4) 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.

5) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE US SURVEY FEET MEASUREMENTS. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.99977649

6) THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88

7) ALL COORDINATES LISTED HEREON ARE NC GRID COORDINATES BASED ON NAD83-2007 AND THE UNITS ARE US SURVEY FEET

8) THE SURVEY CONTROL UTILIZED AS A PART OF THIS SURVEY, ALONG WITH THE ASSOCIATED GPS SURVEY, WERE GENERATED AND PERFORMED UNDER THE SUPERVISION OF ERIC S. MCABEE. REFER TO MCABEE & ASSOCIATES, PA DRAWING NUMBER G-10-2740 FOR THE GPS CERTIFICATION ASSOCIATED WITH THIS CONTROL DATA

9) A RECORDED RIGHT OF WAY DOCUMENT PERTAINING TO THE PUBLIC RIGHT OF WAY WIDTH OVER OLD HENDERSONVILLE ROAD WAS UNABLE TO BE RECOVERED BY THE SURVEYOR. THE NCDOT DIVISION 14 RIGHT OF WAY OFFICE PRODUCED EVIDENCE THAT PREDECESSOR IN TITLE "THE MOLAND DRYSDALE CORP." SIGNED A RIGHT OF WAY AGREEMENT FOR THIS ROAD ON 9-22-1978. THIS AGREEMENT WAS UNABLE TO BE FOUND IN THE HENDERSON COUNTY REG. OF DEEDS INDEX. THE DIVISION 14 RIGHT OF WAY OFFICE WAS UNABLE TO CONFIRM THE WIDTH OF THE RIGHT OF WAY ASSOCIATED WITH THE AGREEMENT AT THE TIME OF THIS SURVEY.

10) THE WATER AND SEWER EASEMENTS ASSOCIATED WITH SYCAMORE COTTAGES PHASE 3 HAVE NOT BEEN SHOWN HEREON FOR GRAPHICAL CLARITY OF THE PCA LOTS AND ANNOTATIONS SHOWN HEREON. THESE EASEMENTS ARE RECORDED AS FOLLOWS:
PHASE 2 - SOUTH WATER EASEMENT: SLIDE 13697
PHASE 2 - SOUTH SEWER EASEMENT: SLIDE 12226

REFERENCES:

- DB 3507 PG 302
- DB 1653 PG 448
- SLIDE 13716
- SLIDE 6233
- SLIDE 10210
- SLIDE 10517-18
- SLIDE 10819-20
- SLIDE 10853-54
- SLIDE 12226
- SLIDE 13697

OPERATIONS & MAINTENANCE AGREEMENTS FOR SYCAMORE COTTAGES :

- DB 3927 PG 564
- DB 3866 PG 556

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SYCAMORE COTTAGES :

- DB 3118 PG 202

LINE TABLE

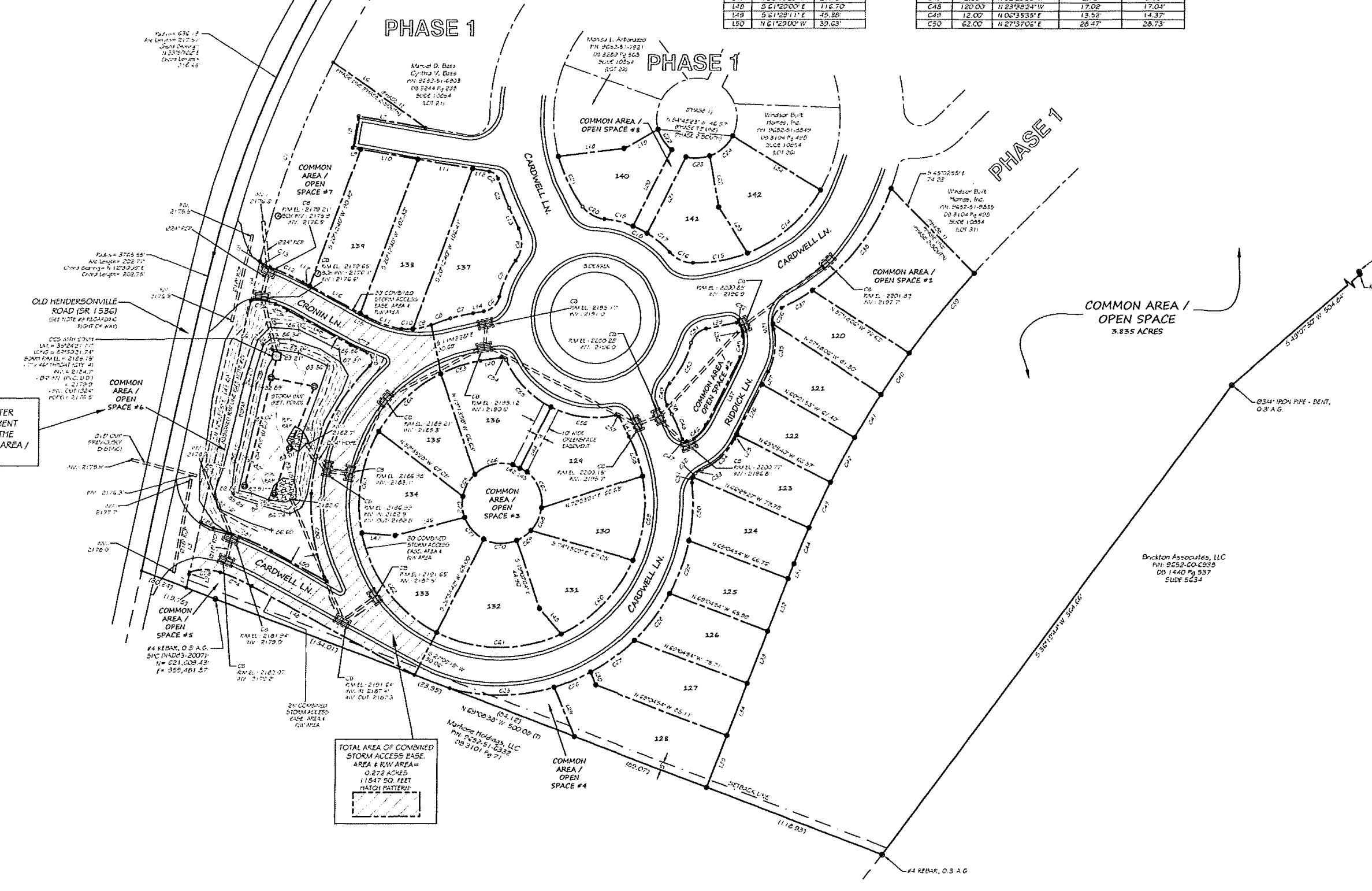
LINE	BEARING	DISTANCE
L1	N 11°00'19" E	8.47'
L2	N 12°23'35" E	1.36'
L3	N 12°23'35" E	31.64'
L4	N 12°23'35" E	25.01'
L5	N 12°23'35" E	0.51'
L6	S 54°45'03" E	71.10'
L7	N 80°14'59" W	42.83'
L8	S 09°45'01" W	20.00'
L9	S 80°14'59" E	4.99'
L10	S 80°14'59" E	36.39'
L11	S 80°14'59" E	35.03'
L12	S 80°14'59" E	10.72'
L13	S 25°33'54" E	13.92'
L14	S 80°51'50" W	6.59'
L15	N 61°29'11" W	4.45'
L16	N 61°29'11" W	36.17'
L17	N 61°29'11" W	4.77'
L18	N 83°14'06" E	41.70'
L19	N 59°58'26" E	24.57'
L20	S 26°34'42" W	53.03'
L21	S 26°34'42" W	53.03'
L22	S 10°29'07" E	32.29'
L23	S 32°35'45" E	33.98'
L24	S 59°21'46" E	55.36'
L25	N 26°25'35" E	3.10'
L26	N 26°25'35" E	35.13'
L27	N 26°25'35" E	8.78'
L28	N 11°12'50" W	3.36'
L29	N 23°15'07" W	33.29'
L30	N 23°15'07" W	8.62'
L31	S 20°55'13" W	10.00'
L32	S 20°55'13" W	35.00'
L33	S 20°55'13" W	35.00'
L34	S 20°55'13" W	35.00'
L35	S 20°55'13" W	34.68'
L36	S 12°26'25" E	7.11'
L37	S 26°25'35" W	47.01'
L38	N 27°42'27" W	6.59'
L39	N 78°43'17" E	19.43'
L40	N 80°51'50" E	13.03'
L41	S 27°42'27" E	13.79'
L42	S 63°25'18" E	5.00'
L43	S 63°25'18" E	5.00'
L44	N 26°34'42" E	42.83'
L45	S 40°40'08" E	21.15'
L46	S 75°41'08" W	44.98'
L47	N 86°10'29" W	21.15'
L48	S 61°29'00" E	116.70'
L49	S 61°29'11" E	45.38'
L50	N 61°29'00" W	39.63'

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	535.27'	N 19°59'39" E	131.57'	131.90'
C2	6.96'	S 51°38'52" E	7.12'	7.48'
C3	130.00'	S 21°15'25" E	19.53'	19.55'
C4	20.00'	S 04°50'13" W	20.24'	21.22'
C5	62.00'	S 23°45'03" W	24.70'	24.86'
C6	12.00'	S 46°33'48" W	13.52'	14.37'
C7	120.00'	S 77°22'26" W	14.61'	14.62'
C8	120.00'	S 70°49'40" W	12.80'	12.80'
C9	49.05'	S 78°37'13" W	11.91'	11.94'
C10	49.05'	S 69°43'37" W	7.07'	7.07'
C11	72.00'	N 70°51'07" W	23.43'	23.54'
C12	160.00'	N 65°31'39" W	22.55'	22.57'
C13	27.00'	N 61°43'18" W	7.37'	7.40'
C14	90.00'	S 49°25'41" W	59.04'	61.10'
C15	90.00'	S 79°54'52" W	34.46'	34.67'
C16	20.00'	N 65°24'06" W	16.04'	16.51'
C17	62.00'	N 50°16'32" W	18.37'	18.44'
C18	62.00'	N 63°25'18" W	10.00'	10.01'
C19	62.00'	N 76°34'05" W	18.37'	18.44'
C20	20.00'	N 61°26'31" W	16.04'	16.51'
C21	90.00'	N 26°40'30" W	34.72'	34.93'
C22	25.00'	S 33°59'17" E	15.37'	15.62'
C23	25.00'	N 87°52'54" E	14.75'	14.97'
C24	25.00'	N 48°39'01" E	18.79'	19.26'
C25	120.00'	N 89°26'23" E	65.47'	66.31'
C26	120.00'	N 67°38'38" E	24.92'	24.97'
C27	120.00'	N 53°29'52" E	34.19'	34.31'
C28	120.00'	N 36°35'40" E	36.35'	36.49'
C29	120.00'	N 19°29'40" E	35.01'	35.14'
C30	120.00'	N 02°25'32" E	36.22'	36.36'
C31	6.62'	N 07°06'05" E	3.57'	3.61'
C32	6.62'	N 35°04'33" E	2.83'	2.85'
C33	17.00'	N 59°24'04" E	4.54'	4.55'
C34	40.00'	N 46°44'48" E	27.78'	28.37'
C35	40.00'	N 06°59'52" E	26.61'	27.13'
C36	8.99'	N 26°10'47" E	11.32'	12.25'
C37	130.00'	N 60°28'02" E	22.28'	22.30'
C38	130.00'	N 37°40'46" E	79.79'	81.10'
C39	590.00'	S 38°49'28" W	64.11'	64.14'
C40	590.00'	S 34°12'16" W	31.01'	31.01'
C41	590.00'	S 31°10'01" W	31.54'	31.54'
C42	590.00'	S 28°06'14" W	31.54'	31.54'
C43	590.00'	S 25°02'27" W	31.54'	31.54'
C44	590.00'	S 22°20'00" W	24.22'	24.22'
C45	20.00'	S 03°59'52" W	13.31'	13.56'
C46	20.00'	S 49°46'01" W	15.85'	16.29'
C47	2.00'	N 62°29'33" W	2.72'	3.00'
C48	120.00'	N 23°38'24" W	17.02'	17.04'
C49	12.00'	N 06°35'35" E	13.52'	14.37'
C50	62.00'	N 27°37'06" E	28.47'	28.73'

CURVE TABLE (CONTINUED)

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C51	12.00'	N 46°31'57" E	12.79'	13.48'
C52	2.00'	S 57°48'54" E	2.75'	3.03'
C53	50.00'	N 72°31'59" E	26.08'	26.17'
C54	3.00'	S 62°10'28" E	3.61'	3.87'
C55	62.00'	S 44°19'02" E	40.58'	41.35'
C56	62.00'	S 82°51'45" E	41.27'	42.07'
C57	2.00'	S 65°00'19" E	2.42'	2.60'
C58	90.00'	S 19°22'36" E	26.08'	26.17'
C59	90.00'	S 06°01'54" W	52.86'	53.65'
C60	90.00'	S 44°04'58" W	64.43'	65.89'
C61	90.00'	N 89°10'57" W	78.23'	80.93'
C62	90.00'	N 37°39'40" W	78.23'	80.93'
C63	90.00'	N 09°04'25" E	64.43'	65.89'
C64	90.00'	N 47°07'29" E	52.86'	53.65'
C65	25.00'	N 28°12'04" E	15.67'	15.94'
C66	25.00'	N 75°45'09" E	24.46'	25.56'
C67	25.00'	S 22°35'46" E	24.46'	25.56'
C68	25.00'	S 24°57'19" W	15.67'	15.94'
C69	25.00'	S 55°29'03" W	10.62'	10.70'
C70	25.00'	N 87°50'08" W	20.67'	21.30'
C71	25.00'	N 42°04'35" W	18.20'	18.63'
C72	25.00'	N 05°23'46" W	13.22'	13.38'
C73	30.00'	S 89°57'28" E	19.52'	19.88'
C74	130.00'	S 66°13'52" E	21.52'	21.54'
C75	27.00'	S 81°42'04" E	15.64'	15.87'
C76	140.00'	S 63°10'26" E	8.25'	8.25'
C77	92.00'	S 65°00'53" E	11.32'	11.33'
C78	5.00'	S 11°27'00" E	8.40'	9.96'
C79	120.00'	S 24°17'07" W	87.40'	89.46'
C80	120.00'	S 10°26'55" E	55.52'	56.03'
C81	155.00'	N 68°42'12" W	38.96'	39.06'
C82	27.00'	N 66°41'46" W	8.77'	8.81'



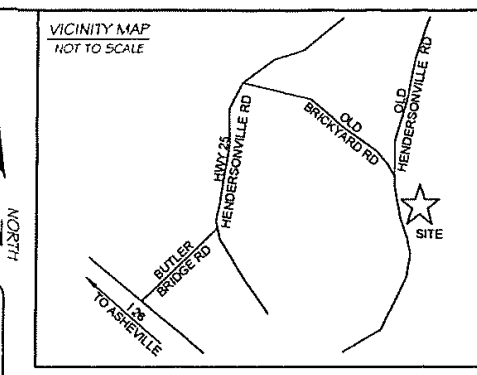
Submitted electronically by "McAbee & Associates, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

LEGEND & ABBREVIATIONS :

PB= PLAT BOOK
DB= DEED BOOK
PG= PAGE
R/W= RIGHT OF WAY
PIN= PARCEL IDENTIFICATION NUMBER
CP= CALCULATED POINT (NOT MARKED IN FIELD)
RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
BOUNDARY MONUMENT SET BY MCABEE (RBS= #4 REBAR W/ MCABEE ID CAP SET)
BOUNDARY LINE (FIELD SURVEYED)
PCA LOT LINE
BOUNDARY LINE (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
A.G. = ABOVE ADJACENT GRADE
CB= CATCH BASIN (STORM)
CMP= CORRUGATED METAL PIPE
EASE. = EASEMENT
EL. = ELEVATION
EX = EXISTING
HDPE= HIGH DENSITY POLY. PIPE
INST. = INSTALLED
INV. = INVERT
OCS= OUTLET CONTROL STRUCTURE
PH. = PHASE
PR. = PREVIOUSLY
PVC= POLYVINYL CHLORIDE PIPE
RCP= REINFORCED CONCRETE PIPE
RET. = RETENTION
SPC= STATE PLANE COORDINATES
SDMH= STORM DRAIN BOX WITH MANHOLE LID
STORM DRAINAGE PIPE (Ø18" HDPE UNLESS OTHERWISE SPECIFIED)
U.D.= UNDERDRAIN (POND)
UNDERDRAIN CLEAN-OUT

NORTH
NC GRID (NAD83-2007)

VICINITY MAP
NOT TO SCALE



PCA LOT DATA TABLE

LOT #	LOT AREA ACRES	SQ. FT.
120	0.056	2457
121	0.055	2383
122	0.051	2224
123	0.054	2373
124	0.060	2594
125	0.053	2291
126	0.056	2444
127	0.068	2962
128	0.082	3568
129	0.070	3070
130	0.052	2259
131	0.061	2672
132	0.072	3148
133	0.071	3086
134	0.063	2732
135	0.052	2259
136	0.070	3069
137	0.084	3661
138	0.084	3655
139	0.079	3450
140	0.055	2386
141	0.054	2352
142	0.065	2818
COMMON AREAS		
CA 1	0.112	4880
CA 2	0.047	2042
CA 3	0.045	1960
CA 4	0.019	806
CA 5	0.035	1505
CA 6	0.227	9903
CA 7	0.114	4965
CA 8	0.024	1063

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, Nita Stepp, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

Nita Stepp — 06/12/2023
REVIEW OFFICER — DATE

I, J. BARRY WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTIONS RECORDED IN BOOK 3507 PAGE 302; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT SLIDE 13716; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 3rd DAY OF MARCH, 2023.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(11)(c4): THAT THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

NORTH CAROLINA PROFESSIONAL SEAL L-4693 LAND SURVEYOR J. BARRY WEST

J. Barry West — L-4693

SCALE: 1" = 40'
40 20 0 40 80 120

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
A	4/06/23	ADDED BOX INVERTS ON PAIR AT CRONIN LN. ENTRANCE	JBW

STORM AS-BUILT SURVEY AND STORM MAINTENANCE AND ACCESS EASEMENT PLAT FOR :

SYCAMORE COTTAGES
PHASE 3

PIN: 9652-51-9801

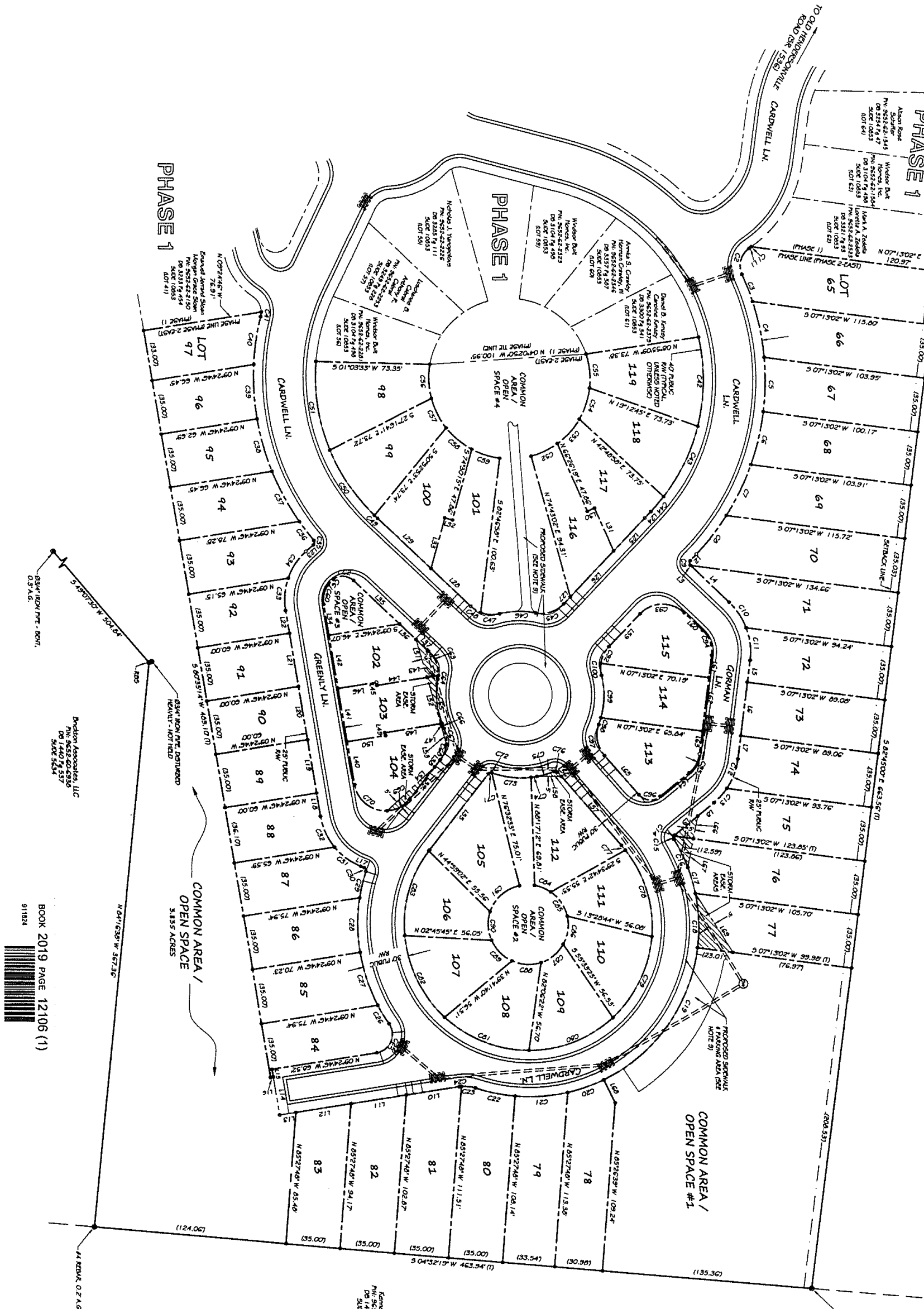
TOWN OF FLETCHER
HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY, N.C.

OWNER / DEVELOPER:
CANE CREEK VISTAS, LLC
54 BLUE HERRON DR.
FLETCHER, NC 28732

DATE: 3/03/2023
PROJECT #: 10682
DRAWING #: G-23-5832
DRAWN BY: JBW
SCALE: 1" = 40'

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS — Fax (828) 628-1294
J. Barry West, PLS — Telephone (828) 628-1295
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www. mcabeesurvey.com Firm License Number: C-694

SLIDE 12106



PLANNED COMMUNITY ACT SUBDIVISION PLAT FOR :

SYCAMORE COTTAGES

PHASE 2 (EAST)

TOWN OF FLETCHER
HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY, N.C.

PIN: 9652-62-2054

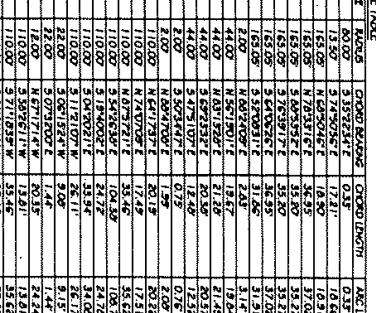
OWNER / DEVELOPER:
CANE CREEK VISTAS, LLC
54 BLUE HERON DR.
FLETCHER, NC 28732

DATE:	8/20/2019
PROJECT #:	10682
DRAWING #:	G-19-4065
DRAWN BY:	JBW
SCALE:	1" = 40'

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS — Fax (828) 628-1294
J. Barry West, PLS — Telephone (828) 628-1295
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www. mcabeesurvey.com Firm License Number: C-694



NORTH
NC GRID (NAD83-2007)

PCA LOT DATA TABLE

LOT #	LOT AREA ACRES	SQ. FT.
65	0.099	4301
66	0.088	3820
67	0.081	3550
68	0.081	3549
69	0.088	3818
70	0.101	4401
71	0.090	3916
72	0.072	3153
73	0.072	3117
74	0.072	3147
75	0.087	3778
76	0.092	3990
77	0.082	3565
78	0.084	3643
79	0.085	3685
80	0.088	3844
81	0.086	3753
82	0.079	3448
83	0.072	3144
84	0.055	2396
85	0.058	2524
86	0.058	2524
87	0.061	2670
88	0.051	2204
89	0.048	2100
90	0.048	2100
91	0.049	2134
92	0.062	2709
93	0.058	2507
94	0.051	2238
95	0.051	2238
96	[illegible]	[illegible]
97	0.054	2351
98	0.068	2950
99	0.061	2650
100	0.061	2672
101	0.058	2527
102	0.049	2123
103	0.047	2030
104	0.056	2449
105	0.060	2617
106	0.048	2099
107	0.049	2136
108	0.049	2156
109	0.049	2155
110	0.049	2126
111	0.049	2142
112	0.065	2829
113	0.055	2400
114	0.054	2342
115	0.052	2252
116	0.053	2321
117	0.060	2601
118	0.061	2650
119	0.068	2943
COMMON AREAS		
CA 1	0.623	27147
CA 2	0.076	3305
CA 3	0.026	1112
CA 4	0.219	9531

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 35°15'23" E	1.62'
L2	S 46°35'51" E	5.75'
L3	N 43°24'09" E	0.30'
L4	N 43°24'09" E	34.10'
L5	S 82°46'58" E	14.35'
L6	S 82°46'58" E	35.00'
L7	S 82°46'58" E	15.17'
L8	S 39°42'07" E	13.67'
L9	S 39°42'07" E	19.37'
L10	S 09°24'46" E	34.61'
L11	S 09°24'46" E	36.06'
L12	S 09°24'46" E	36.06'
L13	S 09°24'46" E	10.56'
L14	S 80°35'14" W	25.00'
L15	S 80°35'14" W	5.00'
L16	S 09°24'46" E	1.81'
L17	S 21°54'59" W	2.32'
L18	S 80°35'14" W	15.17'
L19	S 80°35'14" W	35.00'
L20	S 80°35'14" W	35.00'
L21	S 80°35'14" W	35.00'
L22	S 80°35'14" W	14.84'
L23	N 42°15'01" W	6.62'
L24	S 46°35'51" E	5.75'
L25	S 46°35'51" E	29.45'
L26	S 46°35'51" E	40.65'
L27	S 46°35'51" E	6.11'
L28	S 43°10'15" W	35.07'
L29	S 43°10'15" W	47.08'
L30	N 23°53'41" W	5.04'
L31	N 66°06'35" E	50.19'
L32	S 15°29'45" W	5.05'
L33	S 74°30'15" E	33.95'
L34	S 80°35'14" W	20.09'
L35	N 43°10'15" E	40.55'
L36	N 43°10'15" E	14.50'
L37	N 43°10'15" E	11.01'
L38	S 52°18'22" E	6.05'
L39	S 52°18'22" E	26.28'
L40	S 80°35'14" W	20.29'
L41	S 80°35'14" W	35.00'
L42	S 80°35'14" W	35.00'
L43	S 09°24'46" E	7.34'
L44	S 09°24'46" E	32.00'
L45	S 80°35'14" W	2.00'
L46	S 09°24'46" E	25.00'
L47	S 09°24'46" E	0.94'
L48	S 09°24'46" E	36.36'
L49	N 80°35'14" E	2.00'
L50	S 09°24'46" E	25.00'
L51	N 74°02'21" E	25.65'
L52	N 74°02'21" E	31.20'
L53	N 74°02'21" E	13.82'
L54	S 42°46'06" E	42.00'
L55	N 52°18'22" W	62.27'
L56	N 46°54'31" E	3.72'
L57	N 46°54'31" E	58.58'
L58	N 00°30'03" W	15.86'
L59	N 46°35'51" W	29.41'
L60	N 43°24'09" E	16.40'
L61	S 82°46'58" E	14.56'
L62	S 82°46'58" E	35.00'
L63	S 82°46'58" E	14.96'
L64	S 39°42'07" E	24.19'
L65	S 40°54'31" W	33.41'
L66	S 78°45'23" E	14.83'
L67	S 78°45'23" E	16.96'
L68	S 63°52'49" W	16.60'
L69	N 57°51'04" E	45.27'

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	80.00	S 35°22'34" E	0.35'	0.35'
C2	13.50	S 74°50'56" E	17.81'	18.66'
C3	165.05	N 65°50'46" E	16.90'	16.91'
C4	165.05	N 78°33'16" E	36.95'	37.02'
C5	165.05	S 89°53'52" E	35.20'	35.27'
C6	165.05	S 76°39'17" E	35.20'	35.27'
C7	165.05	S 64°06'26" E	36.95'	37.02'
C8	165.05	S 52°08'31" E	31.86'	31.91'
C9	2.00	N 88°24'09" E	2.83'	3.14'
C10	44.00	N 56°19'01" E	19.67'	19.84'
C11	44.00	N 83°15'28" E	21.28'	21.49'
C12	44.00	S 69°23'32" E	20.39'	20.57'
C13	44.00	S 47°51'07" E	12.48'	12.52'
C14	2.00	S 50°34'47" E	0.75'	0.76'
C15	2.00	N 88°47'00" E	1.99'	2.08'
C16	110.00	N 64°17'37" E	20.19'	20.22'
C17	110.00	N 74°07'08" E	17.49'	17.51'
C18	110.00	N 87°57'21" E	35.46'	35.62'
C19	110.00	S 54°26'30" E	104.39'	108.76'
C20	110.00	S 19°40'02" E	24.77'	24.78'
C21	110.00	S 04°20'21" E	33.94'	34.08'
C22	110.00	S 11°21'07" W	26.11'	26.17'
C23	22.00	S 06°15'24" W	9.08'	9.15'
C24	22.00	S 07°32'00" E	1.44'	1.44'
C25	12.00	N 67°17'14" W	20.35'	24.24'
C26	110.00	S 38°26'11" W	13.81'	13.81'
C27	110.00	S 71°18'39" W	35.46'	35.62'
C28	110.00	S 89°51'49" W	35.46'	35.62'
C29	110.00	N 76°15'48" W	17.63'	17.65'
C30	2.00	S 65°07'29" W	2.74'	3.02'
C31	42.00	S 36°18'19" W	20.87'	21.10'
C32	42.00	S 65°30'27" W	21.66'	21.91'
C33	42.00	N 85°04'20" W	20.81'	21.02'
C34	42.00	N 56°29'28" W	20.66'	20.88'
C35	2.00	N 60°02'57" W	2.77'	3.06'
C36	165.00	S 52°49'06" W	15.35'	15.36'
C37	165.00	S 61°54'45" W	36.95'	37.02'
C38	165.00	S 74°27'50" W	35.20'	35.27'
C39	165.00	S 86°42'38" W	35.20'	35.27'
C40	165.00	N 81°40'15" W	31.60'	31.65'
C41	12.00	N 83°23'40" W	3.02'	3.02'
C42	123.05	S 89°20'22" E	57.72'	58.25'
C43	123.05	S 64°13'54" E	50.99'	51.35'
C44	125.05	S 49°32'06" E	12.80'	12.80'
C45	20.00	S 17°57'27" E	19.17'	19.99'
C46	54.00	S 01°42'46" E	23.18'	23.36'
C47	20.00	S 03°34'55" W	12.16'	12.35'
C48	20.00	S 32°15'18" W	7.60'	7.64'
C49	125.00	S 43°47'06" W	2.68'	2.68'
C50	125.00	S 56°10'03" W	50.99'	51.35'
C51	125.00	S 81°20'22" W	57.95'	58.46'
C52	52.01	N 23°41'26" W	18.81'	18.91'
C53	52.01	N 46°01'46" W	21.49'	21.64'
C54	52.01	N 71°40'17" W	21.15'	21.28'
C55	52.00	S 84°17'24" W	22.19'	22.36'
C56	52.00	N 87°30'23" E	22.17'	22.34'
C57	52.00	N 63°36'30" E	21.13'	21.28'
C58	52.00	N 39°57'33" E	21.49'	21.64'
C59	52.00	N 17°36'52" E	18.81'	18.91'
C60	17.00	N 76°39'35" W	13.15'	13.50'
C61	16.00	N 45°34'15" W	4.64'	4.66'
C62	10.00	N 02°58'04" E	12.91'	14.03'
C63	20.00	N 68°30'50" E	17.12'	17.69'
C64	20.00	S 82°50'47" E	2.30'	2.30'
C65	54.00	N 84°56'26" E	26.88'	29.23'
C66	54.00	N 67°40'36" E	3.31'	3.31'
C67	20.00	N 81°00'33" E	10.50'	10.63'
C68	20.00	S 67°58'17" E	10.80'	10.94'
C69	20.00	S 27°41'57" E	16.66'	17.18'
C70	20.00	S 38°44'51" W	26.65'	29.21'
C71	2.00	N 18°15'36" W	2.24'	2.38'
C72	2.00	N 17°56'12" E	0.15'	0.15'
C73	54.00	N 06°31'24" E	25.21'	25.44'
C74	54.00	N 09°02'30" W	3.89'	3.90'
C75	54.00	N 17°17'42" W	11.64'	11.66'
C76	2.00	N 12°42'46" E	2.36'	2.55'
C77	80.00	N 50°22'16" E	4.06'	4.09'
C78	80.00	N 73°19'56" E	59.63'	60.03'
C79	80.00	S 64°00'51" E	57.75'	59.09'
C80	80.00	S 21°31'07" E	58.22'	59.59'
C81	80.00	S 21°09'36" W	58.22'	59.59'
C82	80.00	S 63°45'14" W	58.00'	59.35'
C83	80.00	N 73°58'01" W	57.41'	58.71'
C84	25.84	N 21°53'33" E	11.25'	11.32'
C85	25.84	N 55°56'55" E	18.92'	19.37'
C86	25.84	S 81°31'24" E	18.56'	18.99'
C87	25.84	S 39°20'30" E	18.65'	19.06'
C88	25.84	S 02°54'35" W	18.65'	19.06'
C89	25.84	S 45°11'09" W	18.65'	19.08'
C90	25.84	S 87°26'34" W	18.61'	19.04'
C91	25.84	N 41°59'05" W	25.42'	26.58'
C92	20.00	N 64°16'03" W	12.14'	12.34'
C93	20.00	N 01°35'51" W	26.28'	31.48'
C94	19.00	N 70°18'36" E	17.20'	17.85'
C95	19.00	S 61°14'32" E	13.95'	14.29'
C96	10.00	S 04°36'12" W	13.97'	15.47'
C97	20.00	S 79°46'09" W	20.52'	21.54'
C98	54.00	N 71°46'40" W	4.54'	4.54'
C99	54.00	N 69°01'55" W	27.67'	27.95'
C100	20.00	S 07°05'34" W	7.61'	7.66'

TOWN OF FLETCHER :
APPROVED AS A PLANNED RESIDENTIAL DEVELOPMENT (PRD) AS PER THE TOWN OF FLETCHER LAND DEVELOPMENT CODE.
[signature] 9/30/19
SUBDIVISION ADMINISTRATOR DATE

STATE OF NORTH CAROLINA:
COUNTY OF HENDERSON:
I, Tina Ball, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
[signature] 9-30-2019
REVIEW OFFICER DATE

STATE OF NORTH CAROLINA:
COUNTY OF HENDERSON:
REGISTERED THIS THE 30 DAY OF Sept, 2019
AT 11:04 AM
RECORDED IN PLAT SLIDE 12106
BY [signature] / ASSISTANT
[signature]
REGISTER OF DEEDS

THIS SURVEY IS OF A PLANNED COMMUNITY CREATED UNDER AND SUBJECT TO THE NORTH CAROLINA PLANNED COMMUNITY ACT - CHAPTER 47F OF THE NORTH CAROLINA GENERAL STATUTES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Christopher S. Eller, HEREBY CERTIFY I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND DEDICATE ALL ROAD RIGHTS-OF-WAY TO PUBLIC USE, UNLESS NOTED OTHERWISE IN THE DISCLOSURE OF PRIVATE ROADWAY, IF APPLICABLE. BY SIGNING THIS PLAT THE PROPERTY OWNER(S) ACKNOWLEDGES HIS OR HER RESPONSIBILITY TO PETITION THE CITY OF ASHEVILLE FOR THE ACCEPTANCE OF STREETS AND SIDEWALKS FOR PUBLIC MAINTENANCE.

9/30/19 [signature]
DATE OWNER(S)

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE PROVISIONS OF CHAPTER 89C OF THE GENERAL STATUTES OF NORTH CAROLINA CERTIFIES THAT THIS PLAT ACCURATELY DEPICTS THE LEGAL BOUNDARIES AND THE PHYSICAL LOCATION OF THE UNITS AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES.

[signature] L-4693

I, J. BARRY WEST, CERTIFY THE FOLLOWING:

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTIONS RECORDED IN BOOK 1653 PAGE 448; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK MULTIPLE - SEE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+ FOR TRADITIONAL SURVEYING METHODS; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE .05' HOR. & 1.0' VERT. ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK SOLUTIONS; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(11)(A) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 30th DAY OF AUGUST, 2019.

[signature] L-4693

SEAL: NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4693 J. BARRY WEST

SCALE: 1" = 40'
40 20 0 40 80 120

BOOK 2019 PAGE 12106 (1)
911824
This document presented and filed: 09/30/2019 11:04:08 AM
W B
WILLIAM LEE KING, Henderson COUNTY, NC

NOTES:

1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M #3700965200J, DATED 10/02/2008.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST 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.

4) 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.

5) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE US SURVEY FEET MEASUREMENTS. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.99977649.

6) THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88.

7) ALL COORDINATES LISTED HEREON ARE NC GRID COORDINATES BASED ON NAD83-2007 AND THE UNITS ARE US SURVEY FEET.

8) THE SURVEY CONTROL UTILIZED AS A PART OF THIS SURVEY, ALONG WITH THE ASSOCIATED GPS SURVEY, WERE GENERATED AND PERFORMED UNDER THE SUPERVISION OF ERIC S. MCABEE. REFER TO MCABEE & ASSOCIATES, PA DRAWING NUMBER G-10-2740 FOR THE GPS CERTIFICATION ASSOCIATED WITH THIS CONTROL DATA.

9) THE SIDEWALKS AND NOTED PARKING AREA SHOWN HEREON ARE PROPOSED (NOT INSTALLED AT TIME OF SURVEY) AND THEIR LOCATIONS ARE BASED ON DESIGN DRAWINGS. THEY HAVE BEEN SHOWN HEREON FOR REFERENCE IN CONJUNCTION WITH THE PCA PLATTING.

10) THE WATER AND SEWER EASEMENTS ASSOCIATED WITH SYCAMORE COTTAGES PHASE 2 EAST HAVE NOT BEEN SHOWN HEREON FOR GRAPHICAL CLARITY OF THE PCA LOTS AND ANNOTATIONS SHOWN HEREON. THESE EASEMENTS ARE RECORDED AS FOLLOWS:
PHASE 2 - EAST WATER EASEMENT: SLIDE 12075
PHASE 2 - EAST SEWER EASEMENT: SLIDE 12006

REFERENCES:

- DB 1653 PG 448
- SLIDE 6233
- SLIDE 10210
- SLIDE 10817-18
- SLIDE 10819-20
- SLIDE 10853-54
- SLIDE 12075

LEGEND & ABBREVIATIONS :

PB = PLAT BOOK
DB = DEED BOOK
PG = PAGE
R/W = RIGHT OF WAY
PIN = PARCEL IDENTIFICATION NUMBER
○ CP = CALCULATED POINT (NOT MARKED IN FIELD)
● RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
● BOUNDARY MONUMENT SET BY MCABEE (RBS = #4 REBAR W. MCABEE ID CAP SET)
BOUNDARY LINE (FIELD SURVEYED)
PCA LOT LINE
BOUNDARY LINE (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
A.G. = ABOVE ADJACENT GRADE
CATCH BASIN (STORM)
EASE. = EASEMENT
EL = ELEVATION
EX. = EXISTING
INV. = INVERT ELEVATION
PH. = PHASE
STORM DRAINAGE PIPE
(T) = TOTAL DISTANCE

SLIDE 14381

BK 2022 PG 14381 - 14381 (1) DOC# 985444
This Document eRecorded: 08/24/2022 03:10:10 PM
Fee: $21.00
Henderson County, North Carolina
William Lee King, Register of Deeds

NOTES:

1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M. # 3700025300J, DATED 1/06/2006.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST 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.

4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUSCEPTIBLE AND ENVIRONMENTAL CONDITIONS WERE NOT INVESTIGATED OR CONSIDERED AS PART OF THIS SURVEY. THIS SURVEY DOES NOT CONSTITUTE ANY EXPERTISE ON THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE U.S. SURVEY FEET MEASUREMENTS. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.99979848.

6) THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88.

7) ALL COORDINATES (NORTH AND EAST) ARE GRID COORDINATES BASED ON NAD83-2007 AND THE UNITS ARE US SURVEY FEET.

8) THE SURVEY CONTROL UTILIZED AS A PART OF THIS SURVEY, ALONG WITH THE ASSOCIATED GPS SURVEY, WERE GENERATED AND PERFORMED UNDER THE SUPERVISION OF ERIC S. MCABEE, REPEK TO MCABEE & ASSOCIATES, PA (PRIMARY NAMED C-10,274) FOR THE GPS CERTIFICATION ASSOCIATED WITH THIS CONTROL DATA.

REFERENCES:
- DB 31-24 PG 426
- DB 3384 PG 303
- DB 1058 PG 448
- SLIDE 10853
- SLIDE 10855
- SLIDE 10877-78
- SLIDE 11419-20
- SLIDE 10953-54
- SLIDE 12075
- SLIDE 12106

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	214.13'	S 83°05'51" E	83.63	22°22'00"
C2	282.00'	S 58°40'01" E	4.11	0°50'07"
C3	50.00'	S 62°41'39" E	39.62	45°59'13"
C4	80.00'	S 52°01'03" E	54.41'	60°30'00"
C5	53.00'	S 70°05'39" E	17.51'	18°54'00"
C6	165.05'	S 76°51'09" E	84.13'	29°12'21"
C7	8.00'	S 82°40'00" E	8.78'	62°54'00"
C8	47.00'	N 77°59'29" E	58.85'	81°11'29"
C9	44.00'	S 61°14'52" E	32.31'	43°05'06"
C10	5.00'	S 89°05'54" E	4.84'	56°51'48"
C11	110.00'	N 78°01'49" E	1.00'	0°21'32"
C12	110.00'	N 53°42'38" E	104.96'	58°57'42"
C13	80.00'	N 74°09'09" E	126.01'	142°57'"
C14	10.00'	N 52°53'12" E	13.95'	81°31"
C15	15.00'	N 61°14'52" W	3.35'	12°48"
C16	15.00'	S 70°15'39" W	11.80'	45°"
C17	30.00'	S 01°55'17" E	08.35'	41°32"
C18	129.05'	S 82°38'58" E	114.09'	120°22"
C19	13.50'	N 09°39'51" E	17.21'	10°55"
C20	30.00'	N 53°01'10" E	28.24'	53°9"
C21	110.00'	N 09°05'05" W	61.00'	31°48"
C22	83'	N 27°04'52" E	5.05'	3°31"
C23	11.44.68	N 27°05'51" E	20.59'	45°59"
C24	53.00'	N 72°04'58" E	46.5'	49°51"
C25	11.44.68	N 28°45'17" E	6.82'	15.13'

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 20°15'39" E	4.75'
L2	S 77°59'29" E	11.09'
L3	S 77°59'29" E	39.74'
L4	S 77°59'29" E	54.13'
L5	S 77°59'29" E	9.23'
L6	S 77°59'29" E	8.78'
L7	S 77°59'29" E	23.10'
L8	S 77°59'29" E	54.13'
L9	S 77°59'29" E	9.23'
L10	S 77°59'29" E	21.51'
L11	S 77°59'29" E	5.71'
L12	S 77°59'29" E	20.10'
L13	S 77°59'29" E	20.10'
L14	S 77°59'29" E	17.75'
L15	S 77°59'29" E	5.53'
L16	S 77°59'29" E	5.53'
L17	S 77°59'29" E	54.79'
L18	S 77°59'29" E	39.80'
L19	S 77°59'29" E	39'
L20	S 77°59'29" E	5.83'
L21	S 77°59'29" E	20.49'
L22	S 77°59'29" E	17.75'
L23	S 77°59'29" E	5.53'
L24	S 77°59'29" E	54.79'
L25	S 77°59'29" E	11.23'

VICINITY MAP
NOT TO SCALE

NC GRID (NAD83-2007)
NORTH

LEGEND & ABBREVIATIONS:

- PB= PLAT BOOK
- DB= DEED BOOK
- PG= PAGE
- ROW= RIGHT OF WAY
- PIN= PARCEL IDENTIFICATION NUMBER
- ⊕ CP= CALCULATED POINT (NOT MARKED IN FIELD)
- ● RECORDED BOUNDARY MONUMENT (#4 REBAR IS .5" DIA., UNLESS OTHERWISE NOTED)
- BOUNDARY LINE (SURVEYED)
- BOUNDARY LINE (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
- A.D. = ADJACENT DRIVE
- CB= CATCH BASIN (STORM)
- DES.= DECIDUOUS
- EASE = EASEMENT
- EL = ELEVATION
- EX = EXISTING
- INV.= INVERT ELEVATION
- OCS = OUTLET CONTROL STRUCTURE
- PVT = PRIVATE
- R.WALL = RETAINING WALL
- SMH= STORM DRAINAGE MANHOLE
- TYP= TECHNICAL TYPICAL
- ○ STORM DRAINAGE PIPE 18"-Ø UNLESS OTHERWISE SPECIFIED
- STORM POND UNDERDRAIN CLEAN-OUT
- (T)= TOTAL DISTANCE
- U.D. = UNDERDRAIN

submitted electronically by "McAbee & Associates, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

Sharon M Mccall
I CERTIFY THAT THE SIGNATORY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSES STATED THEREIN.
Witness my hand and official stamp or seal, this 24th day of August, 2022.
Sharon M Mccall
08/24/2022
DATE

SEAL L-4893 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR BARRY WEST

I, Barry West, L-4893, CERTIFY THAT THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY WAS MADE UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1058, PAGE 448, ETC.); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK AND PAGE AS DESCRIBED; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24TH DAY OF AUGUST, A.D., 2022.
I Barry West
L-4893

1 inch = 40 ft
0 20 40 80 120

DEDICATION OF COMBINED STORM ACCESS EASEMENT AND RIGHT OF WAY FOR:

SYCAMORE COTTAGES
PHASES 1 & 2

TOWN OF FLETCHER
HENDERSON COUNTY, NORTH CAROLINA

NO.	DATE	REVISION HISTORY DESCRIPTION	BY

DATE: 07/20/22
REVISED #1:
REVISED #2:
DRAWING #: C-21-1845
DRAWN BY: JBH
SCALE: 1" = 40'

McABEE & ASSOCIATES, P.A.
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J. Barry West, PLS
Wallace S. McAbee, PLS (Retired)
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