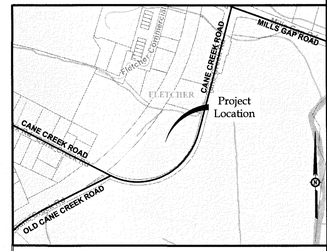
NOTE: THIS ENTIRE PROPERTY IS LOCATED WITHIN THE TOWN LIMITS OF FLETCHER, NORTH CAROLINA AND IS LOCATED IN THE HEART OF FLETCHER OVERLAY (TOWN CENTER HOUSING EAST).



Vicinity Map
NOT TO SCALE

DEVELOPMENT DATA BLOCK

OWNER/DEVELOPER:	WELDA INVESTMENTS
CONTACT:	CURTIS BURGE
PHONE:	828-215-1931
ADDRESS:	932 HENDERSONVILLE ROAD ASHEVILLE, NORTH CAROLINA 28803
PIN:	9653915207; 9653913046
PHYSICAL ADDRESS:	165 CANE CREEK ROAD FLETCHER, NORTH CAROLINA 28732
PROPERTY SIZE:	4.22 AC.
ZONING DISTRICT:	MI, HEART OF FLETCHER OVERLAY

SUPER SILT FENCE

#5 REBAR FOUND, (0.1' A.G.)
- TERM. 1st CALL DB 1208 PG 707
- TERM. 3rd CALL DB 1404 PG 700, TR. 2

CAB Properties, LLC
PIN: 9653-91-3455
DB 1404 PG 700, TR. 2
ZONED: MI

S 72°16'32" E 326.45' (T)
(260.71')

#5 REBAR FOUND, (FLUSH)
- POL LOCATED ON THE 2nd CALL OF DB 1208 PG 707 & THE 3rd CALL OF DB 1404 PG 700, TR. 2

APPROXIMATE DIRECTION

45° STEEL PIPE

WET AREA

EDGE OF WET AREA

TOP OF DRAINAGE CHANNEL BANK

DRAINAGE CHANNEL

EXISTING BUILDING TO BE REMOVED

30' BUFFER

Approximately 305 linear feet of roadway frontage.

APPROXIMATE DIRECTION

N 16°32'36" W 46.61'

(51.30')

MAG NAIL FOUND
- POL LOCATED ON THE 4th CALL OF DB 1208 PG 707
TBM, ELEV.= 2098.44'

EDGE OF EXISTING GRAVEL DRIVE

GRAVEL DRIVE

WELDA INVESTMENTS, LLC
PIN: 9653-91-4137
DB 1629 PG 370

GRAVEL

ABOVE GROUND PROPANE TANK

CONC.

Fletcher Meadows Partners, LLC
PIN: 9653-90-8512
DB 3370 PG 443
ZONED: CBD CZD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 51°39'33" E	29.51'
L2	N 50°51'26" E	55.39'
L3	N 46°47'57" E	58.06'
L4	N 47°49'10" E	46.92'
L5	N 45°54'52" E	52.63'
L6	N 44°25'25" E	46.61'
L7	N 43°11'21" E	43.56'
L8	N 41°38'10" E	53.74'
L9	N 40°23'44" E	50.04'
L10	N 38°16'24" E	47.32'
L11	N 37°20'51" E	54.40'
L12	N 35°39'24" E	46.39'
L13	N 33°47'32" E	23.09'
L14	N 63°11'31" E	26.57'

NOTE SETBACK REQUIREMENTS:
FRONT – 20'
SIDE – 10'
REAR – 15'

NOTE; ALL PARKING SPACES ARE REQUIRED TO BE A MINIMUM OF 9' X 18'.

NORFOLK SOUTHERN RAILROAD

R/W

EDGE OF R.R. BALLAST SECT.

POSSIBLE FUTURE PROPERTY DIVISION LINE

POSSIBLE FUTURE PROPERTY DIVISION LINE

2.355 Acres

NEW TOTAL PARCEL AREA
5.299 Acres

PORTION OF
PIN: 9653-90-8523
EMMA ANNE MOORE
ADELE PETIGRU MOORE
DB 1436 PG 129

NEW PROPERTY LINE (W/ CENTER OF CANE CREEK RD)

TBM (NAIL/IN SOIL)
ELEV.= 2098.44'

#5 REBAR W/ "CORN" ID CAP FOUND, (0.3' A.G.)
- TERM. 4th CALL DB 1208 PG 707
NC GRID COORD. (NAD83-2011)
N= 630,995.03'
E= 959,109.27'

Adele Petigru Moore
Emma Anne Moore
PIN: 9653-90-8523
DB 1436 PG 129

CANE CREEK ROAD (SR 1545)
PUBLIC-ASPHALT

L= 767.94' R=439.02'
CB S 67°12'14" W
C= 673.71'

BUILDING USAGE DATA:
(4) RETAIL SPACES (1500 SQ.FT PER UNIT)
6000 SQ.FT. TOTAL

(2) OFFICE SPACES (1500 SQ.FT. PER UNIT)
3000 SQ.FT TOTAL

NC GRID (NAD83-2011)
NORTH

SCALE: 1" = 30'
30' 15' 0' 30' 60' 90'

DCS JOB NO.: 24133

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 12296 DEAN DAVIS 5/8/26

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Site Development for Burge Flex Office/Warehouse
165 CANE CREEK ROAD
Fletcher, North Carolina

SHEET TITLE: Existing Conditions

DATE: 5-7-2026

JOB NO.: 24133

SHEET: C1