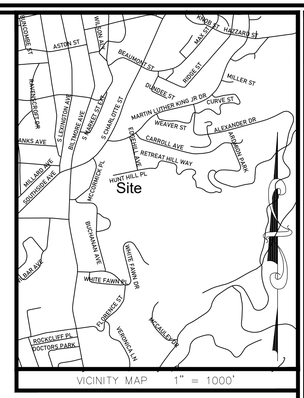
STATE OF NORTH CAROLINA, BUNCOMBE COUNTY
FILED FOR REGISTRATION AT _____O'CLOCK ____M
THIS THE _____DAY OF _____, 20____
AND RECORDED IN PLAT BOOK _____ PAGE _____

DREW REISINGER, REGISTER OF DEEDS

BY: _____
REGISTER OF DEEDS DEPUTY



"ENDOSCOPY AZ MK"
PID AA5601
NAD83(2001) SPC NC
N 688,451.70 sFT
E 945,097.69 sFT
COMBINED FACTOR
0.99979338

GRID TIE
S13° 26' 52"E
532.12' Grid Distance

Edgehill Avenue
City of Asheville maintained

MYERS STEVEN;MYERS PAGE
DB 5848 PG 0192
PB 0195 PG 0083
PIN 9648571929

34 Edgehill Avenue
Asheville, NC 28801

BLAKE JENE M
DB 1868 PG 0623
PB 0226 PG 0053
PIN 9648570939

7 Hunt Hill Place
Asheville, NC 28801

BRODERICK, AMANDA C;
ALLEN, HUNTER B.
DB 5761 PG 0932
PB 0208 PG 0160
PIN 9648479978

2 Hunt Hill Place
Asheville, NC 28801

BAILEY, JAMIE G
DB 4845 PG 1494
PB 0000 PG 0000
PIN 9648479916

8 Hunt Hill Place
Asheville, NC 28801

Hunt Hill Place
City of Asheville maintained
35' R/W

Rebar #5 found
0.1' below ground
NAD83 (2011)
N:687934.17sft
E:945221.44sft

N80° 03' 38"E
158.30'

Rebar w/Cap
"Johnny White"

N78° 13' 37"E
78.63'

N77° 49' 34"E
39.31'

S77° 27' 29"W
4.00'

15' FRONT SETBACK

Fire Hydrant

Driveway with gate

Access Easement over
PIN Lot (5738)
Total 2455 SF 0.06 Acres

N12° 07' 34"W
65.04'

N8° 35' 07"W
83.71'

NEW 10' SIDE SETBACK

S12° 07' 34"E
69.24'

Line to be Abandoned

To Be Set

35' 36"

70.26'
N70° 34' 56"W
New Lot Line

10'SIDE SETBACK

To Be Set

CITY OF ASHEVILLE
DB 6324 PG 1077
PB 231 PG 178
PIN 9648575738

55 Hunt Hill Place
Asheville, NC 28801

ASPHALT PARKING (TYP.)

35'

4'

15'

10'

PIN LOT (0885) = 21882 SF 0.50 Acres
From PIN LOT (5738) + 3246 SF 0.08 Acres
Combined Total 25,128 SF 0.58 Acres

PIN LOT (5738) 143,066 SF 3.28 Acres
Less - 3246 SF 0.07 Acres
Remainder 139,820 SF 3.21 Acres

N9° 24' 12"W
35.85' Tie Only

MAG nail
N 687862.45sft
E 944888.92sft

N19° 36' 35"E 8.72'
R=40.00' L=8.73'

Driveway

CITY OF ASHEVILLE
DB 0000 PG 0000
PB 0000 PG 0000
PIN 9648479855
LOT 9855
4708 Square Feet
Hunt Hill Place
Asheville, NC 28801

Old Lot line

Office section

Garage section

KL TRAINING SOLUTIONS LLC
DB 6341 PG 1460
PB 231 PG 178
PIN 9648570885
3 Hunt Hill Place
Asheville, NC 28801

STORM DRAIN

Rebar w/Cap
"Johnny White"

10' REAR SETBACK

N75° 18' 00"W
107.42'

FENCE TO REMAIN WITH PIN LOT 9566

WOODED AREA BEHIND 6' CHAIN LINK FENCE

Rebar w/Cap found
"Ed Holmes"
0.1' below ground

Rebar w/Cap found
0.1' below ground

N82° 51' 23"W
28.87'

Rebar w/Cap
"Johnny White"

N88° 32' 35"W
18.64'

Rebar w/Cap
"Johnny White"

S88° 55' 16"W
56.53'

Rebar w/Cap found
"Ed Holmes"
0.1' above ground

FENCE TO REMAIN WITH PIN LOT 9566

WOODED AREA BEHIND 6' CHAIN LINK FENCE

N78° 56' 52"W
85.80'

Rebar #5 found
0.3' below ground

CITY OF ASHEVILLE
DB 1371 PG 0077
PB 0PVT PG 0SVY
PIN 9648478566

30 Buchanan Place
Asheville, NC 28801

Proposed 73' X 36'
building footprint

Storage bldg.

Garage

S72° 44' 04"E
21.29'

S17° 15' 56"W
38.89'

N19° 25' 04"E
60.00'

14'

4'

10'

N70° 34' 56"W
34.85'

Rebar w/Cap
"Johnny White"

S70° 34' 36"E
38.29'

Rebar w/Cap
"Johnny White"

To Be Set

WOODED AREA BEHIND 6' CHAIN LINK FENCE

S70° 38' 52"E
3.00'

Ball field information from survey
by Ed Holmes and Associates
Land Surveyors

N.C. GRID NAD 83 (NSRS 2011)

GRAPHIC SCALE
20 0 10 20 40
1 Inch = 20 Ft.(IN FEET)

File location H:\Test Road Files (H Drive)\Hunt Hill Place

LEGEND

EXISTING

SYMBOLS

- NCGS MONUMENT
- RIGHT-OF-WAY MONUMENT
- REBAR
- REBAR AND CAP
- IRON PIPE
- POINT NOT SET
- SANITARY SEWER MAN HOLE
- CLEAN OUT
- STORM DRAIN MAN HOLE
- CURB INLET
- CATCH BASIN
- OPEN THROAT CATCH BASIN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK LINE
- EASEMENT LINES
- CREEK
- 30' RIPARIAN BUFFER
- NCGS GRID TIE
- FENCELINE CHAINLINK
- FENCELINE WOOD
- OVERHEAD ELECTRIC LINE
- STORM DRAIN PIPE
- GRAVITY SEWER PIPE
- BUNCOMBE COUNTY TAXMAP

LINE STYLES

PL / R/W / GRID TIE / E / TAX-MAP

21 NCAC 56 .1103 STANDARD CERTIFICATION REQUIREMENTS
(5) "Final Drawing - For Review Purposes Only";

DEED REFERENCES
PLAT BOOK 231 PAGE 178 (12/05/2022)
DEED BOOK 270 PAGE 542 (1923)
DEED BOOK 272 PAGE 358 (1923)
DEED BOOK 275 PAGE 71 (1923)
DEED BOOK 277 PAGE 643 (1923)
DEED BOOK 368 PAGE 85 (1927)
DEED BOOK 1371 PAGE 77 (1984)
PLAT BOOK 5 PAGE 14 (1923)
PLAT BOOK 5 PAGE 63 (1924)
PLAT BOOK 9 PAGE 8 (1925)
PLAT BOOK 19 PAGE 112 (1941)
PLAT BOOK 36 PAGE 74 (1969)
PLAT BOOK 36 PAGE 97 (1970)
PLAT BOOK 66 PAGE 89 (1997)
PLAT BOOK 148 PAGE 105 (2015)
PLAT BOOK 169 PAGE 141 (2013)
UNRECORDED SURVEY BY ED HOLMES & ASSOCIATES SURVEYORS (2013)
UNRECORDED SURVEY BY HUTCHISON & BIGGS (1990)
UNRECORDED SURVEY BY DALE PENNELL (1980)

ABBREVIATION LEGEND

A.G.	ABOVE GRADE
B.G.	BELOW GRADE
CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
D.B.	DEED BOOK
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM
GV	GAS VALVE
IP	IRON PIPE
MON.	MONUMENT
NSRS	NATIONAL SPATIAL REFERENCE SYSTEM
OIP	OPEN IRON PIPE
P.B.	PLAT BOOK
PG.	PAGE
PIN	PARCEL IDENTIFIER NUMBER
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
TPED	TELEPHONE PEDESTAL

State of North Carolina

I, _____, Review Office of Buncombe County, North Carolina, certify that the map or plat which this certification is affixed meets all statutory requirements for recording.

_____ _____
Review Officer Date

STATE OF NORTH CAROLINA;
CITY OF ASHEVILLE

APPROVED BY THE CITY OF ASHEVILLE, NC PLANNING AND DEVELOPMENT DEPARTMENT, ON THIS DATE OF _____;
PROVIDED THIS PLAT IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, NC WITHIN 30 DAYS OF APPROVAL

SIGNED: _____
CITY OF ASHEVILLE PLANNER

I, Johnny D. White, certify that this map was drawn under my supervision from an actual survey made under my supervision from Deed Books listed in notes, using GNSS NC-RTN and traditional field procedures; that the boundaries not surveyed are clearly indicated by dashed lines as drawn from information found in deeds and plats as shown for adjoining parcels; that the ratio of precision as calculated is 1:10,000; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey:

Class of Survey: Class "A"
Horizontal Position Accuracy: 0.04' and Vertical 0.06'
Type of field Procedure: North Carolina Real Time Kinematic Network (NC RTN) with Trimble R12i receiver
Date of GNSS Control Survey: October 19th 2022
Horizontal Datum/Epoch: North American Datum of 1983 NAD83(NSRS2011) Epoch 2010.00
Vertical Datum: North American Vertical Datum of 1988 (NAVD88)
Published/Fixed Control: NCGS VRS_RTN rtn.nc.gov
Geoid Model: Model 18
Combined Scale Factor: 0.99979338
Units: U.S. Survey Feet

That this plat was prepared in accordance with G.S. 47-30 as amended; furthermore, that this map is of the following category 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.

That this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

Witness my original signature, registration number and seal this _____ day of _____, 2026.

NORTH CAROLINA PROFESSIONAL SEAL L-4304 LAND SURVEYOR JOHNNY D. WHITE

_____
Johnny D. White L-4304

NOTES:

THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS
ALL AREA CALCULATED BY COORDINATE COMPUTATION METHOD.
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
THE SURVEYED PROPERTY MAY BE SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN ON THIS SURVEY PLAT.
THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
ADJOINING PROPERTY OWNER INFORMATION OBTAINED FROM THE BUNCOMBE COUNTY GIS WEBSITE AND DOCUMENTS OF RECORD.
THE SURVEYED PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM, FLOOD INSURANCE RATE MAP 3700964800J, EFFECTIVE DATE JANUARY 6, 2010.
THIS SURVEY IS ORIENTED TO THE NORTH CAROLINA GRID SYSTEM BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATION ON NCGS MONUMENT "ENDOSCOPY AZ MK" ON OCTOBER 19TH 2022 USING NC-RTKN WITH HORIZONTAL PRECISION 0.04sft AND VERTICAL PRECISION 0.06sft.
ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRIS DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCE, DIVIDE GRID DISTANCE BY A COMBINED FACTOR OF 0.99979338.
THE PROPERTY IS ZONED (INST) INSTITUTIONAL DISTRICT:
FRONT SETBACK = 15'
SIDE SETBACK = 10'
REAR SETBACK = 10'

City of Asheville

Department of Capital and Asset Management

Johnny D. White, PLS L-4304 Survey Coordinator
P.O. Box 7148, Asheville, N.C. 28802 • 828-259-5617 • www.ashevillenc.gov

Date	Revisions	By
20240713	Recombination from PB 231 PG 178	JDW

Surveyed By: J. White, PLS L-4304
Survey Date:October 2022
Drawn By: JDW
Designed By:
Checked By:
Approved By:
Drawing Date: 20230425

RECOMBINATION SURVEY FOR THE CITY OF ASHEVILLE:
City of Asheville - 55 Hunt Hill Pl, Asheville, NC 28801
PIN 9648575738 Deed Book 6324 Page 1077 Plat Book 231 Page 178
KL Training Solutions LLC - 3 Hunt Hill Pl, Asheville, NC 28801
PIN 9648570885 Deed Book 6341 Page 1460 Plat Book 231 Page 178
Asheville Township

Scale:
1 INCH = 20 FEET

Project Number:

Sheet No.:
1