

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

REVIEW OFFICER _____ DATE _____

TREE LEGEND

- OAK TREE
- BIRCH TREE
- POPLAR TREE
- PINE TREE
- DOGWOOD

REGISTER OF DEEDS

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

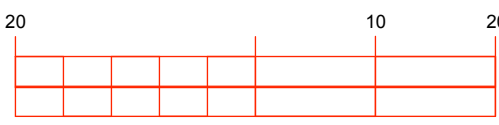
PLAT BOOK _____, PAGE _____

FILED FOR REGISTRATION ON THE ____ DAY OF

_____, 2012 AT _____

REGISTER OF DEEDS, BUNCOMBE COUNTY

BY: _____ DEPUTY/ASSISTANT



PLAT BOOK 96, PAGE 162

LOCATION SKETCH

NOT TO SCALE

LEGEND

- CENTRAL ANGLE
- ARC LENGTH
- RADIUS
- RIGHT OF WAY
- FOUND IRON PIN
- FOUND STONE
- SET BENCHMARK
- WOOD POWER POLE
- CENTERLINE
- PROPERTY LINE
- FIRE HYDRANT
- WELL
- CHORD
- BEARING
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- CURB INLET
- GAS STUB-OUT
- TELEPHONE RISER
- ELECTRIC STUB-OUT
- SEWER CLEAN-OUT
- NOW OR FORMERLY
- OVERHEAD WIRE

- BOUNDARY LINE NOT SURVEYED
- SET NAIL
- SET 5/8" IRON ROD WITH L-4379 CAP
- LINE NOT TO SCALE

NOTES

- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND
- THE BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 96, PAGE 162 AND ARE REFERENCED TO THE SOUTHERLY LINE OF LOT 59 OF SAID PLAT BOOK HAVING A BEARING OF S77°43'59"E.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT OF WAYS OR OWNERSHIPS.
- THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY F.E.M.A.
- THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- UNDERGROUND FOUNDATIONS AND/OR UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS REPRESENT DEED AND OR PLAT VALUES.
- ACREAGE COMPUTED BY THE COORDINATE METHOD.
- THERE ARE NO NORTH CAROLINA GEODETIC CONTROL POINTS WITHIN 2000 FEET OF THIS SITE.
- ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND ARE REFERENCED TO AN SANITARY MANHOLE IN COTTAGE SETTINGS LANE OPPOSITE LOT 57, ELEVATION: 500.00.

REFERENCES

DEED BOOK 4824, PAGE 682
PLAT BOOK 96, PAGE 162

SETBACKS

FRONT: 30' FROM BACK OF CURB
SIDE: 10'
REAR: 20'
(BASED ON APPROVED SITEPLAN)

CERTIFICATE

I, KEITH R. SANDERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4824, PAGE 682 BUNCOMBE COUNTY REGISTRY); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE BUNCOMBE COUNTY REGISTRY (SEE REFERENCES); 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.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS ____ DAY OF _____, A.D. 2012.

KEITH R. SANDERS
PROFESSIONAL LAND SURVEYOR # L-4379
STATE OF NORTH CAROLINA

SANDERS
SURVEYING & MAPPING
SERVICES, INC.
(828) 669-2777
C-2384
510 AVENA ROAD, BLACK MOUNTAIN, NORTH CAROLINA, 28711

BOUNDARY & TOPOGRAPHIC SURVEY FOR:
SEAN SULLIVAN, OWNER
PIN # 0618-48-1474
DEED BOOK 4824, PAGE 682
TOWN OF BLACK MOUNTAIN,
BUNCOMBE COUNTY, NORTH CAROLINA

DATE: 11/25/12
DRAWN: KRS
CHECKED: KRS
F.B.#: TDS
SCALE: 12-0109.DWG

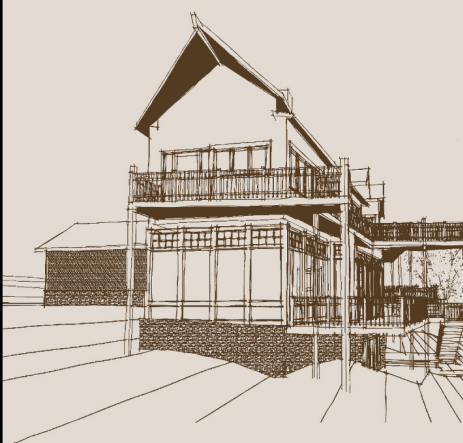
SEAL OR STAMP

PROJECT:
12-0109

SHEET:
1 OF 1

RETRO+FIT
DESIGN, LLC

RESIDENTIAL DESIGN
CUSTOM HOMES+ADDITIONS+REMODELS



16 Mt. Vernon Alley North
Asheville, NC 28804
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E-Mail=retrofit@retro-fit-design.com
Web=www.retro-fit-design.com

No.	Date	Revision Notes
No.	Date	Issue Notes

RETRO+FIT DESIGN
16 MT. VERNON ALLEY N.
ASHEVILLE, NC 28804
828-254-9150

JOHN & JANE REEVES RESIDENCE
THE SETTINGS LOT 59
BLACK MTN., NC

MCABEE & ASSOCIATES P.A.
3 MCABEE TRAIL
FAIRVIEW, NC 28730

SITE PLAN

Project ID: 2012-008

Project Manager: WEIL

Drawn By: WEIL

Date: 11-16-12

Scale: 1/8"=1'-0"

Sheet No. 1.0

of

9 Sheets