Plat Book 108 pg 125

UNOFFICIAL COPY

CERTIFICATION:

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, JEFF S. POWELL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 3881, PAGE 145); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 3881, PAGE 145; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:5,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATAGORY AS DESCRIBED IN G.S. 47-30(f)(11):

a)(1) SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF May, 2005.

Jeff S. Powell

P.L.S. L-3579

NORTH CAROLINA PROFESSIONAL SEAL L-3579 LAND SURVEYOR JEFF S. POWELL

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

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

FILED FOR REGISTRATION ON THE 19 DAY OF January 2007

AT 1:35 p M. AND RECORDED IN PLAT BOOK 108, PAGE 125

BY: Otto W. DeBruhl
REGISTER OF DEEDS

BY: Jerri W. Dennis
DEPUTY

LEGEND:

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- UNMARKED POINT
- IRON PIN / REBAR FOUND
- REBAR SET
- IRON PIPE FOUND
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- PK NAIL FOUND
- PK NAIL SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WELL
- GAS VALVE
- GAS METER
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRICAL MANHOLE
- ELECTRICAL BOX
- TRANSFORMER
- POWER / UTILITY POLE
- LIGHT POLE
- SEWER MANHOLE
- SEWER CLEAN-OUT
- CURB INLET
- YARD INLET
- SIGN
- W — WATER
- SS — SANITARY SEWER
- E — UNDERGROUND POWER
- G — NATURAL GAS
- X — BARB WIRE FENCE

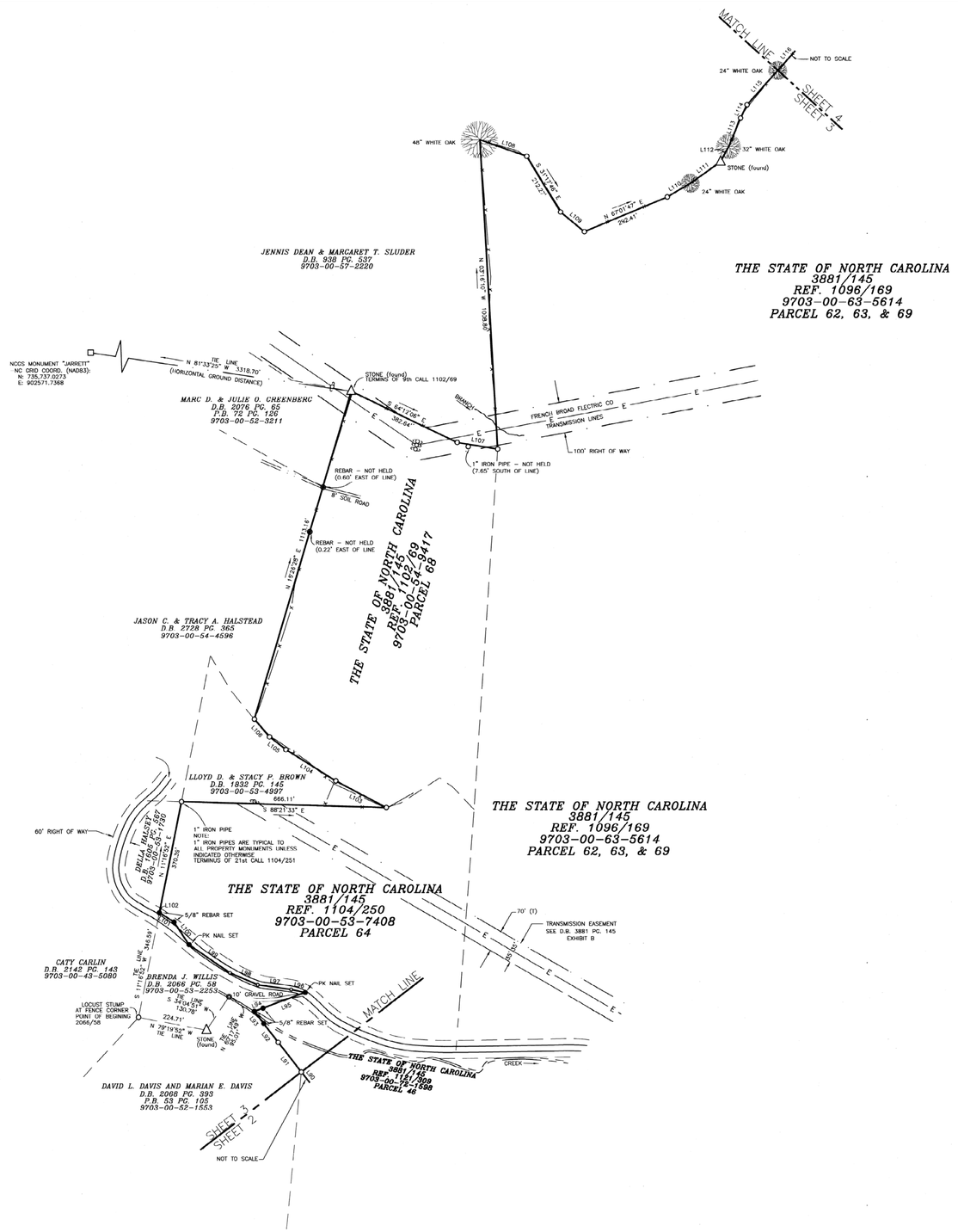
REFERENCES:

D.B. 3881 PG. 145-172
D.B. 1104 PG. 250
D.B. 1121 PG. 309
D.B. 1096 PG. 169
D.B. 1102 PG. 69

NOTES:

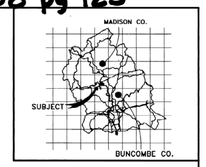
1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COORDINATE COMPUTATION.
3. SUBJECT PROPERTY P.I.N.'S : 9703-00-53-7408, 9703-00-72-1598, 9703-00-63-5614, 9703-00-54-9417.
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL CONTROL IS BASED ON NCGS MONUMENTS "PINEY KNOB", "JARRETT", & "CEDAR HILL" (SEE PLAT FOR GRID COORDINATES ON THESE MONUMENTS). THE COMBINED GRID FACTOR WAS 0.99986669.

CAVANAUGH
Solutions through integrity and partnership
Cavanaugh & Associates, P.A. 11 North Market Street, Suite 101, Asheville, NC 28801
828/255-7596 fax: 828/255-0770 www.cavanaughsolutions.com



TOTAL AREA OF THIS SURVEY

1749.234 ACRES
(TOTAL ACREAGE FOR ENTIRE PLAT
SECTIONS 4 & 5, BUNCOMBE COUNTY
ACREAGE: 1288.887 / MADISON COUNTY
ACREAGE: 460.347)



VICINITY MAP
(N.T.S.)

LINE TABLE

LINE	BEARING	DISTANCE
L90	N 38°09'32" W	53.43'
L91	N 37°38'38" W	122.93'
L92	N 37°38'38" W	77.15'
L93	N 37°38'38" W	50.00'
L94	N 69°46'53" E	30.00'
L95	N 69°46'53" E	146.32'
L96	N 77°57'14" W	46.88'
L97	N 82°10'30" W	109.90'
L98	N 66°22'33" W	98.28'
L99	N 55°25'03" W	161.41'
L100	N 33°51'11" W	87.42'
L101	N 56°49'16" W	56.14'
L102	N 75°41'35" W	0.98'
L103	N 62°25'34" W	185.31'
L104	N 57°49'15" W	191.69'
L105	N 51°53'10" W	67.50'
L106	N 40°40'01" W	75.61'
L107	S 80°35'02" E	133.26'
L108	S 70°32'05" E	161.32'
L109	S 50°05'59" E	100.63'
L110	N 59°24'49" E	88.12'
L111	N 54°45'40" E	119.44'
L112	N 28°06'51" E	57.17'
L113	N 22°13'12" E	100.66'
L114	N 26°39'19" E	47.29'
L115	N 42°09'06" E	149.45'
L116	N 41°21'48" E	119.64'

BASED ON N.C. GRID NORTH (NAD 83)

Doc ID: 018193930001 Type: GRP
Recorded: 01/19/2007 at 03:17:46 PM
Fee Amt: $21.00 Page 1 of 1
Workflow# 2091771
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 108 PG 125

200 0 200 600

DATE: NOVEMBER 11, 2004 TO MAY 12, 2005	SHEET NO.	REV.	DESCRIPTION	DATE
PROJECT NO.: 3.04.096	3	REV1		
FIELD WORK: JSP	OF: 4	REV2		
CHECKED: JSP		REV3		
SCALE: 1"=200'		REV4		

PARCELS 62,63,69,68,& 64

PROPERTY OF

THE STATE OF NORTH CAROLINA
(PLAT SECTION 5)

LEICESTER TOWNSHIP - BUNCOMBE COUNTY - N.C.