

**LEGEND**

- ◻ EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- ⊙ EXISTING IRON PIPE OR PIN
- 3/4" IRON PIN (SET)
- UNMARKED POINT
- ⊙ AS INDICATED AT POINT
- SURVEYED LINES
- - - NON-SURVEYED LINES, ADJACENT LINES FROM DEEDS
- UL UTILITY LINES

**NOTES:**

1. NO PORTION OF THIS PROPERTY, AS SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE, OR WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY THE DEPARTMENT OF HOUSING & URBAN DEVELOPMENT, MAP PANEL NUMBER 370032-0020A, DATED JULY 16-1990.
2. THERE ARE NO KNOWN U.S. OR STATE HORIZONTAL CONTROL MONUMENTS WITHIN 2,000 FEET OF THE SURVEY AREA. NORTH ORIENTATION AND CONTROL TIES HAVE BEEN ESTABLISHED BY TIES TO EXISTING LOCAL MONUMENTATION WITHIN THE IMMEDIATE SURVEY AREA, AS SHOWN.
3. THE PURPOSE OF THIS SURVEY IS TO RELOCATE EXISTING LOT LINES WITHIN AN EXISTING SUBDIVISION, LOCATED WITHIN 1/2 MILE OF THE CITY LIMITS OF ASHEVILLE, NC, AN AREA THAT IS REGULATED BY AN ORDINANCE OF ASHEVILLE, NC, THAT REGULATES PARCELS OF LAND SUBDIVISION. THESE MODIFICATIONS DO NOT INCREASE THE TOTAL NUMBER OF LOTS WITHIN THIS EXISTING SUBDIVISION AND THE RESULTANT LOTS ARE EQUAL TO OR EXCEED THE STANDARDS OF SUBDIVISION REGULATIONS.
4. THE EXACT LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
5. AREAS DETERMINED BY COORDINATES COMPUTATIONS.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
7. ALL BEARINGS, DISTANCES AND MARKERS OUTSIDE THE BOUNDARY OF THE PROPERTY SURVEYED ARE REFERENCE TIES ONLY, AND MAY NOT REPRESENT LOT CORNERS.
8. THIS PROPERTY IS SUBJECT TO ANY R/W EASEMENTS, RESTRICTIVE COVENANTS OR OTHER FACTS OF RECORD WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

THE FOREGOING CERTIFICATION OF DIANNA K. GRIGSBY, A NOTARY PUBLIC OF THE STATE AND COUNTY DESIGNATED IS CERTIFIED TO BE CORRECT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996.

OTTO W. DEBRUHL,  
REGISTER OF DEEDS, BUNCOMBE COUNTY

BY: \_\_\_\_\_ DEPUTY FILED FOR REGISTRATION

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996 AT \_\_\_\_\_

OTTO W. DEBRUHL,  
REGISTER OF DEEDS, BUNCOMBE COUNTY

BY: \_\_\_\_\_ DEPUTY

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY DEDICATE TO PUBLIC USE AS STREETS, PLAZAS, PARKS, OPEN SPACES, AND EASEMENTS, ALL AREAS SO SHOWN OR INDICATED ON SAID PLAN.

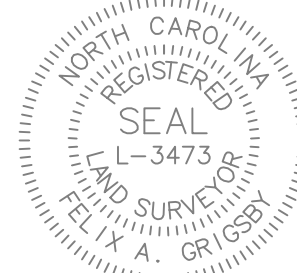
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996.

SIGNED: \_\_\_\_\_

REVIEWED BY THE PLANNING DIRECTOR OF THE CITY OF ASHEVILLE, NC, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996, PROVIDED THAT THE PLAN IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, NC, WITHIN 30 DAYS FROM DATE OF THIS APPROVAL.

SIGNED: \_\_\_\_\_ PLANNING DIRECTOR

I, FELIX A. GRIGSBY, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION TAKEN FROM DEED DESCRIPTION RECORDED IN BOOK 806 - PAGE 04 - THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED FROM INFORMATION FOUND IN BOOK 587 - PAGE 286 - BOOK 1454 - PAGE 10 - BOOK 1335 - PAGE 382 - THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN OR EQUAL TO 1:10000 THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 02TH DAY OF AUG. 1996 AD.



FELIX A. GRIGSBY, RLS NO. L-3473

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, A NOTARY PUBLIC OF THE COUNTY AND STATE FORESAID, CERTIFY THAT \_\_\_\_\_ A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996.

NOTARY PUBLIC  
September, 28 - 1997  
MY COMMISSION EXPIRES

**PROJECT DATA**

PROPERTY REFERENCES: DEED BOOK 1806, PAGE 616  
SWANN CONSTRUCTION CO., INC.

ZONING STATUS: R2, LOW RESIDENTIAL DISTRICT  
WITHIN ONE(1) MILE OF THE  
CITY OF ASHEVILLE, NC

TOTAL AREA: 10.18 ACRES  
NUMBER OF LOTS: 21  
(1 thru 6 and 15 thru 21, ON SHEET 1 of 2)  
(7 thru 14, ON SHEET 2 of 2)

MINIMUM LOT SIZE: 0.34 ACS.  
MAXIMUM LOT SIZE: 0.70 ACS.

FRONT SETBACK LINE  
UTILITY and DRAINAGE EASEMENT: 35 FT.  
BACK SETBACK LINE  
UTILITY and DRAINAGE EASEMENT: 25 FT.  
SIDE SETBACK LINE  
UTILITY and DRAINAGE EASEMENT: 10 FT.

BY: **SURVEYING and DESIGN SERVICES**  
140 WESTVIEW DRIVE  
HENDERSONVILLE, NORTH CAROLINA 28739  
FELIX A. GRIGSBY, RLS (704)696-7878 and (800)696-7818

OWNER and DEVELOPER:  
SWANN CONSTRUCTION CO., INC.  
111 EAST CHARLESTON, SWANNANOVA, NC

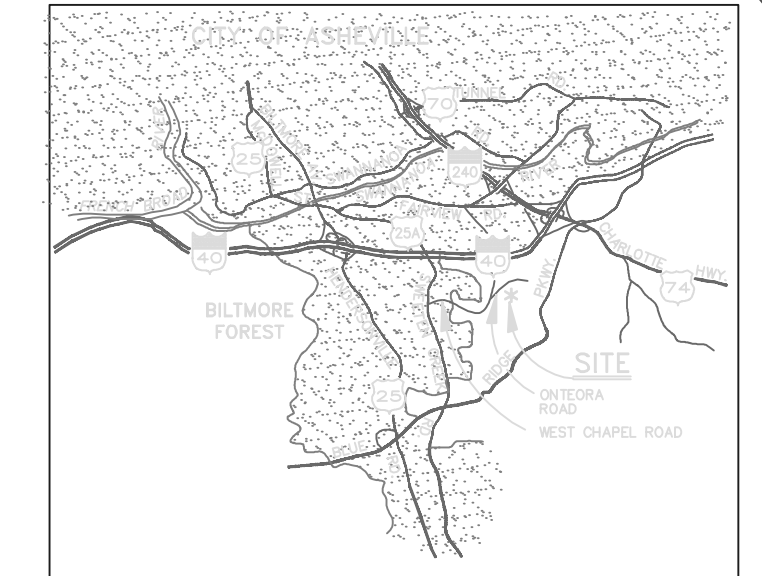
**SWEETBRIAR GROVE**

REVISION No.1  
SWEETBRIAR GROVE, SHEET-2  
ONTERRA ROAD  
BILTMORE TOWNSHIP  
BUNCOMBE COUNTY, NORTH CAROLINA

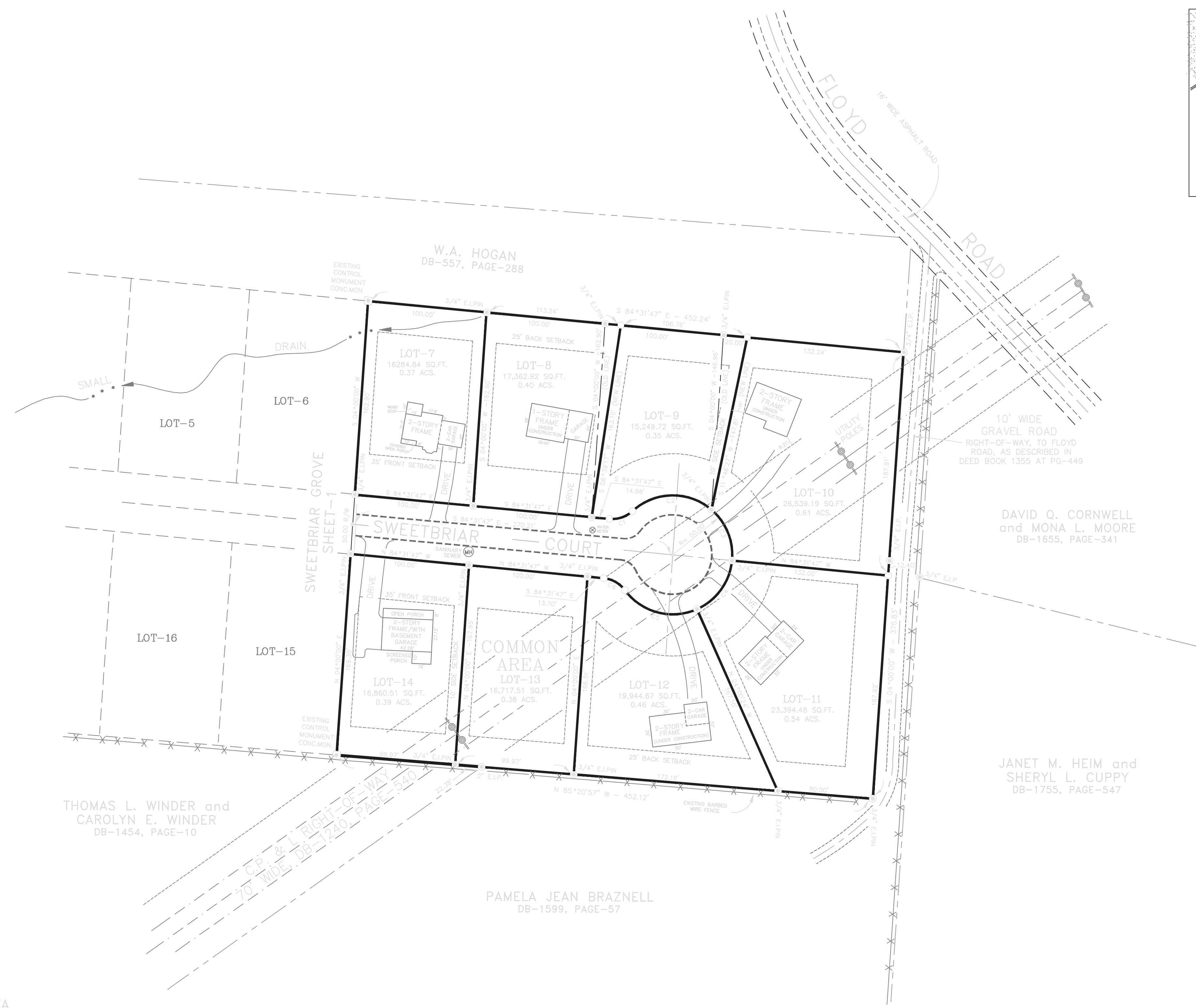
CLIENT: SWANN  
FILE CODE: BUN1800C  
TAX PIN No. 985715-72-4819  
DATE SURVEYED: AUG. 02-1996  
DATE DRAWN: AUG. 02-1996

SCALE  
HORIZONTAL:  
1" = 50'  
VERTICAL:  
N/A

SHEET NO.  
2  
REVISED  
OF 2



VICINITY MAP  
NOT TO SCALE



**CURVE TABLE**

ARC	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1.	44°11'23"	R=25.00'	A=21.03'	CB=N 71°22'31" E	C=20.41'
2.	48°13'52"	R=50.00'	A=72.63'	CB=N 88°53'46" E	C=46.41'
3.	46°37'31"	R=50.00'	A=47.98'	CB=S 22°00'32" E	C=40.14'
4.	46°31'22"	R=50.00'	A=62.82'	CB=S 35°43'55" W	C=50.39'
5.	47°40'01"	R=50.00'	A=67.78'	CB=N 75°10'24" W	C=62.71'
6.	44°11'23"	R=25.00'	A=21.03'	CB=N 60°28'04" W	C=20.41'



REVNO.	DESCRIPTIONS	DATE

DESIGNED	T.G.
DRAWN	T.G.
CHECKED	T.G.