

LEGEND

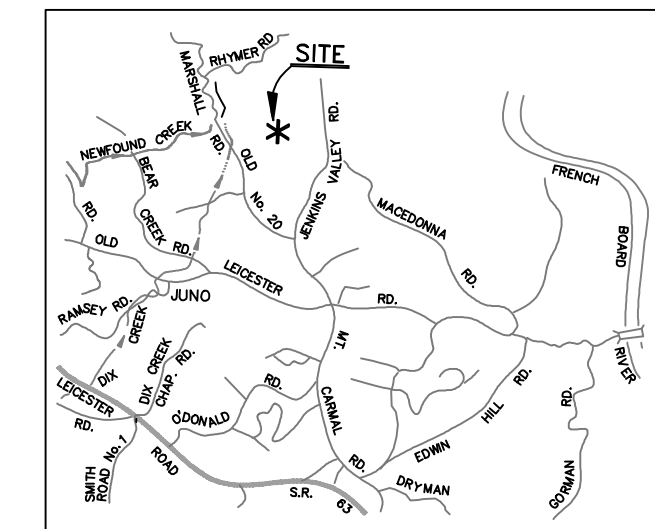
- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET CONTROL MONUMENT
- ⊙ EXISTING IRON PIPE OR PIN
- IRON PIPE OR PIN SET
- UNMARKED POINT
- ⊙ AS INDICATED AT POINT
- SURVEYED LINES
- - - NON-SURVEYED LINES, ADJACENT LINES FROM DEEDS
- U— UTILITY LINES
- ***** EXISTING FENCE
- EXISTING STREAM AND/OR BRANCH

CURVE TABLE

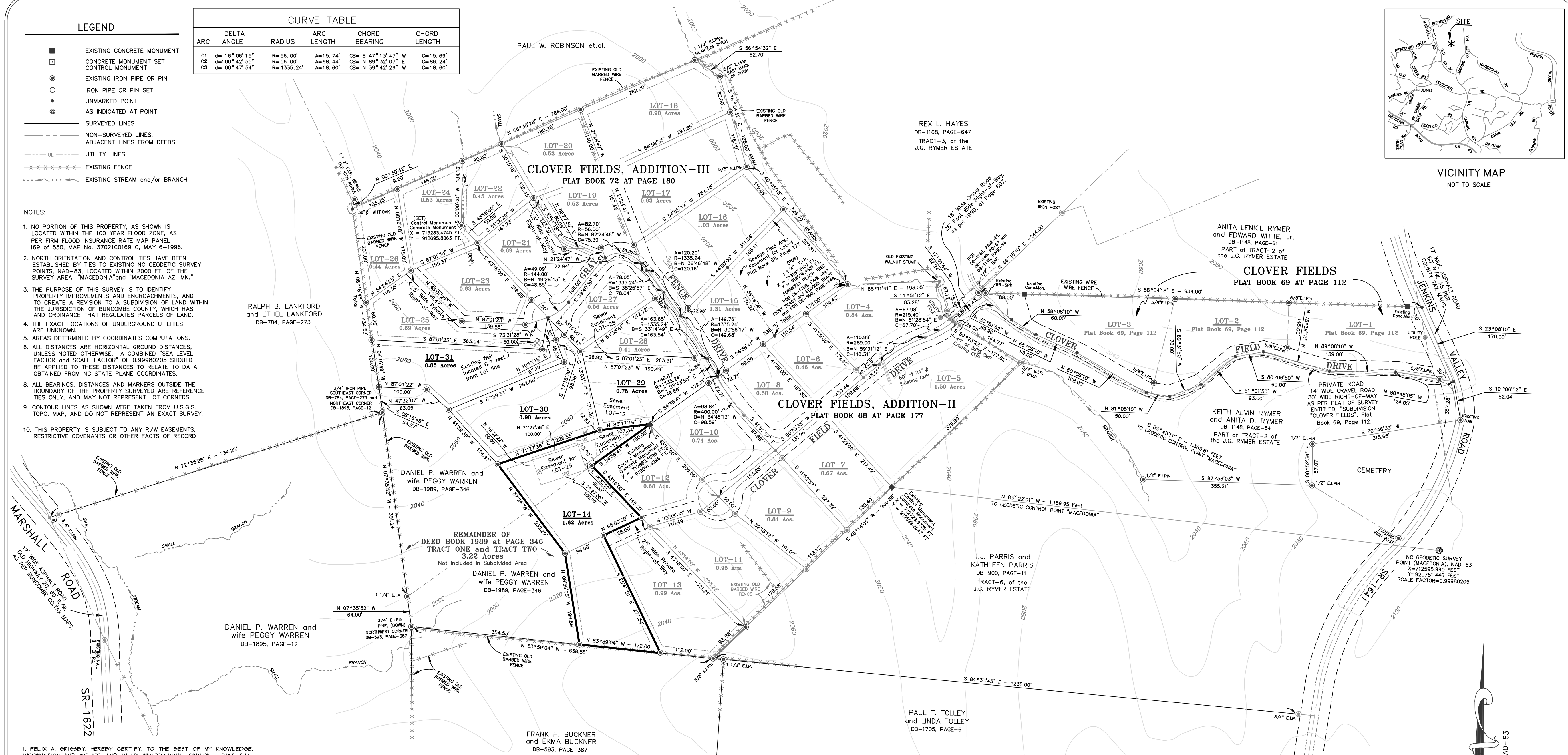
ARC	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	d = 16° 06' 15"	R = 56.00'	A = 15.74'	CB = S 47° 13' 47" W	C = 15.69'
C2	d = 100° 42' 55"	R = 56.00'	A = 98.64'	CB = N 89° 32' 07" W	C = 86.24'
C3	d = 00° 47' 54"	R = 1335.24'	A = 18.60'	CB = N 39° 42' 29" W	C = 18.60'

NOTES:

1. NO PORTION OF THIS PROPERTY, AS SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE, AS PER FIRM FLOOD INSURANCE RATE MAP PANEL 169 OF 550, MAP NO. 37021C0169 C, MAY 6-1996.
2. NORTH ORIENTATION AND CONTROL TIES HAVE BEEN ESTABLISHED BY TIES TO EXISTING NC GEODETIC SURVEY POINTS NAD-83, LOCATED WITHIN 2000 FT. OF THE SURVEY AREA, "MACEDONIA" and "MACEDONIA AZ. MK."
3. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY PROPERTY IMPROVEMENTS AND ENCROACHMENTS, AND TO CREATE A REVISION TO A SUBDIVISION OF LAND WITHIN THE JURISDICTION OF BUNCOMBE COUNTY, WHICH HAS AND ORDINANCE THAT REGULATES PARCELS OF LAND.
4. THE EXACT LOCATIONS OF UNDERGROUND UTILITIES ARE UNKNOWN.
5. AREAS DETERMINED BY COORDINATES COMPUTATIONS.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE. A COMBINED "SEA LEVEL FACTOR AND SCALE FACTOR" OF 0.99982025 SHOULD BE APPLIED TO THESE DISTANCES TO RELATE TO DATA OBTAINED FROM NC STATE PLANE COORDINATES.
7. ALL BEARINGS, DISTANCES AND MARKERS OUTSIDE THE BOUNDARY OF THE PROPERTY SURVEYED ARE REFERENCE TIES ONLY, AND MAY NOT REPRESENT LOT CORNERS.
8. CONTOUR LINES AS SHOWN WERE TAKEN FROM U.S.G.S. TOPO. MAP, AND DO NOT REPRESENT AN EXACT SURVEY.
9. THIS PROPERTY IS SUBJECT TO ANY R/W EASEMENTS, RESTRICTIVE COVENANTS OR OTHER FACTS OF RECORD.



VICINITY MAP
NOT TO SCALE

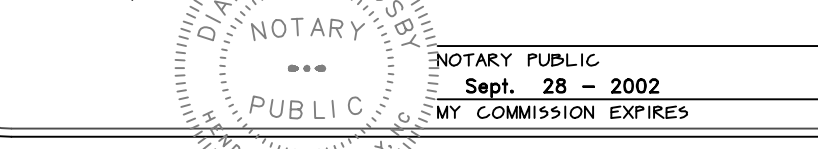


I, FELIX A. GRIGSBY, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION TAKEN FROM DEED DESCRIPTION REGISTERED IN BOOK 1865, PAGE 346, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED FROM INFORMATION FOUND IN BOOK 1875, PAGE 12, BOOK 188, PAGE 647, BOOK 189, PAGE 54, THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN OR EQUAL TO 1/10000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23RD DAY OF MAR. 2001 A.D.



FELIX A. GRIGSBY, PL S NO. L-3473

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT *Felix A. Grigsby* A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 23RD DAY OF MAR. 2001.



I, FELIX A. GRIGSBY, REGISTERED LAND SURVEYOR, CERTIFY THAT THIS SURVEY CREATES A REVISION TO A SUBDIVISION OF LAND MAJOR SUBDIVISION WITHIN THE JURISDICTION OF BUNCOMBE COUNTY, WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 23RD DAY OF MAR. 2001.

FELIX A. GRIGSBY, PL S - 3473

APPROVED AS A REVISED MAJOR SUBDIVISION BY BUNCOMBE COUNTY PLANNING DEPARTMENT.

DATE _____ JAMES H. GOMAN
ZONING ADMINISTRATOR

FILED FOR REGISTRATION ON THE _____ DAY OF _____ 2001 AT _____ AND RECORDED AT PLAT SLIDE _____

REGISTRAR OF DEEDS

PROJECT DATA
MAJOR SUBDIVISION
ADDITION IV - REVISION No. 1

OWNER:
DANIEL P. WARREN and wife PEGGY WARREN

REFERENCE:
TRACT ONE and TRACT TWO DEED BOOK 1989 at PAGE 346
PLAT BOOK 68 at PAGE 137
PLAT BOOK 68 at PAGE 177
PLAT BOOK 69 at PAGE 112
PLAT BOOK 72 at PAGE 180

RIGHT-OF-WAY:
DEED BOOK 1990 at PAGE 607
ROAD MAINTENANCE AGREEMENT DEED BOOK 2018 at PAGE 725

TAX PIN PARCEL No. 9711.04-82-7609
LEICESTER TOWNSHIP
NOT ZONE

PRIVATE ROADS
CLOVER FIELD DRIVE

EXISTING
ACCESS ROAD from Jenkins Valley Road to Subdivided Area:
14 Foot Wide Gravel
30' RIGHT-OF-WAY
1,127 Linear Feet

CLOVER FIELD DRIVE
EXISTING
SUBDIVISION ROAD, within Subdivided Area
16 Foot Wide Asphalt Road
45' RIGHT-OF-WAY
618.40 Linear Feet

GRAY FENCE DRIVE
EXISTING
SUBDIVISION ROAD, within Subdivided Area
16 Foot Wide Asphalt Road
45' RIGHT-OF-WAY
728.60 Linear Feet

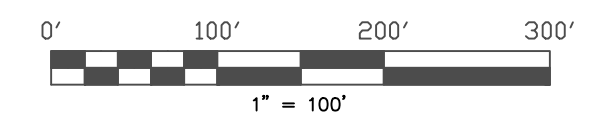
SETBACK REQUIREMENTS and UTILITY EASEMENTS

FRONT = 40' from Road Centerline
SIDE = 10 FEET
BACK = 15 FEET

CLOVER FIELDS, ADDITION-IV
TOTAL NUMBER OF LOTS = 3
LOT-29 = 0.75 Acs.
LOT-30 = 0.98 Acs.
LOT-31 = 0.85 Acs.

CLOVER FIELDS, ADDITION-IV REVISION No. 1
Enlargement of LOT-14, ADDITION-II Plat Book 68 at Page 177.
LOT-14 (enlargement) = 1.62 Acres

TOTAL NUMBER OF LOTS = 31
TOTAL ACRES = 25.27 ACRES



NC GRID NORTH, NAD-83

REV. NO.	DESCRIPTIONS / REVISIONS	DATE
1	Enlargement of LOT-14, of ADDITION-II, Plat Book 68 at Page 177.	3/23/01

DESIGNED BY: *Felix A. Grigsby, PLS*
140 Westview Drive
Hendersonville, North Carolina 28739
(828)696-7878 and (800)696-7818 (Fax) (828)696-0824

OWNER and DEVELOPER:
DANIEL and PEGGY WARREN
OLD HIGHWAY 20, ALEXANDER, NC
(828) 254-2935

MAJOR SUBDIVISION ~ FINAL PLAT
CLOVER FIELDS
ADDITION-IV - REVISION No. 1

REFERENCES:
Daniel P. Warren and Peggy Warren
Deed Book 1989, at Page 346, TRACT ONE and TRACT TWO Right-of-Way Agreement, Deed Book 1990, at Page 607
Buncombe County Tax Pin No. 9711.04-82-7609

LOCATION:
JENKINS VALLEY ROAD
LEICESTER TOWNSHIP
BUNCOMBE COUNTY, NORTH CAROLINA

CLIENT:	SCALE	SHEET NO.
DANIEL WARREN	1" = 100'	1
FILE CODE: BUN00821A		
TAX PIN No. 9711.04-82-7609		
DATE SURVEYED: Mar. 23rd 2001		
DATE DRAWN: Mar. 23rd 2001		

OF: