

**REVIEW OFFICER**

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

REVIEW OFFICER  
OF WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL  
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

**REGISTER OF DEEDS**

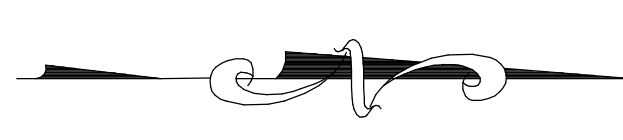
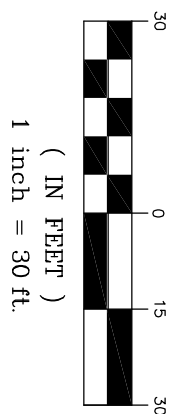
STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

FILED FOR REGISTRATION ON THE \_\_\_\_\_ DAY OF  
2018 AT \_\_\_\_\_

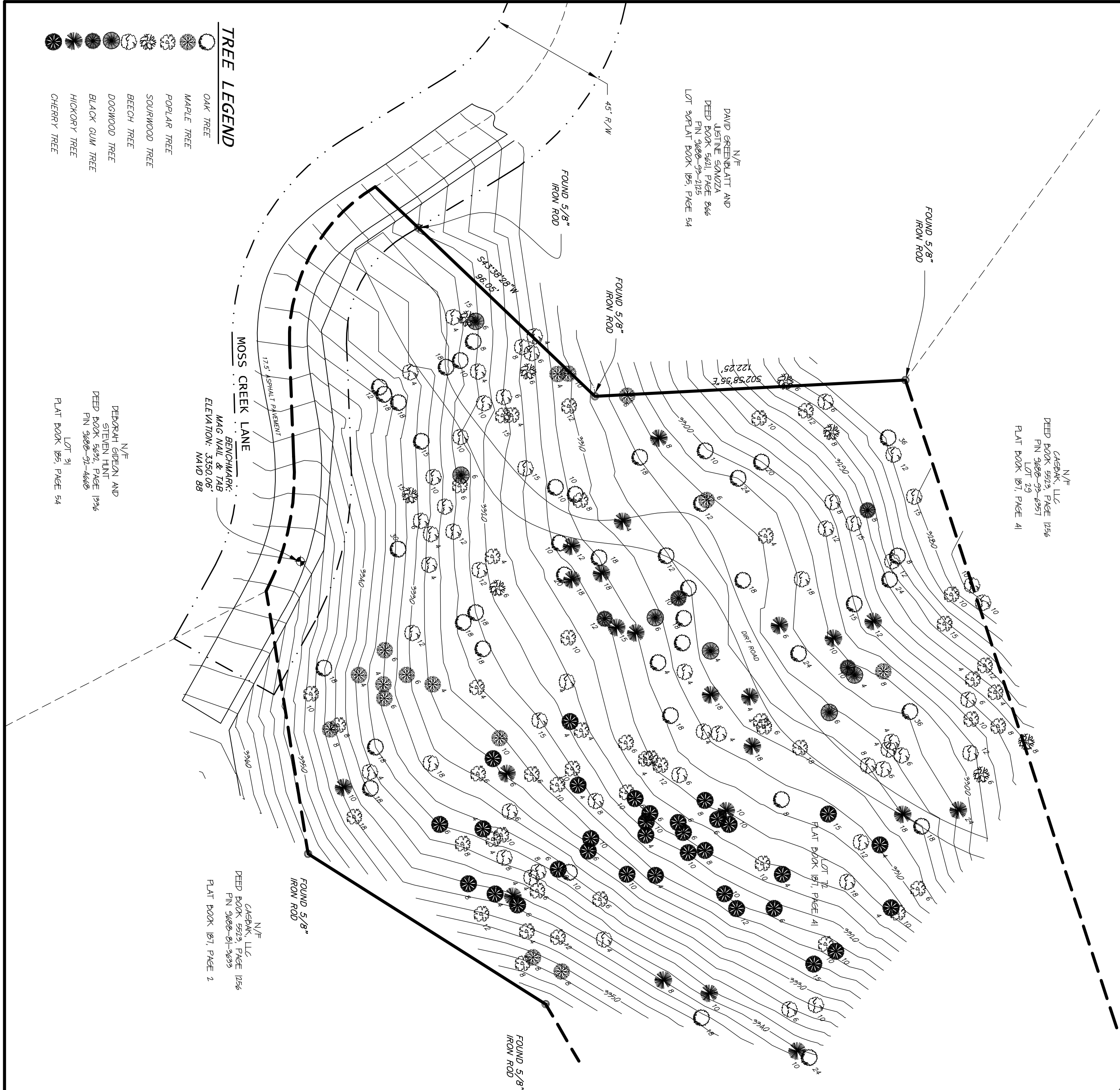
REGISTER OF DEEDS, BUNCOMBE COUNTY

BY: \_\_\_\_\_ DEPUTY/ASSISTANT

**GRAPHIC SCALE**



PLAT BOOK 187, PAGE 41



**TREE LEGEND**

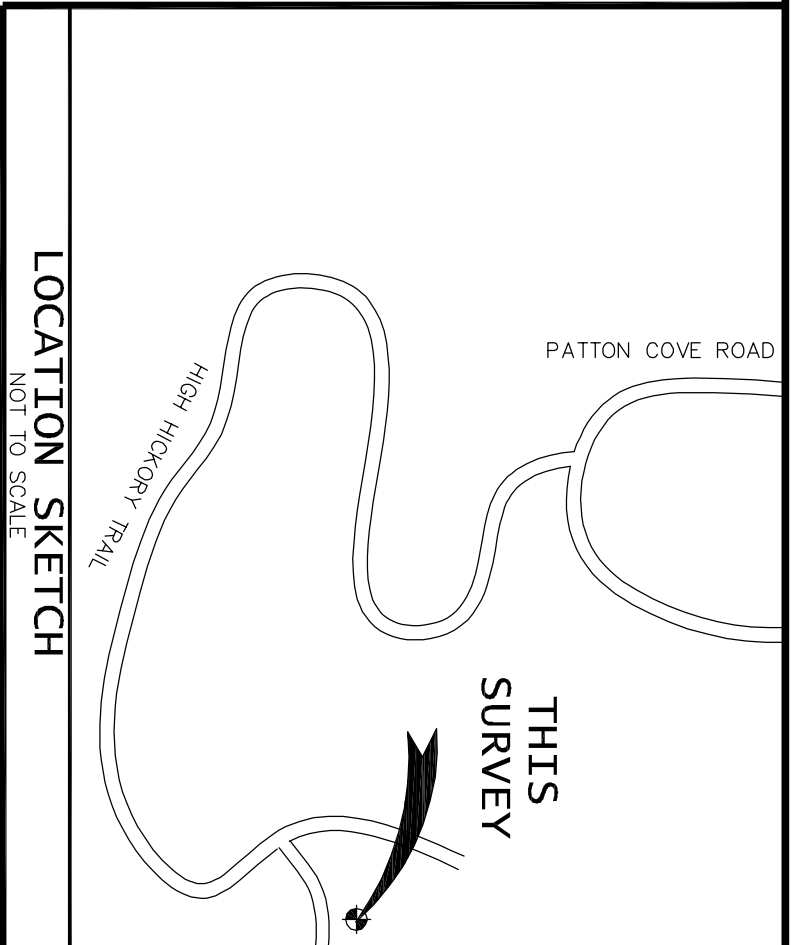
- OAK TREE
- MAPLE TREE
- POPULAR TREE
- SOURWOOD TREE
- BEECH TREE
- DOGWOOD TREE
- BLACK GUM TREE
- HICKORY TREE
- CHERRY TREE

**BENCHMARK**

MAG NAIL & TAG  
ELEVATION: 3350.06'  
MAVD 88

**BENCHMARK**

DEKORAT GIDEAN AND  
STEVEN HUNT  
PIN 3468-92-4468  
LOT 31  
PLAT BOOK 187, PAGE 54



**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
- GAS METER
- BOUNDARY LINE NOT SURVEYED
- CENTERLINE POINT NOT SET
- SET 5/8" IRON ROD WITH L-4379 CAP UNLESS NOTED
- LINE NOT TO SCALE
- CHORD BEARING
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- CATCH BASIN
- CLEAN OUT
- TELEPHONE RISER
- ELECTRIC METER
- CMP CULVERT
- N/F NOW OR FORMERLY OVERHEAD WIRE

**NOTES**

- 1.) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- 2.) THE BEARINGS SHOWN HEREON ARE BASED ON DEED BOOK XX, PAGE XX AND ARE REFERENCED TO THE EASTERLY LINE OF SAID DEED BOOK HAVING A BEARING OF XXXXX'XX"X.
- 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT OF WAYS OR OWNERSHIPS.
- 4.) THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
- 5.) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATEMAP # 3700968800 EFFECTIVE DATE: 01/06/2010.
- 6.) THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- 7.) UNDERGROUND FOUNDATIONS AND/OR UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- 8.) BEARINGS AND DISTANCES SHOWN IN PARENTHESES REPRESENT DEED AND/OR PLAT VALUES.
- 9.) ACREAGE COMPUTED BY THE COORDINATE METHOD.
- 10.) THERE ARE NO NORTH CAROLINA GEODETIC CONTROL POINTS WITHIN 2000 FEET OF THIS SITE.
- 11.) THIS IS NOT A BOUNDARY SURVEY.

**REFERENCES**

DEED BOOK 5523, PAGE 1256  
PLAT BOOK 187, PAGE 41

**ZONING**

R-LD  
SETBACKS:  
FRONT: 10'  
SIDE: 10'  
REAR: 20'

**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 5523, PAGE 1256, BUNCOMBE COUNTY REGISTRY); THAT THIS IS NOT A BOUNDARY SURVEY AND LINES 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 14TH DAY OF MAY, A.D. 2018.

*Keith R. Sanders*

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

<p>PROJECT: 18-0080</p> <p>SHEET: 1 OF 1</p>		<p>DATE: 05/14/18</p> <p>DRAWN: KRS</p> <p>CHECKED: KRS</p> <p>F.B. #: TDS</p> <p>SCALE: 1" = 30'</p> <p>18-0080.DWG</p>		<p>TOPOGRAPHIC SURVEY FOR: LIVINGSTONE DESIGN + BUILD A PORTION OF PIN # 9688-93-6187 A PORTION OF DEED BOOK 5523, PAGE 1256 SWANNANOA TOWNSHIP, BUNCOMBE COUNTY, NORTH CAROLINA</p>		<p>SANDERS SURVEYING &amp; MAPPING SERVICES, INC. (828) 669-2777 C-2384 510 AVENA ROAD, BLACK MOUNTAIN, NORTH CAROLINA, 28711</p>		<p>1 ADDITIONAL CONTOURS 05/29/18 KRS</p> <p>NO. REVISION DATE BY</p>	
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