

NOTES:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
 FIRM FLOOD INSURANCE RATE MAP NO. 37021C0350 C EFFECTIVE DATE: MAY 6, 1996

PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

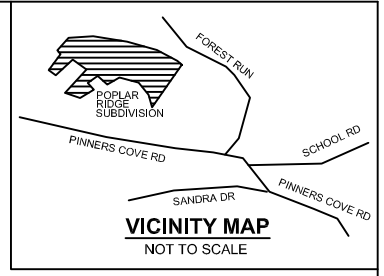
AREA BY COORDINATE COMPUTATIONS.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

BUILDING SETBACK REQUIREMENTS:

FRONT - 50' FROM RIGHT-OF-WAY
 SIDE - 15' REAR - 25'

CONTOUR INTERVAL = 5'



SCENIC OVERLOOK

PIN: 9666-18-30-1443
 POPLAR RIDGE HOMEOWNERS ASSOCIATION, INC.
 DB 4392 PG 361
 PB 92 PG 31

LOT 94

PIN: 9666-18-30-2224
 POPLAR RIDGE, LLC.
 DB 4013 PG 0436
 PB 90 PG 86

LOT 95

PIN: 9666-18-20-7578
 JOEL S BERKOWITZ &
 DEBORAH A. BOHAN
 DB 3930 PG 439
 PB 86 PG 160

LOT 84

PIN 9666-18-20-7223
 POPLAR RIDGE, LLC.
 DB 4013 PG 436
 PB 86 PG 160

LOT 83
0.997 AC.

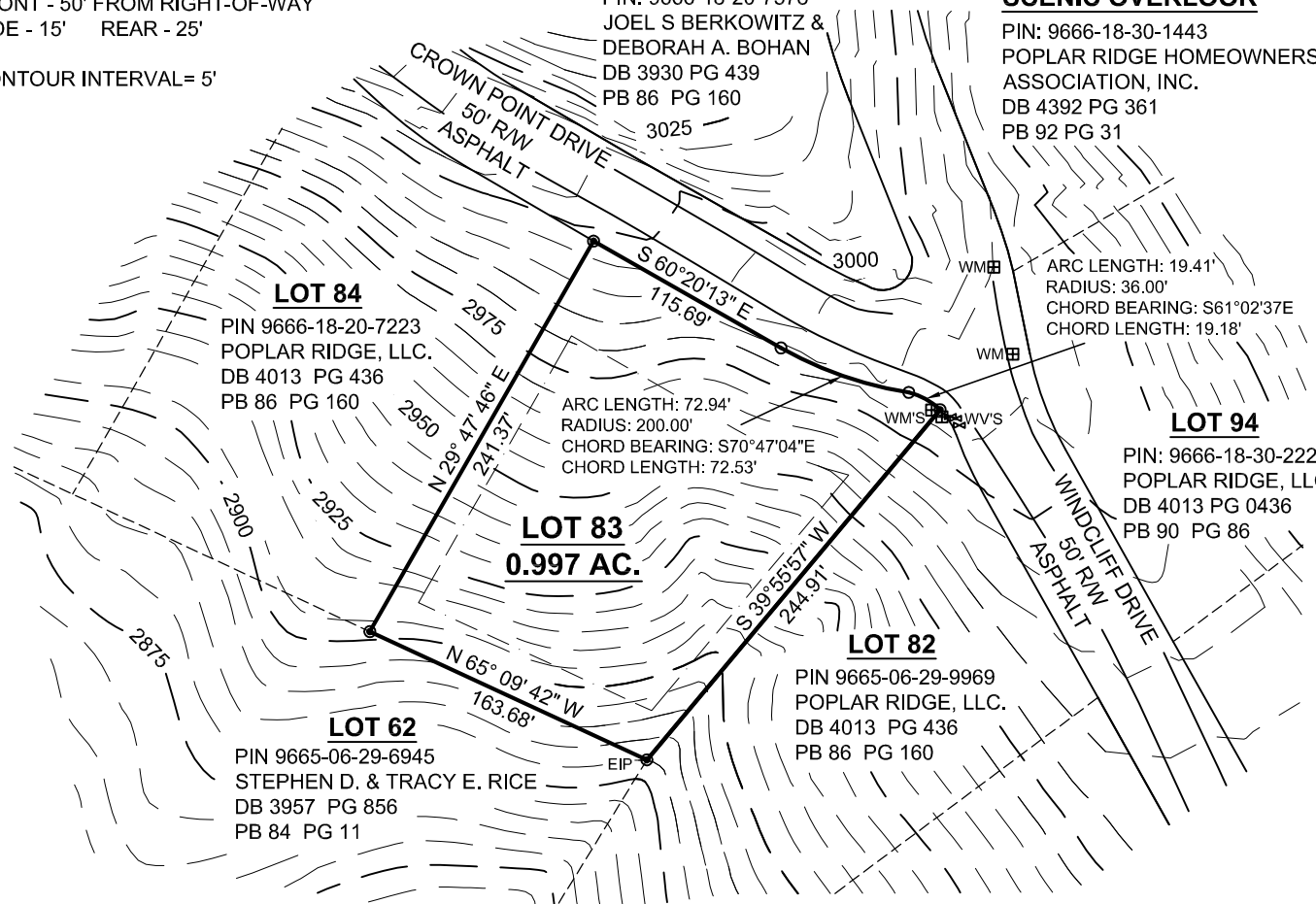
ARC LENGTH: 72.94'
 RADIUS: 200.00'
 CHORD BEARING: S70°47'04"E
 CHORD LENGTH: 72.53'

LOT 82

PIN 9665-06-29-9969
 POPLAR RIDGE, LLC.
 DB 4013 PG 436
 PB 86 PG 160

LOT 62

PIN 9665-06-29-6945
 STEPHEN D. & TRACY E. RICE
 DB 3957 PG 856
 PB 84 PG 11



LEGEND:

- PB . . PLAT BOOK
- DB . . DEED BOOK
- PG . . PAGE
- R/W . . RIGHT OF WAY
- EIP . . EXISTING IRON PIPE
- CALCULATED POINT (NOT SET IN FIELD)
- RECOVERED MONUMENT (#5 REBAR UNLESS OTHERWISE NOTED)
- ⊠ WM . . WATER METER
- ⊗ WV . . WATER VALVE

THIS MAP TO BE USED FOR SALES PURPOSES ONLY.

THE TOPOGRAPHIC CONTOURS PRESENTED ON THIS MAP WERE OBTAINED FROM THE SITE PLAN AND FROM A ROADWAY TOPOGRAPHY PERFORMED BY MCABEE & ASSOCIATES.



McAbee & Associates, PA
 Professional Land Surveyors

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3 McAbee Trail Fairview North Carolina, 28730

LOT # 83

POPLAR RIDGE SUBDIVISION

PIN: 9666-18-20-8195 LIMESTONE TOWNSHIP
 DB 4013 PG 436 BUNCOMBE COUNTY,
 PB 86 PG 160 NORTH CAROLINA

DATE: 7/25/07
 PROJECT NO.: 10184
 DRAWN BY: VKW
 DRAWING NO.: A-07-683

SCALE: 1" = 100'