

**NOTES:**

1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER D.F.I.R.M.#3700966600J EFFECTIVE JANUARY 6, 2010.

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

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.

4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) AREA BY COORDINATE COMPUTATION.

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

7) SUBJECT PROPERTY IS ZONED "R-LD RESIDENTIAL" PER THE BUNCOMBE COUNTY ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

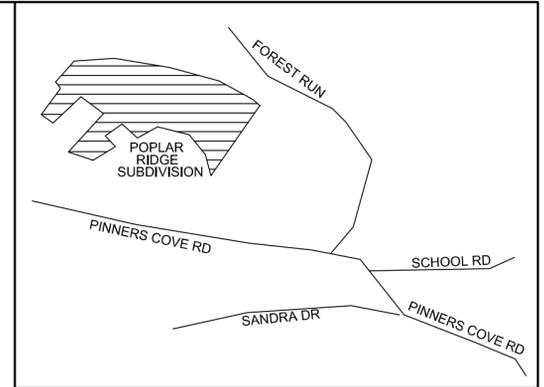
**BUILDING SETBACKS (PER R-LD CLASSIFICATION):**

FRONT= 10'  
SIDE= 10'  
REAR= 20'

8) SUBJECT PROPERTY WAS PREVIOUSLY TIED TO GRID IN PB 102 PG 90.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	19.51'	N 15°03'28" W	19.02'
C2	50.00'	84.89'	N 41°20'14" W	75.05'
C3	50.00'	25.60'	S 75°21'32" W	25.32'
C4	50.00'	27.12'	S 45°09'07" W	26.79'
C5	50.00'	28.44'	S 13°19'11" W	28.06'



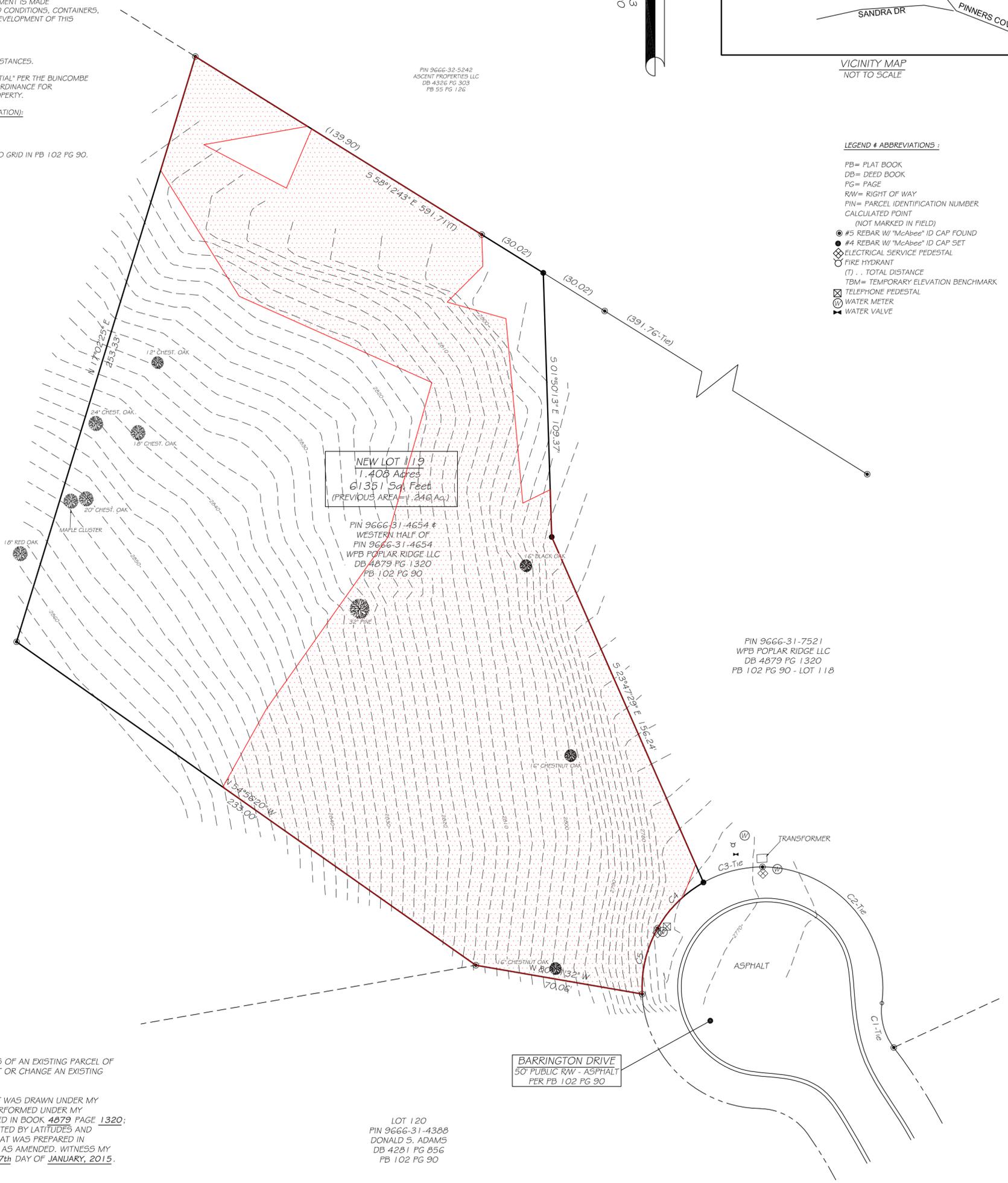
VICINITY MAP  
NOT TO SCALE

**LEGEND & ABBREVIATIONS :**

- PB= PLAT BOOK
- DB= DEED BOOK
- PG= PAGE
- RAW= RIGHT OF WAY
- PIN= PARCEL IDENTIFICATION NUMBER
- CALCULATED POINT (NOT MARKED IN FIELD)
- #5 REBAR W/ "McAbee" ID CAP FOUND
- #4 REBAR W/ "McAbee" ID CAP SET
- ⊕ ELECTRICAL SERVICE PEDESTAL
- ⊕ FIRE HYDRANT
- (T) TOTAL DISTANCE
- TBM= TEMPORARY ELEVATION BENCHMARK
- ⊕ TELEPHONE PEDESTAL
- ⊕ WATER METER
- ⊕ WATER VALVE

**REFERENCES:**

- DB 4879 PG 1320
- PB 102 PG 90



I, ERIC S. MCABEE, CERTIFY THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, ERIC S. MCABEE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 4879 PAGE 1320; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1 : 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(1)(C1) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 27th DAY OF JANUARY, 2015.

L-4095

SCALE: 1" = 30'



**McABEE & ASSOCIATES, P.A.**  
PROFESSIONAL LAND SURVEYING

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www.mcabeesurvey.com Firm License Number: C-694

NO.	DATE	DESCRIPTION	BY

BOUNDARY SURVEY OF THE PROPERTY OF:  
**WPB POPLAR RIDGE LLC**  
(BEING LOT 119 - POPLAR RIDGE AS RECORDED IN PLAT BOOK 144 PAGE 13)

PIN: 9666-31-4654  
PIN: 9666-31-5566

LIMESTONE TOWNSHIP  
BUNCOMBE COUNTY, N.C.

DATE: 01-27-15  
PROJECT #: 10184  
DRAWING #: C-15-1245  
DRAWN BY: ESM  
SCALE: 1"=30'