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.#3700396660J 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'

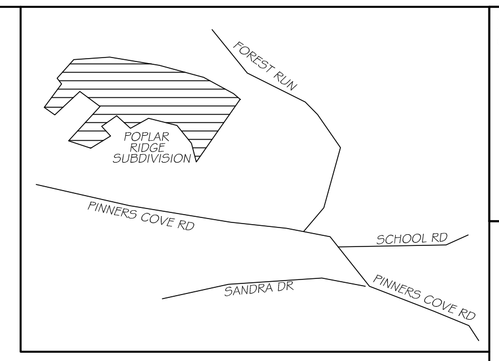
8) SUBJECT PROPERTY WAS PREVIOUSLY TIED TO GRID IN PB 102 PG 90.

9) ELEVATION DATUM FOR CONTOUR INFORMATION IS BASED ON NGS5 MONUMENT "PINNER" (NGVD 29). THE CONTOUR INTERVAL IS TWO FEET.

REFERENCES:

- DB 4879 PG 1320
- PB 102 PG 90

NORTH
NAD 83



VICINITY MAP
NOT TO SCALE

TOTAL AREA OF SURVEY 1.435 ACRES

PIN 9666-41-2033
WPB POPLAR RIDGE LLC
DB 4879 PG 1320
PB 102 PG 90 - LOT 115

PIN 9666-30-9923
TIMBERLINE CUSTOM HOMES LLC
DB 4407 PG 20
PB 102 PG 90 -LOT 122

BARRINGTON DRIVE
(50' PRIVATE R/W-ASPHALT)

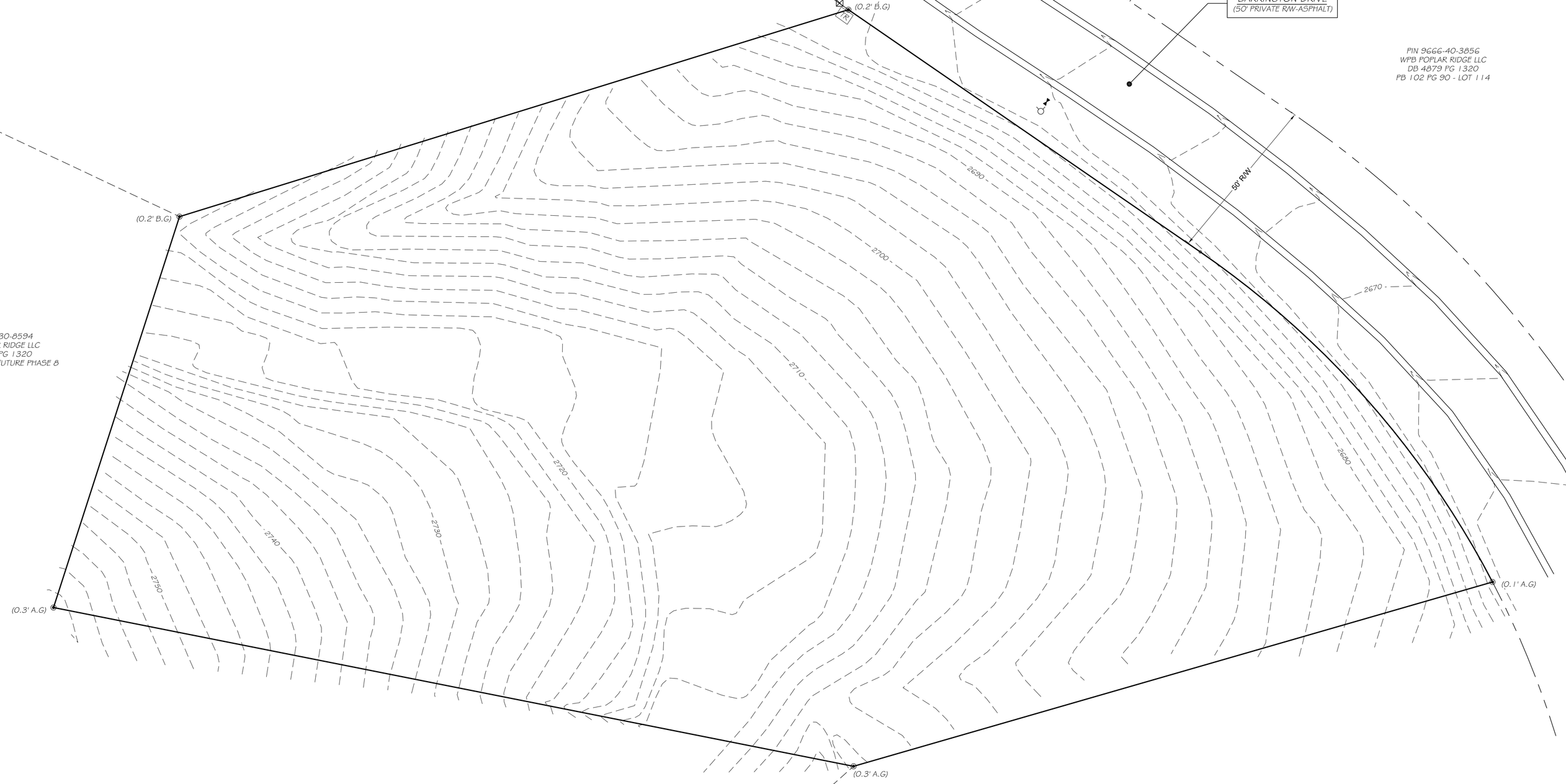
PIN 9666-40-3856
WPB POPLAR RIDGE LLC
DB 4879 PG 1320
PB 102 PG 90 - LOT 114

PIN 9666-30-8594
WPB POPLAR RIDGE LLC
DB 4879 PG 1320
PB 102 PG 90 - FUTURE PHASE 8

PIN 9666-40-4782
WPB POPLAR RIDGE LLC
DB 4879 PG 1320
PB 102 PG 90 - LOT 113

PIN 9666-30-8594
WPB POPLAR RIDGE LLC
DB 4879 PG 1320
PB 102 PG 90 - FUTURE PHASE 8

PIN 9666-40-1552
COVES DEVELOPMENT GROUP LLC
DB 4242 PG 747
PB 102 PG 90 -LOT 124



LEGEND & ABBREVIATIONS :

PB= PLAT BOOK
DB= DEED BOOK
PG= PAGE
R/W= RIGHT OF WAY
PIN= PARCEL IDENTIFICATION NUMBER
○ CALCULATED POINT (NOT MARKED IN FIELD)
◉ RECOVERED BOUNDARY MONUMENT (#5 REBAR W/ "McAbee" ID CAP)
A.G. . . ABOVE ADJACENT GRADE
AREA LIGHT
B.G. . . BELOW ADJACENT GRADE
ELECTRICAL SERVICE PEDESTAL
FIRE HYDRANT
STORMWATER ACCESS MANHOLE
TBM= TEMPORARY ELEVATION BENCHMARK
TELEPHONE PEDESTAL
TR. . . TRANSFORMER
WATER METER
WATER VALVE

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)(11)(C1) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE **19th** DAY OF **NOVEMBER, 2014**.

L-4095

I, **ERIC S. MCABEE**, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL **TOPOGRAPHICAL GROUND** SURVEY PERFORMED UNDER MY SUPERVISION; THAT THIS **TOPOGRAPHICAL GROUND** SURVEY WAS PERFORMED TO MEET NATIONAL MAP ACCURACY STANDARDS AS APPLICABLE; THAT THE ORIGINAL DATA WAS OBTAINED ON **11-14-2014**; AND THAT ALL COORDINATES ARE LOCALIZED GROUND COORDINATES BASED ON THE NORTH AMERICAN DATUM (NAD83). WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE **19TH** DAY OF **NOVEMBER, 2014**.

L-4095

SCALE: 1" = 20'
20' 10' 0' 20' 40' 60'

DATE: 11-19-14
PROJECT NO.: 10164
DRAWING NO.: G-14-3425
DRAWN BY: ESM
SCALE: 1"=20'

BOUNDARY AND TOPOGRAPHICAL SURVEY OF THE PROPERTY OF:

WPB POPLAR RIDGE LLC

(BEING LOT 123 OF POPLAR RIDGE)

LIMESTONE TOWNSHIP
BUNCOMBE COUNTY, N.C.

PIN: 9666-40-1705

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-4095 LAND SURVEYOR ERIC S. McABEE

McABEE & ASSOCIATES, P.A.
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Fax (828) 628-1294
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Firm License Number: C-694