

**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'
- BUILDING SETBACKS (PER PB 86 PG 160):  
 FRONT = 50'  
 SIDE = 15'  
 REAR = 25'
- 8) SUBJECT PROPERTY WAS PREVIOUSLY TIED TO GRID IN PB 90 PG 86.
  - 9) ELEVATION DATUM FOR THIS SURVEY IS ASSUMED. THE CONTOUR INTERVAL IS TWO FEET.

**REFERENCES:**

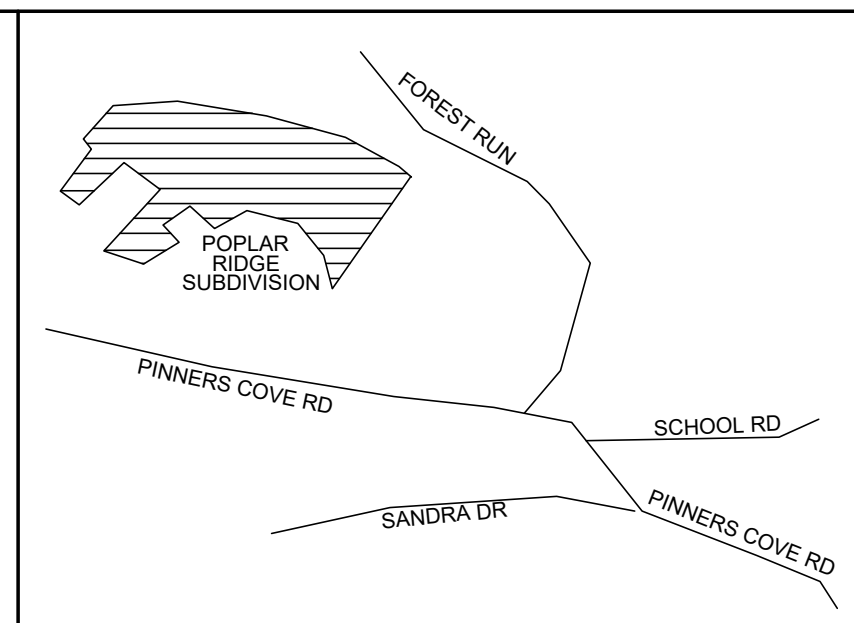
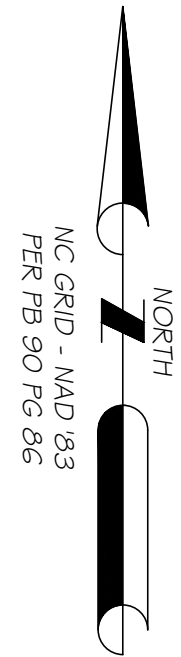
- DB 4879 PG 1320
- PB 90 PG 86

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	325.00'	208.26'	204.71'	N 59°03'04" W

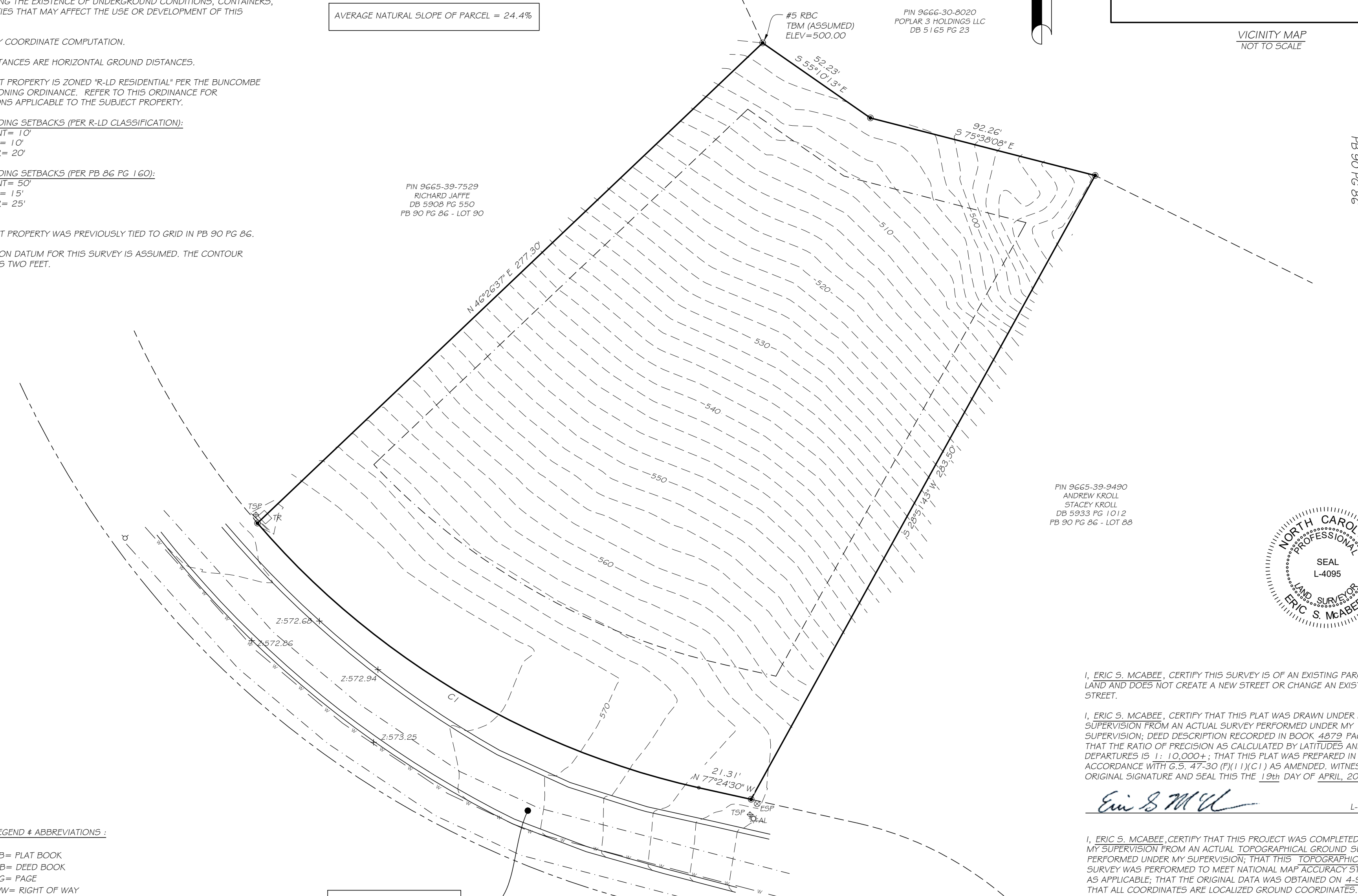
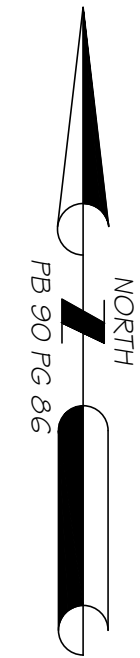
AVERAGE NATURAL SLOPE OF PARCEL = 24.4%

PIN 9665-39-7529  
 RICHARD JAFFE  
 DB 5908 PG 550  
 PB 90 PG 86 - LOT 90

**TOTAL AREA  
 OF LOT 89  
 1.19 ACRES**



VICINITY MAP  
 NOT TO SCALE



PIN 9665-39-9490  
 ANDREW KROLL  
 STACEY KROLL  
 DB 5933 PG 1012  
 PB 90 PG 86 - LOT 88



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 19th DAY OF APRIL, 2021.

*Eric S. McAbee* L-4095

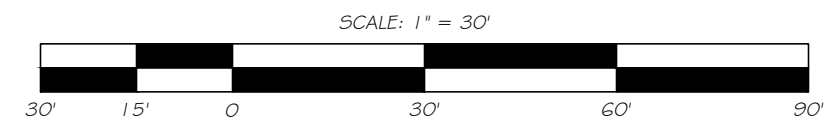
I, ERIC S. MCABEE, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL TOPOGRAPHICAL GROUND SURVEY PERFORMED UNDER MY SUPERVISION; THAT THIS TOPOGRAPHICAL GROUND SURVEY WAS PERFORMED TO MEET NATIONAL MAP ACCURACY STANDARDS AS APPLICABLE; THAT THE ORIGINAL DATA WAS OBTAINED ON 4-9-21; AND THAT ALL COORDINATES ARE LOCALIZED GROUND COORDINATES. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 15th DAY OF APRIL, 2021.

*Eric S. McAbee* L-4095

**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)
- AL = AREA LIGHT
- ESP = ELECTRICAL SERVICE PEDESTAL
- TBM = TEMPORARY ELEVATION BENCHMARK
- TR = TRANSFORMER
- TSP = TELECOMMUNICATIONS SERVICE PEDESTAL
- + Z:5x.xx EXISTING SPOT ELEVATION

**WINDCLIFF DRIVE**  
 (50' PRIVATE RW - ASPHALT)



DATE:	04-19-21
PROJECT #:	10184
DRAWING #:	C-21-1975
DRAWN BY:	ESM
SCALE:	1"=30'

TOPOGRAPHIC SURVEY OF THE PROPERTY OF:  
**WPB POPLAR RIDGE LLC**  
 (BEING ALL OF LOT 89 - PB 90 PG 86)

LIMESTONE TOWNSHIP  
 BUNCOMBE COUNTY, N.C.

FIN: 9665-39-8446

NO.	DATE	DESCRIPTION	BY

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

Eric S. McAbee, PLS Telephone (828) 628-1294  
 J. Barry West, PLS Telephone (828) 628-1295  
 Wallace S. McAbee, PLS (Emeritus) Telephone (828) 628-1295  
 3 McAbee Trail Fairview North Carolina, 28730  
 www.mcabeesurvey.com Firm License Number: C-694