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ARTICLE 1 - PROJECT DESCRIPTION

Scope of Work

- 1.1 The work to be performed shall consist of the construction of a sewer project for the Metropolitan Sewerage District of Buncombe County, North Carolina, named **Jonestown Rd @ Riverside Dr Sanitary Sewer Rehabilitation, Project No. 2018028**. The project shall generally consist of the furnishing of all services, supplies, materials and equipment, and performing of all labor for the construction and installation of approximately 1158 L.F. of 8-inch SDR26 HW PVC and 1064 LF of 8-inch HDPE mainline sewer, including manholes and all appurtenances related thereto.
- 1.2 The work shall be performed under unit price contract, and shall consist of furnishing all materials, supplies, and equipment; performing all labor and services incidental to or necessary for the complete construction of the project in accordance with the Plans and Specifications; and maintenance of each completed portion of the work until final acceptance of the entire project by the DISTRICT, unless otherwise approved by the ENGINEER.

ARTICLE 2 - PHYSICAL CONDITIONS/CONTRACT PLANS

- 2.1 **Physical Conditions.** There have been no subsurface explorations or reports utilized in the preparation of these contract documents.
- 2.2 **Contract Plans.** The work shall be performed in accordance with these specifications and contract plans, which are incorporated herein as part of the contract and which are identified by the following numbers and titles:

<u>Sheet No.</u>	<u>Description</u>
C-1	Cover, Index of Drawings & Vicinity Map
PL-1	Overall Sanitary Sewer Plan
PL-2	Sanitary Sewer Plan & Profile
PL-3	Sanitary Sewer Plan& Profile
D-1	Sanitary Sewer Details

ARTICLE 3 - PROJECT COORDINATION

3.1 Intent of Plans and Specifications

The intent of the Plans and Specifications is to prescribe a complete work that the CONTRACTOR undertakes to do in full compliance with the Contract. The CONTRACTOR shall do all work as provided in the Plans, Special Conditions Detail Sheets, Specifications and other parts of the Contract and shall do such

Section V: Special Conditions

additional, extra, and incidental work as may be considered necessary to complete the work in a satisfactory and acceptable manner. Any work or material not shown on the Plans or described in the Specifications, but which may be fairly implied as included in any item of the Contract, shall be performed and/or furnished by the CONTRACTOR without additional charge therefore. The CONTRACTOR shall furnish all labor, materials, tools, equipment and incidentals necessary to the prosecution of the work.

3.2 **Interpretation of Estimate**

The quantities of the work and materials shown on the Proposal form or on the Plans are believed to approximately represent the work to be performed and materials to be furnished and are to be used for comparison of bids. Payment to the CONTRACTOR will be made only for the actual quantities of work performed or materials furnished in accordance with the Plans and Specifications and it is understood that the quantities may be increased or decreased as hereinafter provided without in any way invalidating the bid prices.

3.3 **Time of Completion**

The CONTRACTOR shall commence work to be performed on the project under this agreement on a date to be specified in a written Notice to Proceed from the DISTRICT and shall duly complete all work under this agreement within **150 consecutive calendar days** from said date. For each day in excess of the completion time limits specified above, the CONTRACTOR shall pay the DISTRICT the sum of Three Hundred Dollars (\$300.00) as liquidated damages reasonably estimated in advance to cover the losses incurred by the DISTRICT by reason of failure of said CONTRACTOR to complete the work within the time specified, such time being in the essence of this Contract and a material consideration thereof.

3.4 **Pre-Construction Conference**

Prior to starting any construction work on this project, a conference will be held in the Construction Office of the DISTRICT for the purpose of verifying general construction procedures, expediting the handling of shop drawings and schedules, and to establish a working understanding between the parties concerned on the project. Present at the conference shall be a responsible representative of the CONTRACTOR and the CONTRACTOR's job superintendent. The time of the conference shall be as agreed upon by the CONTRACTOR and DISTRICT.

3.5 **Progress Meetings**

The CONTRACTOR and any subcontractors, material suppliers or vendors whose presence is necessary or requested shall attend meetings, referred to as Progress Meetings, when requested by the DISTRICT for the purpose of discussing the execution of the work. Each meeting will be held at the time and place designated

Section V: Special Conditions

by the DISTRICT. A schedule for monthly meetings will be agreed upon at the pre-construction conference. The ENGINEER will call for and schedule additional meetings if necessary. All decisions, instructions and interpretations made at these meetings shall be binding and conclusive on the CONTRACTOR and such decisions, instructions and interpretations shall be confirmed in writing by the DISTRICT.

The proceedings of these meetings will be recorded and the CONTRACTOR will be furnished with a reasonable number of copies for his use and for his distribution to the subcontractors' material suppliers and vendors involved.

- 3.6 Utility owners within the vicinity of the Project may include, but are not limited to, those listed below. The CONTRACTOR shall contact N.C. OneCall Center for utility locations within public rights of way and easements before digging, as required by NC State Statutes.

Call NC OneCall Center, Inc. (locators for Buncombe County) at “811”.

<u>Utility</u>	<u>Phone</u>
Buncombe County Emergency Services Fire, Police - NON EMERGENCIES ONLY (street closures, etc.)	250-6650
Buncombe County Board of Education Transportation Department	232-4240
Asheville Dispatch City Road Closures	252-1110
Asheville Transit Bus Lines	253-5691
Charter Communications 1670 Hendersonville Rd. Asheville, NC 28803	800-955-0511 Option 3
Public Service Gas Co. of N.C. Post Office Box 620 Asheville, N.C. 28802	877-776-2427
Progress Energy Power Outages	800-419-6356
A T & T Telephone Company	828-335-3584 704-378-6461 (after hours)

Section V: Special Conditions

M.S.D. of Buncombe County Construction Director 2028 Riverside Drive Asheville, N.C. 28804	225-8262
M.S.D. of Buncombe County Sewer Maintenance Division 2028 Riverside Drive Asheville, N.C. 28804	255-0061
City of Asheville Public Works Department Post Office Box 7148 Asheville, N.C. 28802	259-5853
City of Asheville Streets Division	259-5852 707-7578 (after hours)
City of Asheville Water Department	259-5975 777-4139 (after hours)
County of Buncombe Planning Director 46 Valley Street Asheville, N.C. 28801	250-4830

ARTICLE 4- USE OF EASEMENTS AND RIGHT OF WAY

4.1 Right of Way Special Provision Detail Sheets and Easements

Easement widths are shown on the Plans and Easement Plats. The Plats (not to scale) are included at the end of the Specifications. If requested, scaled copies of the same will be provided to the CONTRACTOR. Exceptions to the typical details are shown as applicable on the Plans.

The CONTRACTOR shall comply with all provisions of the SPDS and easement agreement that may be applicable to his construction process or the general construction of this project.

Unless otherwise specified, all items in these SPDS shall be considered incidental to the mainline sewer construction. Any compensation to the CONTRACTOR for these items shall be included in the per linear foot bid unit price for the mainline sewer pipe, unless otherwise specified herein or listed in the Bid Schedule.

Section V: Special Conditions

The SPDS and easement maps are attached for the following properties:

NAME	PIN	Included SPDS
Bean, Scott	9730-23-5002	No
Brown Jr, Wayne	9730-22-5326	No
Brown Jr, Wayne	9730-22-5238	No
Church of The Redeemer	9730-21-7506	No
Johnson, David	9730-22-5966	No
SFH Financial LLC	9730-22-7031	No
Shelton LE, Coralee	9730-22-6149	No
Verney, Richard	9730-22-6809	No
Wilson Jr, Harry	9730-22-8471	No
Wilson Jr, Harry	9730-22-6498	No

ARTICLE 5 - SPECIAL REQUIREMENTS

5.1 Street Cut Permits and Project Access

NCDOT Roads

Work within NCDOT maintained roadways shall be performed under the NCDOT encroachment permit, which is obtained by the ENGINEER.

City of Asheville Roads

Work performed within City of Asheville streets will require a street-cut permit. It shall be the CONTRACTOR's responsibility to obtain such permits prior to beginning work within said public right of way.

Other Municipalities

Work performed in other municipally-owned public roadways may require a street-cut permit. It shall be the CONTRACTOR's responsibility to obtain such permits prior to beginning work within said public right of way.

All costs associated with NCDOT Encroachments, street-cut permits, and their conditions/requirements shall be included within the various bid items, and no extra or separate payment will be made by the DISTRICT to the CONTRACTOR.

This also includes parking-meter closure fees, where there is an additional charge for existing parking meters on a closed public street.

Where the project work area is not within a Public Street or roadway, the CONTRACTOR shall use existing drives and parking lots as may be reasonable and

Section V: Special Conditions

necessary; however, he shall keep such usage to the minimum required and in accordance to the terms and conditions of the DISTRICT's Right of Way Policy and the recorded Easement Agreement between the DISTRICT and the Property Owner(s).

The CONTRACTOR shall maintain reasonable access to all properties and drives during construction. Any trench excavations within drive or parking lot that is used for direct access to such property shall be backfilled and provided with an all-weather surface at the end of each day's work. Where the Property Owner SPDS specifies conditions different from the above, the SPDS shall take precedent.

5.2 **Maintenance of Traffic**

Access to homes and businesses shall be maintained at all times to the properties along and abutting streets disturbed by construction, unless otherwise approved by the ENGINEER. On streets disturbed by construction, a minimum of one lane (with flagmen) shall be maintained at all times and further provided that adequate signing and control is provided as required by the AASHTO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS and NCDOT Guidelines.

All lane closures and traffic measures shall be coordinated with and meet the minimum requirements of each municipality. Flagmen shall be provided on each end of the closed section or at intermediate points where the closed section is in excess of 250' or where the line of sight is impaired.

5.3 **Sewer Service Line Connections**

Sewer service connections to the existing lines shall be re-connected to the new lines in accordance to the NC Plumbing Codes. Payment for sewer service cleanouts shall be paid on a per unit installed basis at the bid unit price. Where more than 5 feet of 4" or 6" PVC or DIP service line is required to reconnect the existing service to the new sewer mains and/or manholes, the CONTRACTOR shall be compensated for the appropriate linear footage of 4" or 6" pipe installed at the bid unit price for the appropriate size pipe. The first 5 feet of sewer service lateral beyond the point of reconnection, shall be considered as incidental to the project work scope and shall not be included in above calculations of 4" or 6" PVC or DIP service line installed.

5.4 **Non-Discharge Permit**

Permit pending. Will be provided before pre-construction meeting.

NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK. ALL COORDINATES ARE NC GRID NAD 83/11. COMBINED FACTOR: 0.999792
POSITIONAL ACCURACY: 0.04' HORIZ. (NAD 83/11)
0.01' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, REVIEW
OFFICER OF BUNCOMBE COUNTY, CERTIFY
THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.


REVIEW OFFICER

DATE

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5208, PAGE 1516); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 5208, PAGE 1516; 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. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF MARCH, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(1)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.


JOHN WESLEY COLE, P.L.S. L-4561

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052



LINE	BEARING	DISTANCE
L1	N 00°33'02" E	6.35'
L2	N 58°31'21" E	16.84'
L3	S 29°22'26" E	248.85'
L4	S 29°56'02" W	23.26'
L5	N 29°22'26" W	254.60'
L6	S 29°56'02" W	7.72'
L7	N 73°13'57" W	12.07'
L8	N 29°22'26" W	94.77'
L9	N 24°35'58" W	41.14'
L10	N 28°35'58" W	96.23'
L11	N 00°33'02" E	20.60'
L12	N 58°31'21" E	11.06'
L13	S 81°09'58" E	5.02'
L14	S 29°22'26" E	105.96'
L15	S 30°17'49" W	6.49'
L16	S 59°42'11" E	11.09'
L17	S 29°22'26" E	1.76'
L18	S 30°17'49" W	9.02'
L19	S 59°48'55" E	15.36'
L20	S 29°22'26" E	98.88'
L21	S 29°56'02" W	17.44'
L22	N 78°58'18" E	3769.72'

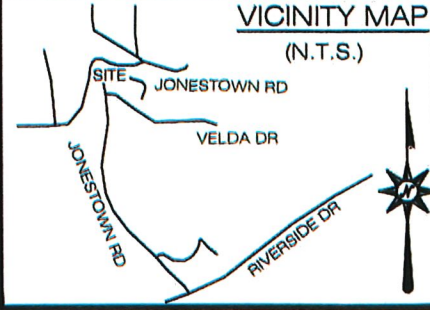
AREA TABLE

PERMANENT EASEMENT:	0.117 ACRES	5,079.9 SQ. FT.
T.C.E. 1:	0.073 ACRES	3,190.3 SQ. FT.
T.C.E. 2:	0.082 ACRES	3,558.5 SQ. FT.

TOTAL EASEMENT AREA: 0.272 ACRES 11,828.7 SQ FT.

MAP SET
SHEET 1 OF 2

THIS SHEET IS PART OF A MAP SET AND IS INTENDED TO ACCOMPANY ALL OTHER SHEETS IN THIS SET AND IS TO BE CONSIDERED INCOMPLETE WITHOUT ALL OTHER SHEETS TO SUPPORT IT.



LEGEND:

- CALCULATED POINT (CP)
- EXISTING CONCRETE MONUMENT (CMON)
- ⊙ EXISTING IRON PIPE (EIP)
- ⊙ EXISTING IRON REBAR (EIR)
- ⊕ WATER METER
- ⊙ NEW SEWER MANHOLE (NMH)
- DECIDUOUS TREE (TYPE AS NOTED)
- CONIFEROUS TREE (TYPE AS NOTED)
- (P/L) - PROPERTY LINE
- T.C.E. - TEMP. CONSTRUCTION EASEMENT
- NSL - NEW SEWER LINE
- ESL - EXISTING SEWER LINE
- S — S — NEW SEWERLINE
- SS — EX. SANITARY SEWER
- — — — — BOUNDARY LINE
- - - - - NEW PERM. EASEMENT LINE
- NEW T.C.E. LINE
- TIE LINE ONLY
- ○ — ○ — CHAIN LINK FENCE
- > — DITCH LINE
- // — // — SPLIT RAIL FENCE

REVISIONS:	DATE	REVISIONS MADE	BY:
METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NC JONESTOWN ROAD @ RIVERSIDE DRIVE MSD PROJECT #2018028 SEWER LINE EASEMENT ACROSS THE PROPERTY OF: AMANDA & SCOTT BEAN SCALE: 1"=40' PROJECT #: 22-104 DATE: 3/22/24 TOWN OF WOODFIN, BUNCOMBE COUNTY, NC			

MAP SET
SHEET 2 OF 2

THIS SHEET IS PART OF A MAP SET AND IS INTENDED TO ACCOMPANY ALL OTHER SHEETS IN THIS SET AND IS TO BE CONSIDERED INCOMPLETE WITHOUT ALL OTHER SHEETS TO SUPPORT IT.

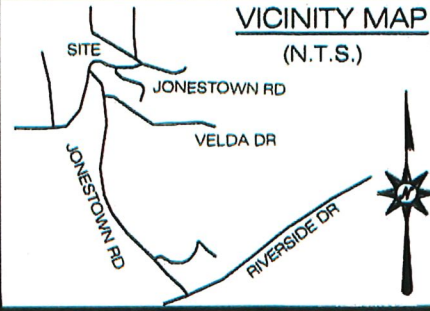


JONESTOWN ROAD

MAINTAINED BY TOWN OF WOODFIN
SUBJECT TO RW OF RECORD
(PUBLIC - ASPHALT)

JONESTOWN ROAD

MAINTAINED BY TOWN OF WOODFIN
SEE NOTE 10 FOR RW INFORMATION
(PUBLIC - ASPHALT)



VELDA DRIVE

PRIVATELY MAINTAINED
(GRAVEL/SOIL)

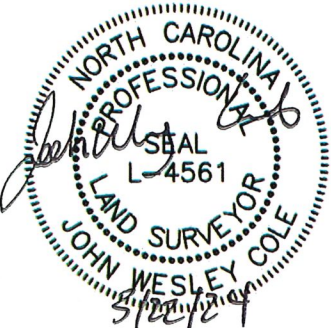
COLE SURVEYING & DESIGN, PA

549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025

NC FIRM #C-3106 | SC COA #4052

DAVID L. JOHNSON &
SYDNEY P. SGAMBATO
DB 6046 PG 770
PB 162 PG 85 LOT 1
PIN: 9730-22-5966

AMANDA & SCOTT BEAN
DB 5208 PG 1516
PB 41 PG 41
PIN: 9730-23-5002



LJB RENTALS, LLC
DB 5207 PG 663
PB 196 PG 123, LOT 1
PIN: 9730-23-4242

NCGS MONUMENT "ELK"
N: 703,870.87'
E: 936,073.94'
ELEV.: 2,120.3'

REVISIONS:	DATE	REVISIONS MADE	BY:

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC
JONESTOWN ROAD @ RIVERSIDE DRIVE
MSD PROJECT #2018028

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

AMANDA & SCOTT BEAN

SCALE: 1"=40' PROJECT #: 22-104 DATE: 3/22/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK. ALL COORDINATES ARE NC GRID NAD 83/11. COMBINED FACTOR: 0.999792
POSITIONAL ACCURACY: 0.04' HORIZ. (NAD 83/11)
0.01' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, REVIEW OFFICER OF
BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

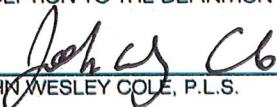
DATE

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK
1670 PAGE 56); THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN
DEED BOOK 1670 PAGE 56; 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. MY ORIGINAL
SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF
MARCH, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING
CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11)(d): THAT THE SURVEY
IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF
EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER
EXCEPTION TO THE DEFINITION OF SUBDIVISION.


JOHN WESLEY COLE, P.L.S.

L-4561

COLE SURVEYING & DESIGN, PA

549 ELK PARK DRIVE, SUITE 707

ASHEVILLE, NC 28804

PHONE: 828-251-7025

NC FIRM #C-3106 | SC COA #4052

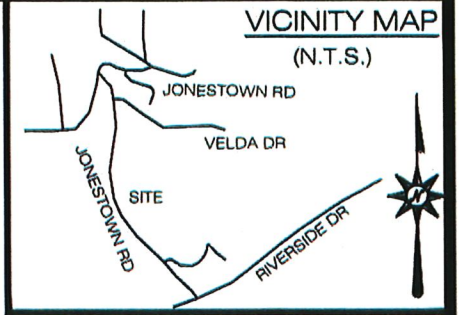
AREA TABLE

PERMANENT EASEMENT:	0.128 ACRES	5,560.1 SQ. FT.
T.C.E. 1:	0.067 ACRES	2,932.5 SQ. FT.
T.C.E. 2:	0.051 ACRES	2,202.2 SQ. FT.
TOTAL EASEMENT AREA:	0.246 ACRES	10,694.8 SQ. FT.

LINE	BEARING	DISTANCE
L1	S 52°25'30" E	190.11'
L2	S 73°29'34" W	24.70'
L3	N 52°25'30" W	175.99'
L4	N 60°51'22" W	31.21'
L5	N 85°12'53" W	16.99'
L6	N 13°44'48" E	20.25'
L7	S 85°12'53" E	18.15'
L8	S 60°51'22" E	22.56'
L9	N 11°22'30" E	104.89'
L10	S 09°27'30" E	3.27'
L11	S 03°47'30" W	108.01'
L12	S 73°29'34" W	18.52'
L13	N 52°25'30" W	123.16'
L14	N 20°30'49" E	13.98'
L15	N 66°36'02" W	29.79'
L16	S 20°30'49" W	6.35'
L17	N 52°25'30" W	9.74'
L18	N 60°51'22" W	26.87'
L19	N 85°12'53" W	16.24'
L20	N 14°10'49" E	15.20'
L21	N 13°44'48" E	15.19'
L22	S 85°12'53" E	19.03'
L23	S 60°51'22" E	5.24'
L24	N 11°22'30" E	123.75'
L25	S 09°27'30" E	42.18'
L26	N 68°31'33" E	3870.80'

MAP SET
SHEET 1 OF 2

THIS SHEET IS PART OF A MAP
SET AND IS INTENDED TO
ACCOMPANY ALL OTHER
SHEETS IN THIS SET AND IS TO
BE CONSIDERED INCOMPLETE
WITHOUT ALL OTHER SHEETS
TO SUPPORT IT.



LEGEND:

- CALCULATED POINT (CP)
- ⊙ EXISTING IRON REBAR (EIR)
- NCGS MONUMENT
- ⊕ CLEANOUT
- ⊗ EX. SEWER MANHOLE (SMH)
- ⊗ NEW SEWER MANHOLE (NMH)
- ⊗ UTILITY POLE
- T.C.E. - TEMP. CONSTRUCTION EASEMENT
- NSL - NEW SEWER LINE
- ESL - EXISTING SEWER LINE
- S — NEW SEWERLINE
- SS — EX. SANITARY SEWER
- — — BOUNDARY LINE
- OHU — OHU — OVERHEAD UTILITY LINE
- — — NEW PERM. EASEMENT LINE
- · · · — NEW T.C.E. LINE
- · — TIE LINE ONLY
- — — DITCH

REVISIONS:	DATE	REVISIONS MADE	BY:

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC

JONESTOWN ROAD @ RIVERSIDE DRIVE
MSD PROJECT #2018028

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

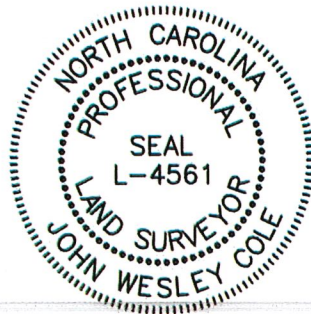
WAYNE M. & SHIRLEY C. S. BROWN

SCALE: 1"=30'

PROJECT #: 22-104

DATE: 3/22/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC



COLE SURVEYING & DESIGN, PA

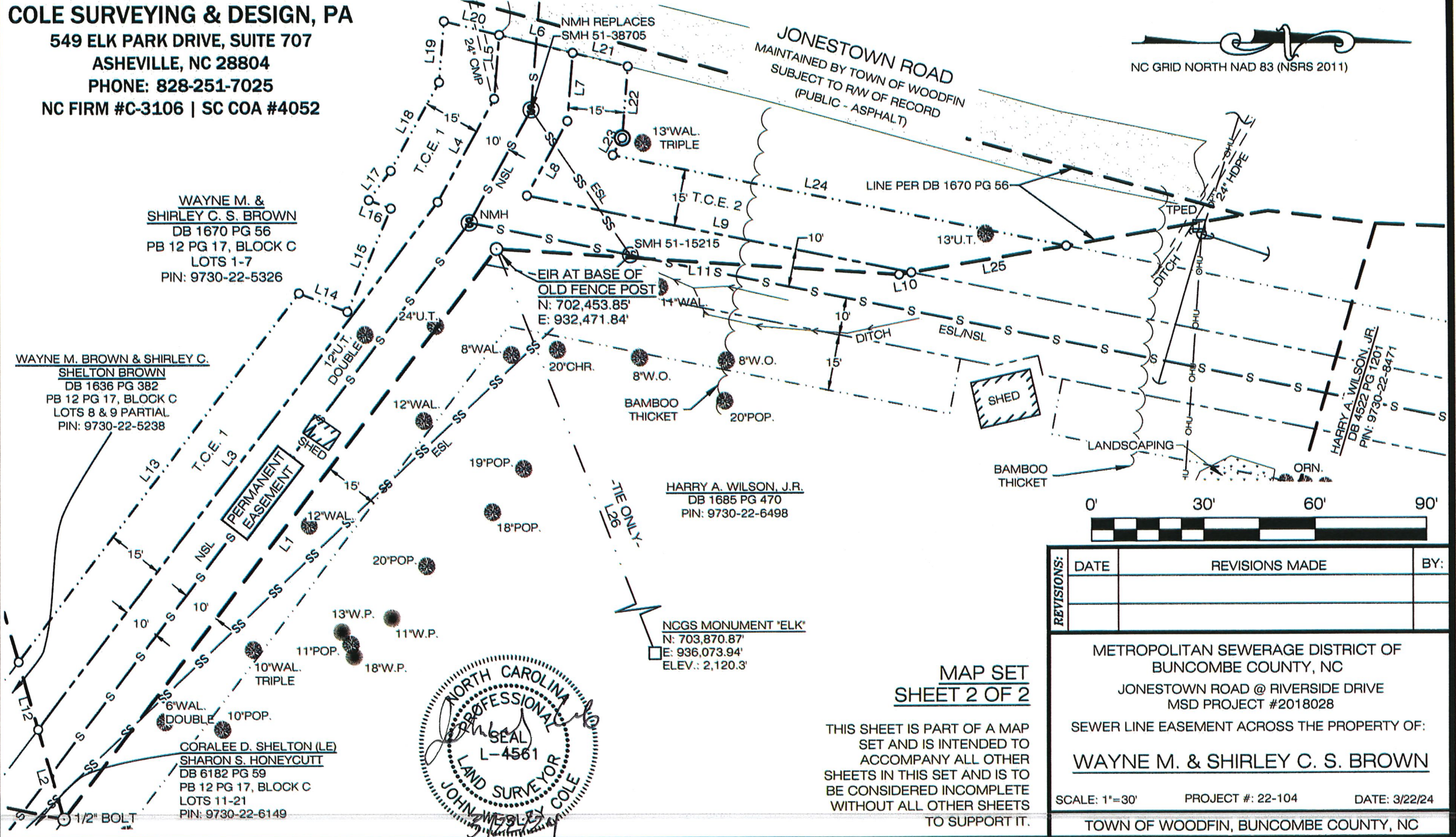
549 ELK PARK DRIVE, SUITE 707

ASHEVILLE, NC 28804

PHONE: 828-251-7025

NC FIRM #C-3106 | SC COA #4052

NC GRID NORTH NAD 83 (NSRS 2011)



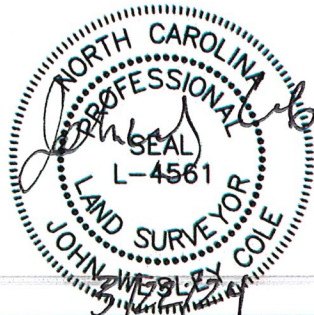
WAYNE M. &
SHIRLEY C. S. BROWN
DB 1670 PG 56
PB 12 PG 17, BLOCK C
LOTS 1-7
PIN: 9730-22-5326

WAYNE M. BROWN & SHIRLEY C.
SHELTON BROWN
DB 1636 PG 382
PB 12 PG 17, BLOCK C
LOTS 8 & 9 PARTIAL
PIN: 9730-22-5238

HARRY A. WILSON, J.R.
DB 1685 PG 470
PIN: 9730-22-6498

NCGS MONUMENT "ELK"
N: 703,870.87'
E: 936,073.94'
ELEV.: 2,120.3'

CORALEE D. SHELTON (LE)
SHARON S. HONEYCUTT
DB 6182 PG 59
PB 12 PG 17, BLOCK C
LOTS 11-21
PIN: 9730-22-6149



MAP SET SHEET 2 OF 2

THIS SHEET IS PART OF A MAP
SET AND IS INTENDED TO
ACCOMPANY ALL OTHER
SHEETS IN THIS SET AND IS TO
BE CONSIDERED INCOMPLETE
WITHOUT ALL OTHER SHEETS
TO SUPPORT IT.

REVISIONS:	DATE	REVISIONS MADE	BY:

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC

JONESTOWN ROAD @ RIVERSIDE DRIVE
MSD PROJECT #2018028

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

WAYNE M. & SHIRLEY C. S. BROWN

SCALE: 1"=30'

PROJECT #: 22-104

DATE: 3/22/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

NOTES

- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
- ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
- NO MISSING CORNERS SET.
- BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK. ALL COORDINATES ARE NC GRID NAD 83/11. COMBINED FACTOR: 0.999792
POSITIONAL ACCURACY: 0.04' HORIZ. (NAD 83/11)
0.01' VERT. (NAVD 88) (GEOID 18).
- AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, REVIEW
OFFICER OF BUNCOMBE COUNTY, CERTIFY
THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1636, PAGE 382); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 1636, PAGE 382; 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. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF MARCH, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(i)(1)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.


JOHN WESLEY COLE, P.L.S. L-4561

COLE SURVEYING & DESIGN, PA

549 ELK PARK DRIVE, SUITE 707

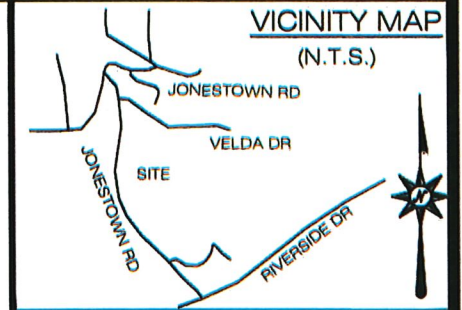
ASHEVILLE, NC 28804

PHONE: 828-251-7025

NC FIRM #C-3106 | SC COA #4052

LINE	BEARING	DISTANCE
L1	S 11°37'32" W	22.24'
L2	N 52°25'30" W	24.22'
L3	N 73°29'34" E	24.70'
L4	S 11°37'32" W	16.68'
L5	N 52°25'30" W	42.38'
L6	N 73°29'34" E	18.52'
L7	N 66°03'06" E	3776.55'

NC GRID NORTH NAD 83 (NSRS 2011)



LEGEND:

- CALCULATED POINT (CP)
- EXISTING CONCRETE MONUMENT (CMON)
- ⊙ EXISTING IRON REBAR (EIR)
- ⊗ EX. CLEAN OUT
- ⊙ NEW SEWER MANHOLE (NMH)
- DECIDUOUS TREE (TYPE AS NOTED)
- CONIFEROUS TREE (TYPE AS NOTED)
- (P/L) - PROPERTY LINE
- T.C.E. - TEMP. CONSTRUCTION EASEMENT
- NSL - NEW SEWER LINE
- ESL - EXISTING SEWER LINE
- S — S — NEW SEWERLINE
- SS — SS — EX. SANITARY SEWER
- — — BOUNDARY LINE
- — — NEW PERM. EASEMENT LINE
- · · · — · · · — NEW T.O.E. LINE
- — — TIE LINE ONLY

WAYNE M. BROWN, JR.
DB 2500 PG 70
PB 83 PG 31
PIN: 9730-22-5230

WAYNE M. BROWN & SHIRLEY C.
SHELTON BROWN
DB 1636 PG 382
PB 12 PG 17, BLOCK C
LOTS 8 & 9 PARTIAL
PIN: 9730-22-5238

WAYNE M. BROWN &
SHIRLEY C. SHELTON BROWN
DB 1670 PG 56
PB 12 PG 17, BLOCK C
LOTS 1-7
PIN: 9730-22-5328

HARRY A. WILSON, J.R.
DB 1685 PG 470
PIN: 9730-22-6498

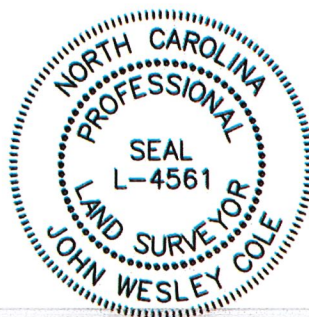
CORALEE D. SHELTON (LE)
SHARON S. HONEYCUTT
DB 6182 PG 59
PB 12 PG 17, BLOCK C
LOTS 11-21
PIN: 9730-22-6149

AREA TABLE

PERMANENT EASEMENT: 0.006 ACRES 242.2 SQ. FT.
T.C.E.: 0.011 ACRES 499.5 SQ. FT.

TOTAL EASEMENT AREA: 0.017 ACRES 741.7 SQ. FT.

0' 30' 60' 90'



REVISIONS:	DATE	REVISIONS MADE	BY:

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC

JONESTOWN ROAD @ RIVERSIDE DRIVE
MSD PROJECT #2018028

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

**WAYNE M. BROWN & SHIRLEY C.
SHELTON BROWN**

SCALE: 1"=30' PROJECT #: 22-104 DATE: 3/22/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK. ALL COORDINATES ARE NC GRID NAD 83/11. COMBINED FACTOR: 0.999792
POSITIONAL ACCURACY: 0.04' HORIZ. (NAD 83/11)
0.01' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.
7. BY GRAPHICAL LOCATION, PORTION OF SURVEY IS SHOWN AS LYING INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3700973000J, EFFECTIVE DATE 1/6/2010.



STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1274 PAGE 723); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 1274, PAGE 723; 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. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF MARCH, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(1)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

John Wesley Cole
JOHN WESLEY COLE, P.L.S. L-4561

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

LINE	BEARING	DISTANCE
L1	S 14°42'45" W	72.25'
L2	N 75°17'15" W	20.00'
L3	N 14°42'45" E	87.40'
L4	S 38°08'41" E	25.09'
L5	S 38°08'41" E	18.82'
L6	S 14°42'45" W	14.79'
L7	S 50°08'34" W	22.66'
L8	S 11°40'52" E	7.11'

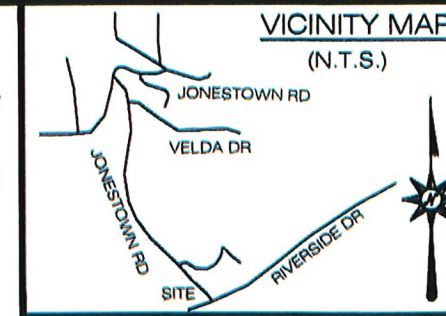
LINE	BEARING	DISTANCE
L9	S 48°53'46" E	3.70'
L10	S 75°18'39" E	6.67'
L11	S 14°42'45" W	19.62'
L12	N 75°17'15" W	15.00'
L13	N 75°17'15" W	15.00'
L14	N 14°42'45" E	98.76'
L15	S 38°08'41" E	18.82'
L16	N 54°09'54" E	3897.76'

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, REVIEW
OFFICER OF BUNCOMBE COUNTY,
CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS
FOR RECORDING.

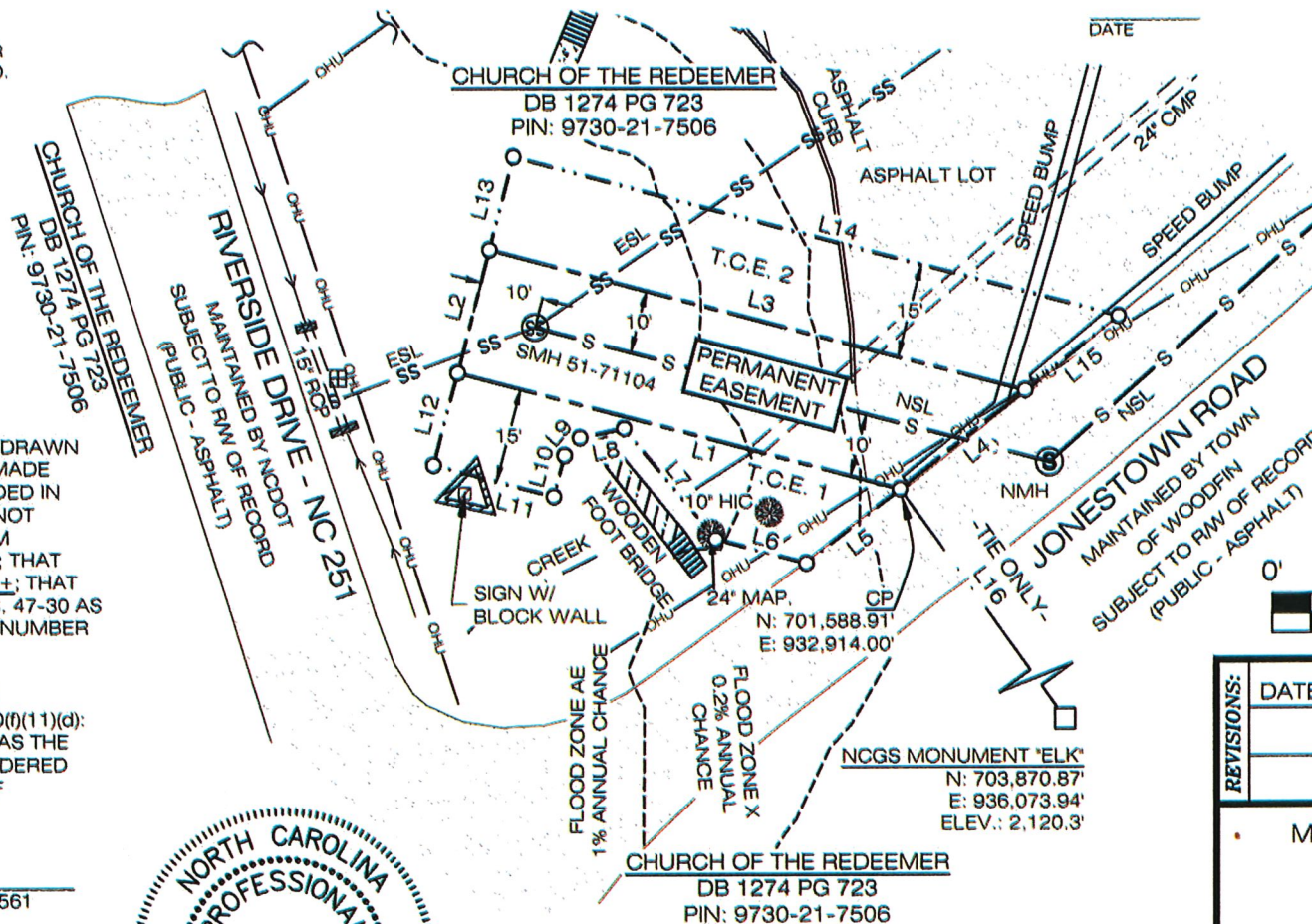
REVIEW OFFICER _____

DATE _____



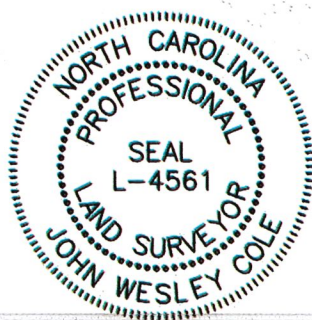
LEGEND:

- CALCULATED POINT (CP)
- NCGS MONUMENT
- ⊞ WATER METER
- ⊞ EX. SEWER MANHOLE (SMH)
- ⊞ NEW SEWER MANHOLE (NMH)
- T.C.E. - TEMP. CONSTRUCTION EASEMENT
- NSL - NEW SEWER LINE
- ESL - EXISTING SEWER LINE
- S — NEW SEWERLINE
- SS — EX. SANITARY SEWER
- — EX. EASEMENT LINE
- OHU — OVERHEAD UTILITY LINE
- — NEW PERM. EASEMENT LINE
- — NEW T.C.E. LINE
- — TIE LINE ONLY
- — DITCH
- — FEMA FLOODPLAIN LINE
- — CREEK



AREA TABLE

PERMANENT EASEMENT:	0.037 ACRES	1,596.5 SQ. FT.
T.C.E. 1:	0.018 ACRES	789.9 SQ. FT.
T.C.E. 2:	0.032 ACRES	1,396.2 SQ. FT.
TOTAL EASEMENT AREA:	0.087 ACRES	3,782.6 SQ FT.



REVISIONS:	DATE	REVISIONS MADE	BY:

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC
JONESTOWN ROAD @ RIVERSIDE DRIVE
MSD PROJECT #2018028
SEWER LINE EASEMENT ACROSS THE PROPERTY OF:
CHURCH OF THE REDEEMER

SCALE: 1"=30' PROJECT #: 22-104 DATE: 3/22/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK. ALL COORDINATES ARE NC GRID NAD 83/11. COMBINED FACTOR: 0.999792
POSITIONAL ACCURACY: 0.04' HORIZ. (NAD 83/11)
0.01' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, REVIEW
OFFICER OF BUNCOMBE COUNTY, CERTIFY
THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK
6046, PAGE 770); THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN
DEED BOOK 6046, PAGE 770; 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. MY ORIGINAL
SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF
MARCH, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING
CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(1)(d): THAT THE SURVEY
IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF
EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER
EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JOHN WESLEY COLE, P.L.S.

L-4561

COLE SURVEYING & DESIGN, PA

549 ELK PARK DRIVE, SUITE 707

ASHEVILLE, NC 28804

PHONE: 828-251-7025

NC FIRM #C-3106 | SC COA #4052

LINE	BEARING	DISTANCE
L1	S 29°22'26" E	36.88'
L2	N 81°46'21" W	20.89'
L3	S 62°38'00" W	3.45'
L4	N 29°22'26" W	12.26'
L5	N 30°11'37" E	23.20'
L6	N 29°56'02" E	17.44'
L7	S 29°22'26" E	56.86'

LINE	BEARING	DISTANCE
L8	S 49°15'00" W	0.50'
L9	N 81°46'21" W	18.32'
L10	S 62°38'00" W	15.01'
L11	N 29°22'26" W	16.38'
L12	S 73°13'57" E	12.07'
L13	N 29°09'37" E	7.78'
L14	N 75°28'54" E	3681.16'

NC GRID NORTH NAD 83 (NSRS 2011)

JONESTOWN ROAD

BARBI RAMAGE-VERNEY &
RICHARD R. VERNEY
DB 5938 PG 980
PB 162 PG 85 LOT 3
PIN: 9730-22-6809

MAINTAINED BY TOWN OF WOODFIN
SUBJECT TO RW OF RECORD
(PUBLIC - ASPHALT)

HARRY A. WILSON, JR.
DB 4522 PG 1201
PIN: 9730-22-8471

AMANDA & SCOTT BEAN
DB 5208 PG 1516
PB 41 PG 41
PIN: 9730-23-5002

DAVID L. JOHNSON &
SYDNEY P. SGAMBATO
DB 6046 PG 770
PB 162 PG 85 LOT 1
PIN: 9730-22-5966

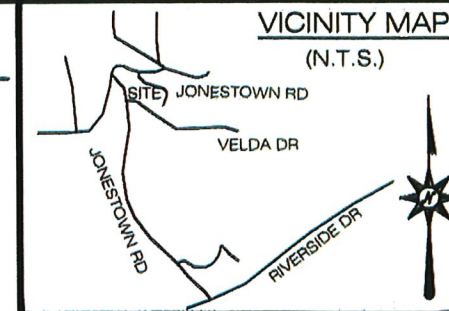
VELDA DRIVE

PRIVATELY MAINTAINED
(GRAVEL/SOIL)

AREA TABLE

PERMANENT EASEMENT:	0.011 ACRES	469.2 SQ. FT.
T.C.E. 1:	0.016 ACRES	706.5 SQ. FT.
T.C.E. 2:	0.004 ACRES	168.6 SQ. FT.

TOTAL EASEMENT AREA: 0.031 ACRES 1,344.3 SQ. FT.



LEGEND:

- CALCULATED POINT (CP)
- EXISTING CONCRETE MONUMENT (CMON)
- ⊙ EXISTING IRON PIPE (EIP)
- ⊙ EXISTING IRON REBAR (EIR)
- ⊕ WATER METER
- ⊙ NEW SEWER MANHOLE (NMH)
- DECIDUOUS TREE (TYPE AS NOTED)
- CONIFEROUS TREE (TYPE AS NOTED)
- (P/L) - PROPERTY LINE
- T.C.E. - TEMP. CONSTRUCTION EASEMENT
- NSL - NEW SEWER LINE
- ESL - EXISTING SEWER LINE
- S — S — NEW SEWERLINE
- SS — SS — EX. SANITARY SEWER
- — — — — BOUNDARY LINE
- — — — — NEW PERM. EASEMENT LINE
- · · · · NEW T.C.E. LINE
- — — — — TIE LINE ONLY
- o — o — CHAIN LINK FENCE
- // — // — SPLIT RAIL FENCE
- > — > — DITCH

REVISIONS:	DATE	REVISIONS MADE	BY:

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC

JONESTOWN ROAD @ RIVERSIDE DRIVE
MSD PROJECT #2018028

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

**DAVID L. JOHNSON &
SYDNEY P. SGAMBATO**

SCALE: 1"=30'

PROJECT #: 22-104

DATE: 3/22/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK. ALL COORDINATES ARE NC GRID NAD 83/11. COMBINED FACTOR: 0.999792
POSITIONAL ACCURACY: 0.04' HORIZ. (NAD 83/11)
0.01' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

AREA TABLE-SFH FINANCIAL, LLC

T.C.E. 1: 0.007 ACRES 286.5 SQ. FT.
TOTAL EASEMENT AREA: 0.007 ACRES 286.5 SQ. FT.

AREA TABLE-WILLIAMS STREET

PERMANENT EASEMENT: 0.005 ACRES 225.5 SQ. FT. **
T.C.E. 2: 0.033 ACRES 1,435.6 SQ. FT. **

TOTAL EASEMENT AREA: 0.038 ACRES 1,661.1 SQ. FT. **
**AREA WITHIN WILLIAMS STREET PRIVATE R/W

STATE OF NORTH CAROLINA

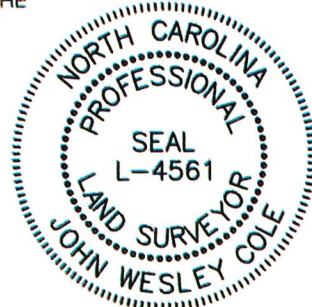
COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 6187 PAGE 435); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 6187, PAGE 435; 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. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF MARCH, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

John Wesley Cole
JOHN WESLEY COLE, P.L.S. L-4561

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052



STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

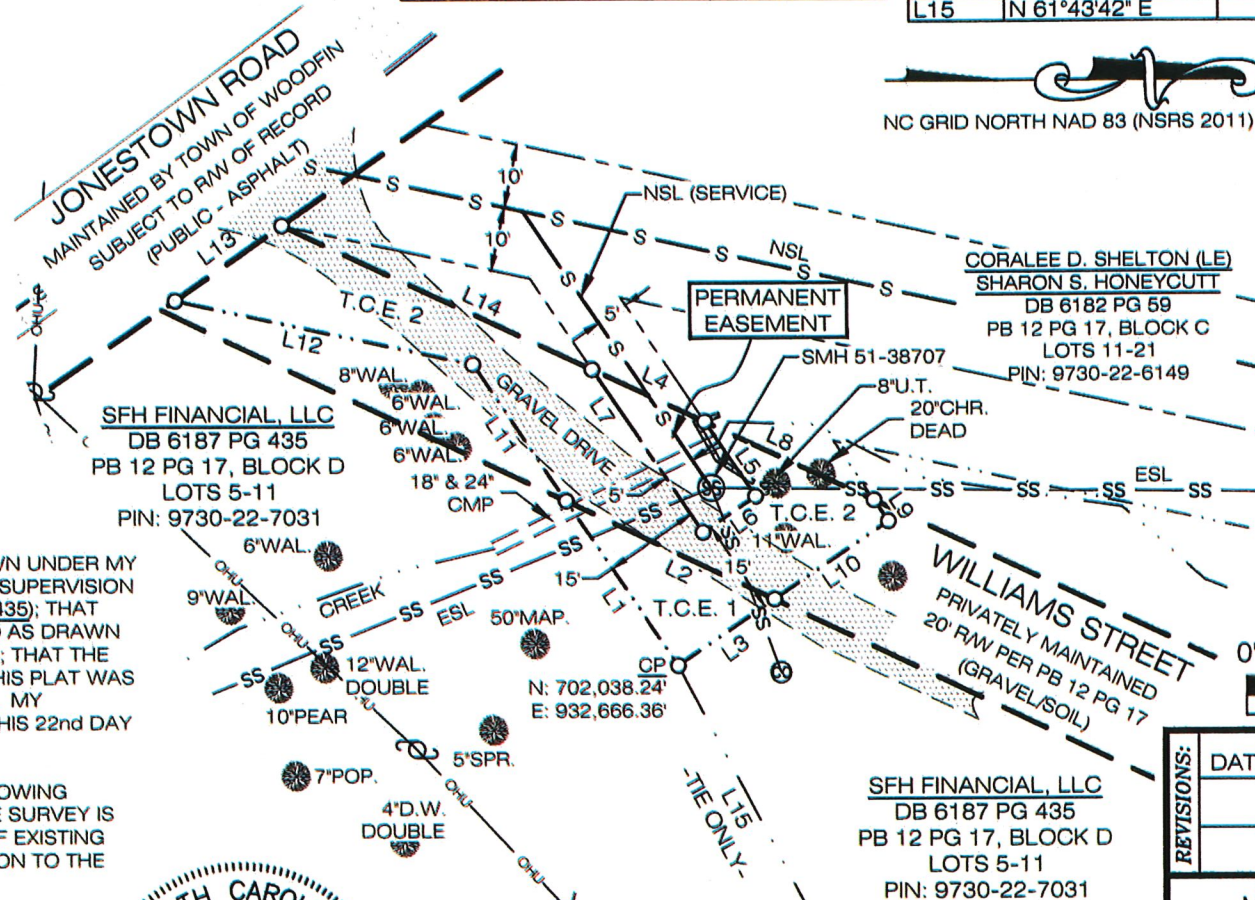
REVIEW OFFICER

DATE

LINE	BEARING	DISTANCE
L1	S 55°47'02" W	31.21'
L2	N 25°19'32" E	36.21'
L3	S 34°12'58" E	18.36'
L4	N 24°58'42" E	19.53'
L5	N 55°47'02" E	14.16'
L6	S 34°12'58" E	10.00'
L7	S 55°47'02" W	30.93'

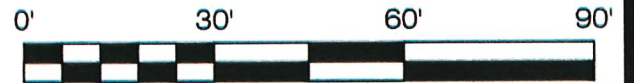
LINE	BEARING	DISTANCE
L8	N 24°58'42" E	29.29'
L9	N 55°47'02" E	4.00'
L10	S 34°12'58" E	21.64'
L11	S 55°47'02" W	25.97'
L12	S 12°08'44" W	47.87'
L13	N 34°38'59" W	20.58'
L14	N 24°58'42" E	53.62'
L15	N 61°43'42" E	3869.12'

NC GRID NORTH NAD 83 (NSRS 2011)



LEGEND:

- CALCULATED POINT (CP)
- NCGS MONUMENT
- ⊗ CLEANOUT
- ⊗ EX. SEWER MANHOLE (SMH)
- ⊗ NEW SEWER MANHOLE (NMH)
- UTILITY POLE
- T.C.E. - TEMP. CONSTRUCTION EASEMENT
- NSL - NEW SEWER LINE
- ESL - EXISTING SEWER LINE
- S — NEW SEWERLINE
- SS — EX. SANITARY SEWER
- BOUNDARY LINE
- OHU — OVERHEAD UTILITY LINE
- NEW PERM. EASEMENT LINE
- NEW T.C.E. LINE
- TIE LINE ONLY
- CREEK



REVISIONS:	DATE	REVISIONS MADE	BY:

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC
JONESTOWN ROAD @ RIVERSIDE DRIVE
MSD PROJECT #2018028

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

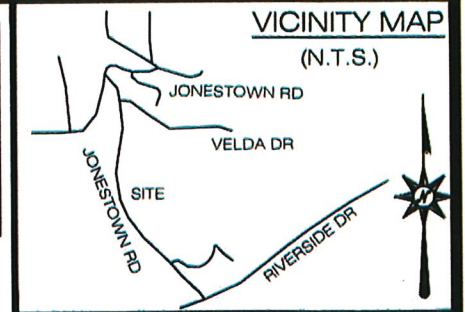
SFH FINANCIAL, LLC

SCALE: 1"=30'

PROJECT #: 22-104

DATE: 3/22/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC



NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK. ALL COORDINATES ARE NC GRID NAD 83/11. COMBINED FACTOR: 0.999792
POSITIONAL ACCURACY: 0.04' HORIZ. (NAD 83/11)
0.01' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, REVIEW
OFFICER OF BUNCOMBE COUNTY, CERTIFY
THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER


DATE

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 6182 PAGE 59); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 6182, PAGE 59; 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. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF MARCH, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.


JOHN WESLEY COLE, P.L.S. L-4561

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

AREA TABLE-SHELTON/HONEYCUTT

PERMANENT EASEMENT 1:	0.168 ACRES	7,314.8 SQ. FT.
T.C.E. 1:	0.107 ACRES	4,643.5 SQ. FT.
T.C.E. 2:	0.114 ACRES	4,945.1 SQ. FT.
T.C.E. 3:	0.005 ACRES	236.9 SQ. FT.
TOTAL EASEMENT AREA:	0.394 ACRES	17,140.3 SQ. FT.

AREA TABLE-WILLIAMS STREET

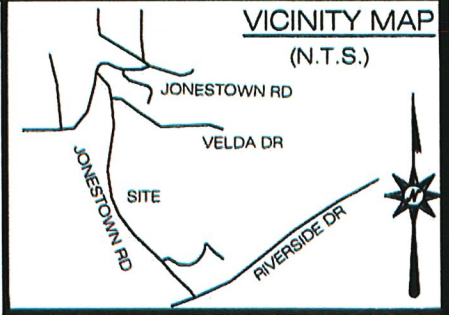
PERMANENT EASEMENT 2:	0.005 ACRES	225.5 SQ. FT. **
T.C.E. 4:	0.033 ACRES	1,435.6 SQ. FT. **

TOTAL EASEMENT AREA: 0.038 ACRES 1,661.1 SQ. FT. **
**AREA WITHIN WILLIAMS STREET PRIVATE R/W

LINE	BEARING	DISTANCE
L1	N 12°08'44" E	232.40'
L2	N 00°47'04" E	79.63'
L3	N 52°25'30" W	17.24'
L4	N 11°37'32" E	22.24'
L5	S 52°25'30" E	36.99'
L6	S 00°47'04" W	91.64'
L7	S 12°08'44" W	198.90'
L8	N 55°47'02" E	23.54'
L9	S 24°58'42" W	19.53'
L10	S 55°47'02" W	17.26'
L11	S 12°08'44" W	39.79'
L12	N 34°38'01" W	27.45'
L13	N 55°47'02" E	14.16'
L14	S 34°12'58" E	10.00'
L15	S 55°47'02" W	30.93'
L16	N 34°38'01" W	20.58'
L17	N 12°08'44" E	216.81'
L18	N 00°47'04" E	70.63'
L19	N 52°25'30" W	2.43'
L20	N 11°37'32" E	16.68'
L21	N 73°55'46" E	18.63'
L22	S 52°25'30" E	33.47'
L23	S 00°47'04" W	100.65'
L24	S 12°08'44" W	162.93'
L25	N 55°47'02" E	11.23'
L26	S 24°58'42" W	29.29'
L27	S 24°58'42" W	53.62'
L28	N 55°47'02" E	4.00'
L29	S 34°12'58" E	21.64'
L30	S 25°19'32" W	36.21'
L31	S 55°47'02" W	25.97'
L32	S 12°08'44" W	47.87'
L33	N 34°38'59" W	20.58'
L34	N 61°48'21" E	3962.37'

MAP SET
SHEET 1 OF 2

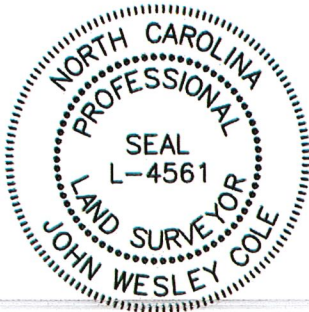
THIS SHEET IS PART OF A MAP SET AND IS INTENDED TO ACCOMPANY ALL OTHER SHEETS IN THIS SET AND IS TO BE CONSIDERED INCOMPLETE WITHOUT ALL OTHER SHEETS TO SUPPORT IT.



LEGEND:

- CALCULATED POINT (CP)
- ⊙ EXISTING IRON REBAR (EIR)
- NCGS MONUMENT
- ⊗ CLEANOUT
- ⊗ EX. SEWER MANHOLE (SMH)
- ⊗ NEW SEWER MANHOLE (NMH)
- ⊗ UTILITY POLE
- T.C.E. - TEMP. CONSTRUCTION EASEMENT
- NSL - NEW SEWER LINE
- ESL - EXISTING SEWER LINE
- S — NEW SEWERLINE
- SS — EX. SANITARY SEWER
- — BOUNDARY LINE
- OHU — OHU OVERHEAD UTILITY LINE
- — NEW PERM. EASEMENT LINE
- . . . — NEW T.C.E. LINE
- . . . — TIE LINE ONLY
- . . . — CREEK

REVISIONS:	DATE	REVISIONS MADE	BY:
METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NC JONESTOWN ROAD @ RIVERSIDE DRIVE MSD PROJECT #2018028 SEWER LINE EASEMENT ACROSS THE PROPERTY OF: CORALEE D. SHELTON (LIFE ESTATE) SHARON S. HONEYCUTT SCALE: 1"=30' PROJECT #: 22-104 DATE: 3/22/24 TOWN OF WOODFIN, BUNCOMBE COUNTY, NC			



COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

WAYNE M. BROWN, JR.
DB 2500 PG 70
PB 83 PG 31
PIN: 9730-22-5230

WAYNE M. & SHIRLEY
C. S. BROWN
DB 1636 PG 382
PB 12 PG 17, BLOCK C
LOTS 8 & 9 PARTIAL
PIN: 9730-22-5238

HARRY A. WILSON, J.R.
DB 1685 PG 470
PIN: 9730-22-6498

THIS SHEET IS PART OF A MAP
SET AND IS INTENDED TO
ACCOMPANY ALL OTHER
SHEETS IN THIS SET AND IS TO
BE CONSIDERED INCOMPLETE
WITHOUT ALL OTHER SHEETS
TO SUPPORT IT.

REVISIONS:	DATE	REVISIONS MADE	BY

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:
CORALEE D. SHELTON (LIFE ESTATE)
SHARON S. HONEYCUTT

SCALE: 1"=30' PROJECT #: 22-104 DATE: 3/22/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK. ALL COORDINATES ARE NC GRID NAD 83/11.
COMBINED FACTOR: 0.999792
POSITIONAL ACCURACY: 0.04' HORIZ. (NAD 83/11)
0.01' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

I, _____, REVIEW
OFFICER OF BUNCOMBE COUNTY, CERTIFY
THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5937, PAGE 980); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 5938, PAGE 980; 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. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF MARCH, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

L-4561









NC FIRM #C-3106 | SC COA #4052

LINE	BEARING	DISTANCE
L1	S 29°22'26" E	15.76'
L2	N 81°54'04" W	25.20'
L3	N 29°22'26" W	13.29'
L4	N 62°38'00" E	3.45'
L5	S 81°46'21" E	20.89'
L6	S 81°46'21" E	18.32'
L7	N 49°15'00" E	0.50'
L8	S 29°22'26" E	16.18'

LINE	BEARING	DISTANCE
L9	N 81°54'04" W	18.90'
L10	N 81°54'04" W	9.11'
L11	S 27°13'07" E	5.27'
L12	S 32°44'16" W	8.57'
L13	N 29°22'26" W	17.55'
L14	N 62°38'00" E	15.01'
L15	S 81°54'04" E	21.75'
L16	N 74°55'31" E	3671.88'

NC GRID NORTH NAD 83 (NSRS 2011)

(N.T.S.)

 CALCULATED POINT (CP)
 EXISTING CONCRETE MONUMENT (CMON)
 EXISTING IRON PIPE (EIP)
 EXISTING IRON REBAR (EIR)
 WATER METER
 NEW SEWER MANHOLE (NMH)
 DECIDUOUS TREE (TYPE AS NOTED)
 CONIFEROUS TREE (TYPE AS NOTED)
 (P/L) - PROPERTY LINE
 T.C.E. - TEMP. CONSTRUCTION EASEMENT
 NSL - NEW SEWER LINE
 ESL - EXISTING SEWER LINE
 — S — S — NEW SEWERLINE
 — SS — SS — EX. SANITARY SEWER
 — — — BOUNDARY LINE
 — - - - - NEW PERM. EASEMENT LINE
 - . . . - NEW T.C.E. LINE
 — . . — TIE LINE ONLY
 — o — o — CHAIN LINK FENCE
 — // // — SPLIT RAIL FENCE
 — > — DITCH

HARRY A. WILSON, JR.
DB 4522 PG 1201
PIN: 9730-22-8471

VELDA DRIVE
PRIVATELY MAINTAINED
(GRAVEL/SOIL)

PERMANENT
EASEMENT

HARRY A. WILSON, JR.
DB 4522 PG 1201
PIN: 9730-22-8471

**DAVID L. JOHNSON &
SYDNEY P. SGAMBATO**
DB 6046 PG 770
PB 162 PG 85 LOT 1
PIN: 9730-22-5966

NCGS MONUMENT "ELK"
N: 703,870.87'
E: 936,073.94'
ELEV.: 2,120.3'

BARBI RAMAGE-VERNEY &
RICHARD R. VERNEY
DB 5938 PG 980
PB 162 PG 85 LOT 3
PIN: 9730-22-6809

AREA TABLE

PERMANENT EASEMENT:	0.007 ACRES	311.5 SQ. FT.
T.C.E. 1:	0.005 ACRES	236.1 SQ. FT.
T.C.E. 2:	0.005 ACRES	195.8 SQ. FT.

TOTAL EASEMENT AREA: 0.017 ACRES 743.4 SQ FT.



REVISIONS:	DATE	REVISIONS MADE	BY:

BARBI RAMAGE-VERNEY &
RICHARD R. VERNEY

DATE: 3/22/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC

NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK. ALL COORDINATES ARE NC GRID NAD 83/11. COMBINED FACTOR: 0.999792
POSITIONAL ACCURACY: 0.04' HORIZ. (NAD 83/11)
0.01' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, REVIEW
OFFICER OF BUNCOMBE COUNTY, CERTIFY
THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR
RECORDING.

REVIEW OFFICER

DATE

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK
4522, PAGE 1201); THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN
DEED BOOK 4522, PAGE 1201; 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. MY ORIGINAL
SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF
MARCH, A.D., 2024.

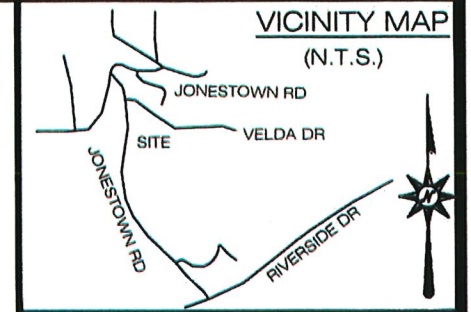
I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING
CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(1)(d): THAT THE SURVEY
IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF
EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER
EXCEPTION TO THE DEFINITION OF SUBDIVISION.

John Wesley Cole
JOHN WESLEY COLE, P.L.S. L-4561
COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

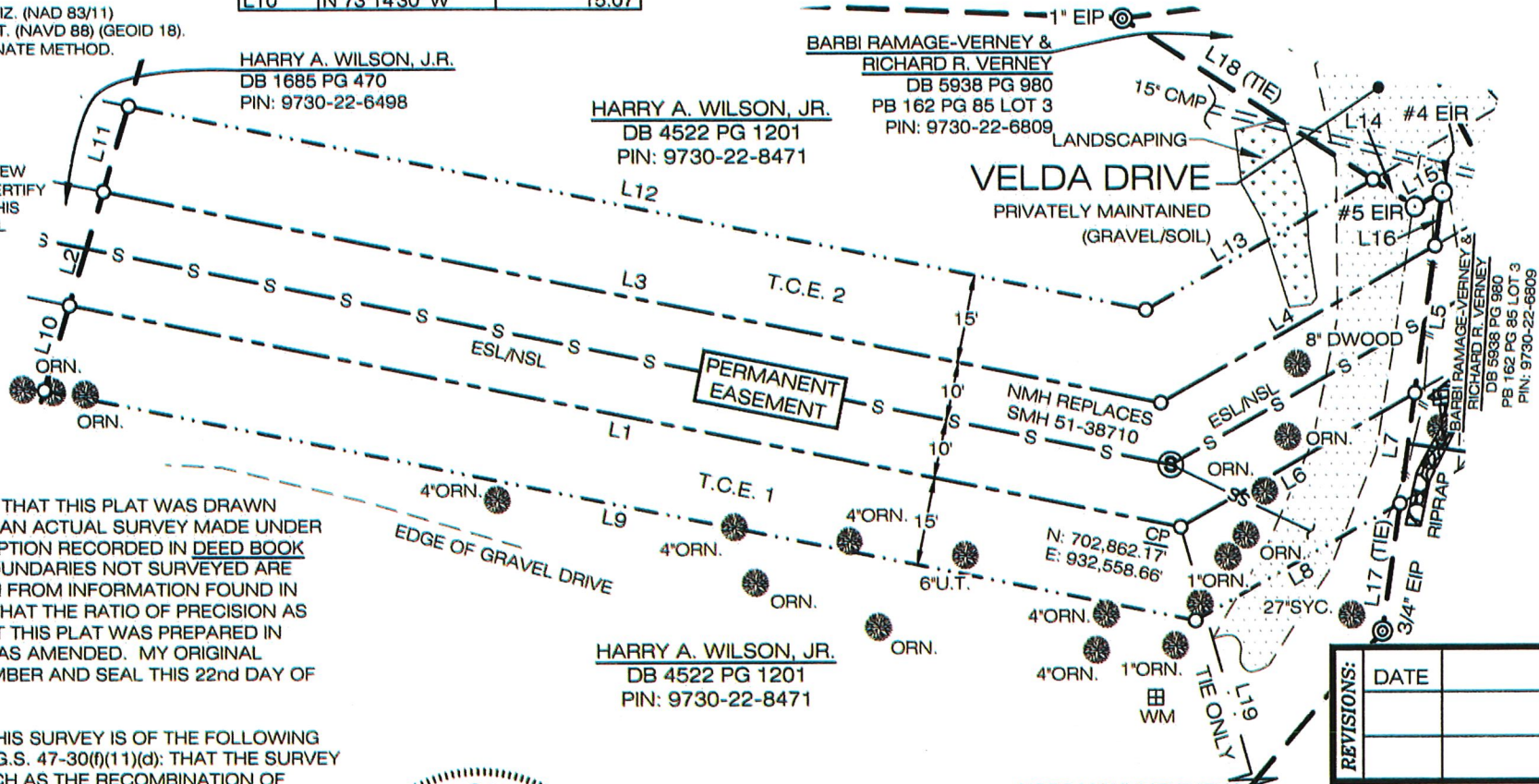
LINE	BEARING	DISTANCE
L1	S 11°22'30" W	192.97'
L2	N 73°14'30" W	20.09'
L3	N 11°22'30" E	183.66'
L4	N 29°22'26" W	53.80'
L5	S 81°54'04" E	25.20'
L6	S 29°22'26" E	45.90'
L7	S 81°54'04" E	18.90'
L8	S 29°22'26" E	39.97'
L9	S 11°22'30" W	199.95'
L10	N 73°14'30" W	15.07'

LINE	BEARING	DISTANCE
L11	N 73°14'30" W	15.07'
L12	N 11°22'30" E	176.67'
L13	N 29°22'26" W	44.50'
L14	N 32°44'16" E	8.57'
L15	N 27°13'07" W	5.27'
L16	S 81°54'04" E	9.11'
L17	S 81°54'04" E	21.78'
L18	S 32°44'16" W	50.53'
L19	N 73°59'21" E	3657.14'

NC GRID NORTH NAD 83 (NSRS 2011)



- LEGEND:
- CALCULATED POINT (CP)
 - EXISTING CONCRETE MONUMENT (CMON)
 - ⊙ EXISTING IRON PIPE (EIP)
 - ⊙ EXISTING IRON REBAR (EIR)
 - ⊕ WATER METER
 - ⊙ NEW SEWER MANHOLE (NMH)
 - DECIDUOUS TREE (TYPE AS NOTED)
 - CONIFEROUS TREE (TYPE AS NOTED)
 - (P/L) - PROPERTY LINE
 - T.C.E. - TEMP. CONSTRUCTION EASEMENT
 - NSL - NEW SEWER LINE
 - ESL - EXISTING SEWER LINE
 - S — S — NEW SEWERLINE
 - SS — SS — EX. SANITARY SEWER
 - — — — — BOUNDARY LINE
 - — — — — NEW PERM. EASEMENT LINE
 - · — · — NEW T.C.E. LINE
 - — — — — TIE LINE ONLY
 - — ○ — CHAIN LINK FENCE
 - // — // — SPLIT RAIL FENCE
 - — — — — DITCH



AREA TABLE

PERMANENT EASEMENT:	0.109 ACRES	4,763.3 SQ. FT.
T.C.E. 1:	0.082 ACRES	3,590.9 SQ. FT.
T.C.E. 2:	0.080 ACRES	3,475.2 SQ. FT.
TOTAL EASEMENT AREA:	0.271 ACRES	11,829.4 SQ. FT.



REVISIONS:	DATE	REVISIONS MADE	BY:

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC
JONESTOWN ROAD @ RIVERSIDE DRIVE
MSD PROJECT #2018028
SEWER LINE EASEMENT ACROSS THE PROPERTY OF:
HARRY A. WILSON, JR.
SCALE: 1"=30' PROJECT #: 22-104 DATE: 3/22/24
TOWN OF WOODFIN, BUNCOMBE COUNTY, NC



NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD THAT WOULD BE REVEALED BY A TITLE SEARCH.
2. ALL CORNERS ARE MARKED AS SHOWN IN THE LEGEND UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.
4. NO MISSING CORNERS SET.
5. BEARINGS ARE BASED ON NC GRID NORTH USING THE NCGS RTK NETWORK. ALL COORDINATES ARE NC GRID NAD 83/11. COMBINED FACTOR: 0.999792
POSITIONAL ACCURACY: 0.04' HORIZ. (NAD 83/11)
0.01' VERT. (NAVD 88) (GEOID 18).
6. AREA COMPUTED BY THE COORDINATE METHOD.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, REVIEW OFFICER OF
BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER


DATE

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1685 PAGE 470); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 1685 PAGE 470; 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. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF MARCH, A.D., 2024.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(1)(d): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.


JOHN WESLEY COLE, P.L.S. L-4561

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

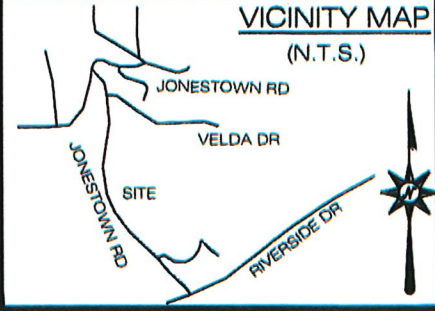
AREA TABLE

PERMANENT EASEMENT:	0.082 ACRES	3,592.4 SQ. FT.
T.C.E. 1:	0.033 ACRES	1,458.3 SQ. FT.
T.C.E. 2:	0.024 ACRES	1,027.3 SQ. FT.
T.C.E. 3:	0.107 ACRES	4,662.1 SQ. FT.
TOTAL EASEMENT AREA:	0.246 ACRES	10,740.1 SQ. FT.

LINE	BEARING	DISTANCE
L1	N 03°47'30" E	108.01'
L2	N 09°27'30" W	3.27'
L3	N 11°22'30" E	116.22'
L4	S 73°14'30" E	20.09'
L5	S 11°22'30" W	69.20'
L6	S 11°22'30" W	5.36'
L7	S 77°13'45" W	5.31'
L8	S 12°43'09" E	11.88'
L9	S 11°22'30" W	9.51'
L10	S 11°22'30" W	129.63'
L11	N 52°25'30" W	5.11'
L12	N 09°27'30" W	42.18'
L13	N 11°22'30" E	78.22'
L14	S 73°14'30" E	15.07'
L15	S 73°14'30" E	15.07'
L16	S 11°22'30" W	67.78'
L17	N 78°37'30" W	15.00'
L18	S 78°37'30" E	15.00'
L19	S 11°22'30" W	120.29'
L20	S 52°25'30" E	186.70'
L21	S 73°55'46" W	18.63'
L22	N 52°25'30" W	185.00'
L23	N 68°31'33" E	3870.80'

MAP SET
SHEET 1 OF 2

THIS SHEET IS PART OF A MAP SET AND IS INTENDED TO ACCOMPANY ALL OTHER SHEETS IN THIS SET AND IS TO BE CONSIDERED INCOMPLETE WITHOUT ALL OTHER SHEETS TO SUPPORT IT.



LEGEND:

- CALCULATED POINT (CP)
- EXISTING IRON REBAR (EIR)
- NCGS MONUMENT
- ⊙ CLEANOUT
- ⊙ EX. SEWER MANHOLE (SMH)
- ⊙ NEW SEWER MANHOLE (NMH)
- ⊙ UTILITY POLE
- ⋈ GUY WIRE
- T.C.E. - TEMP. CONSTRUCTION EASEMENT
- NSL - NEW SEWER LINE
- ESL - EXISTING SEWER LINE
- S ——— NEW SEWERLINE
- SS ——— EX. SANITARY SEWER
- BOUNDARY LINE
- OHU ——— OHU ——— OVERHEAD UTILITY LINE
- — — — — NEW PERM. EASEMENT LINE
- · · · · — NEW T.C.E. LINE
- · · — TIE LINE ONLY
- DITCH

REVISIONS:	DATE	REVISIONS MADE	BY:
METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NC JONESTOWN ROAD @ RIVERSIDE DRIVE MSD PROJECT #2018028 SEWER LINE EASEMENT ACROSS THE PROPERTY OF: HARRY A. WILSON, JR. SCALE: 1"=30' PROJECT #: 22-104 DATE: 3/22/24 TOWN OF WOODFIN, BUNCOMBE COUNTY, NC			

COLE SURVEYING & DESIGN, PA

549 ELK PARK DRIVE, SUITE 707

ASHEVILLE, NC 28804

PHONE: 828-251-7025

NC FIRM #C-3106 | SC COA #4052

WAYNE M. &
SHIRLEY C. S. BROWN
DB 1670 PG 56
PB 12 PG 17, BLOCK C
LOTS 1-7
PIN: 9730-22-5326

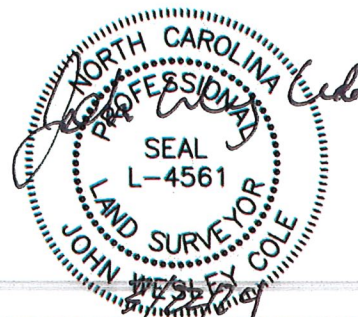
WAYNE M. BROWN & SHIRLEY
C. S. BROWN
DB 1636 PG 382
PB 12 PG 17, BLOCK C
LOTS 8 & 9 PARTIAL
PIN: 9730-22-5238

CORALEE D. SHELTON (LE)
SHARON S. HONEYCUTT
DB 6182 PG 59
PB 12 PG 17, BLOCK C
LOTS 11-21
PIN: 9730-22-6149

EIR AT BASE OF
OLD FENCE POST
N: 702,453.85'
E: 932,471.84'

HARRY A. WILSON, J.R.
DB 1685 PG 470
PIN: 9730-22-6498

NCGS MONUMENT "ELK"
N: 703,870.87'
E: 936,073.94'
ELEV.: 2,120.3'



NC GRID NORTH NAD 83 (NSRS 2011)

MAP SET SHEET 2 OF 2

THIS SHEET IS PART OF A MAP
SET AND IS INTENDED TO
ACCOMPANY ALL OTHER
SHEETS IN THIS SET AND IS TO
BE CONSIDERED INCOMPLETE
WITHOUT ALL OTHER SHEETS
TO SUPPORT IT.

JONESTOWN ROAD

MAINTAINED BY TOWN OF WOODFIN
SUBJECT TO R/W OF RECORD
(PUBLIC - ASPHALT)



REVISIONS:	DATE	REVISIONS MADE	BY:

METROPOLITAN SEWERAGE DISTRICT OF
BUNCOMBE COUNTY, NC

JONESTOWN ROAD @ RIVERSIDE DRIVE
MSD PROJECT #2018028

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

HARRY A. WILSON, JR.

SCALE: 1"=30'

PROJECT #: 22-104

DATE: 3/22/24

TOWN OF WOODFIN, BUNCOMBE COUNTY, NC