REMAINDER OF PIN 9679-16-0279

ANDANA LLC

DEED BOOK 5326, PAGE 276

PLAT BOOK 144, PAGE 190

4 BROOKRIDGE LANE

38,184 SF

REMAINDER OF PIN 9679-16-0279

andana LLC

DEED BOOK 5326, PAGE 276

PLAT BOOK 144, PAGE 190

61,264 SF

REMAINDER OF PIN 9679-16-0279 andana llc **DEED BOOK 5326, PAGE 276** PLAT BOOK 144, PAGE 190

> 71,162 SF 1.63 AC

23 BROOKRIDGE LANE

49,941 SF

FOR SOVEREIGN OAKS\_

23

65,566 SF

1.51 AC

15 PARKLAND GROVE

COMMUNITY 7

93,076 SF

2.14 AC

36 TRAIL TOP DRIVE

43,379 SF

19 BROOKRIDGE LANE.

39,252 SF

CITY OF ASHEVILLE WATERLINES WERE

LOCATED IN A PREVIOUS SURVEY

CONDUCTED BY BROOKS ENGINEERING

ASSOCIATES, PA, JOB# 372712.

WATERLINE EASEMENT RECORDED IN - DEED BOOK 874, PAGE 287

45,369 SF 1.04 AC

37 TRAIL TOP DRIVE

PER PLAT BOOK 146/173

9 TRAIL TOP DRIVE

56,636 SF

PER PLAT BOOK 150/97

COMMON AREA

PER PLAT BOOK 150/97

REMAINDER OF PIN 9679-15-0431

WILLIAM & DENISE PALAS

DEED BOOK 5398, PAGE 953

LOT 22, PLAT BOOK 148, PAGE 7

1.07 ACRES REMAINING

PER PLAT BOOK 150/97

PER PLAT BOOK 150/97 NT

TO BE RECOMBINED WITH LOT 23 472 SF

PER PLAT BOOK 148/7

PER PLAT BOOK 148/7

REMAINDER OF PIN 9679-16-0279 ANDANA LLC DEED BOOK 5326, PAGE 276

PLAT BOOK 144, PAGE 190

HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL ROAD RIGHTS-OF-WAY

CERTIFICATION OF PRIVATE ROADS
THE ROADS WITHIN THIS SUBDIVISION ARE DESIGNATED PRIVATE. THE ROAD MAINTENANCE AGREEMENT, IN ACCORDANCE WITH G.S. 136-102.6, IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BUNCOMBE COUNTY IN DEED BOOK <u>5346</u> AT PAGE <u>1686-1687</u>

2016 AT 4:07 PM, RECORDED IN BOOK 160'

Recorded: 05/19/2016 at 04:07:25 Fee Amt: \$21.00 Page 1 of 1 Workflow# 0000346042-0001 Buncombe County. NC Drew Reisinger Register of Deeds BK 160 PG 71

VICINITY MAP NOT TO SCALE

THE DEVELOPER ASSUMES SOLE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT CONTROL MEASURES ASSOCIATED WITH THIS DEVELOPMENT UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION IS FORMED. A WRITTEN AGREEMENT BETWEEN DEVELOPER, HOMEOWNERS ASSOCIATION AND THE COUNTY SHALL BE EXECUTED TO ATTEST THAT ALL COMPONENTS OF THE APPROVED STORMWATER MANAGEMENT PLAN HAVE BEEN INSTALLED AND OPERATING PROPERLY. SUBSEQUENT TO THIS WRITTEN AGREEMENT RESPONSIBILITY FOR OPERATION AND MAINTENANCE SHALL BE TRANSFERRED WITH TITLE AS EACH PROPERTY IS CONVEYED.

MEASURES AND ASSOCIATED COSTS. EACH OWNER OF ANY PORTION OF THE DEVELOPMENT HAS A RIGHT OF CONTRIBUTION AGAINST ALL OTHER OWNERS FOR PAYMENT OF SUCH BEING DETERMINED EITHER BY OTHER ASSESSMENT PROVISIONS OF THE COVENANTS OR BY DIVIDING THE ACREAGE OF SUCH OWNER'S PORTION OF THE DEVELOPMENT BY THE

THIS DEVELOPMENT IS BOUND BY AN APPROVED STORMWATER MANAGEMENT PLAN ON FILE WITH THE BUNCOMBE COUNTY STORMWATER MANAGEMENT PROGRAM. ANY CHANGES IN LAND COVER, ADDITIONAL DEVELOPMENT OR REDEVELOPMENT THAT WOULD INCREASE STORMWATER RUNOFF WILL REQUIRE SUBMITTAL OF AN AMENDED STORMWATER MANAGEMENT

N 59°03'18" E 44°19'47" 177.50' 24.32' N 85°08'43" E 15.00' 42.37' 5 10°00'44" E 112.50' 87.51 5 48°37'14" W 44°34'09" C12 451.32' 158.11 5 16°18'00" W C13 | 177.50' | 179.55' N 79°03'10" E C14 | 172.50' | 81.50' 5 85°30'09" E C15 | 172.50' | 35.48' N 75°04'13" E C16 15.00' 19.66' C17 172.50' 116.01 C18 122.50' 10.18' N 12°31'45" E N 05°44'58" W N 15°53'53" E N 46°52'08" E 57°10'41" N 09°54'34" E 21 222.50' 65.95' N 47°08'50" W 08°42'34" C22 | 177.50' | 26.98' N 43°00'38" W 
 C23
 15.00'
 23.56'

 C24
 115.00'
 61.10'
 5 87°38'05" W 5 54°04'20" W C25 135.00' 51.55' N 01°30'56" E C26 85.00' 45.16' 5 54°04'20" W C27 | 15.00' | 23.56' 5 02°21'55" E 
 C28
 222.50'
 33.82'

 C29
 177.50'
 52.61'
 5 43°00'38" E 5 47°08'50" E 5 38°48'28" E C31 | 122.50' | 42.8T 232 | 122.50' | 47.64' C33 | 122.50' | 73.55' | C34 | 122.50' | 44.32' | C35 | 77.50' | 83.78' 5 37°31'46" W 34°23'57" 5 65°05'36" W 20°43'44" 5 44°29'14" W 61°56'30" 5 00°37'47" E 28° 7'33" 15.00' 29.24' 5 70°37'03" E | 111°40'59" C38 222.50' 179.41' N 76°38'29" E 46° 2'04" 174.59 
 C39
 222.50'
 32.19'

 C40
 127.50'
 70.78'

 C41
 127.50'
 87.53'
 5 76°06'47" E 08° 7'24" 5 87°52'17" E 31°48'24" N 56°33'28" E 39°20'07" C42 222.50' 130.85' N 53°44'14" E 33°41'39" N 75°54'08" E 10°38'08" S 87°37'27" E 22° 8'43" C43 222.50' 41.30' 41.24 
 C44
 222.50'
 86.65'

 C45
 177.50'
 84.32'

	LIIVL	DLANING	DIAILCIO
	LI	N 13°41'11"W	11.2
	L2	5 01°05'01" E	43.1
	L3	5 20°32'29" W	59.8
	L4	5 50°36'02" W	32.6
	L5	5 53°41'12" W	18.3
	L6	5 73°28'57" W	21.1
	L7	5 59°49'36" W	20.0
	L8	5 37°1 <i>8</i> '37" W	14.3
	L9	5 10°34'11" W	18.8
	LIO	5 07°36'40" W	18.2
	LII	5 37°48'22" W	10.0
	LI2	5 52°13'23" W	7.0
	LI3	N 13°30'59" E	22.1
	LI4	5 41°38'13" W	14.9
	LI5	N 75°27'29" E	16.6
	LI6	N 75°27'29" E	18.4
	LI7	5 55°3 <i>8</i> '20" E	25.0
	LIB	5 47°21'55" E	5.1
	LI9	N 42°38'05" E	30,0
	L20	N 47°21'55" W	11.3
	L21	S 47°21'55" E	33.6
	L22	5 53°51'41" W	39.8
	L23	N 47°21'55" W	4.9
	L24	5 38°51'05" W	16.1
	L25	5 71°35'54" W	22.2
I	L26	5 12°26'33" W	9.9
	L27	N 82°50'51" W	37.9
	L28	5 67°27'14" W	4.7
	L29	S 54°46'05" E	49.3
	L30	5 54°46'05" E	49.3
[	L31	N 20°39'32" W	60.1
[	L32	N 71°39'53" E	27.0
[	L33	5 20°42'25" E	30.0
	L34	N 38°5.1'05" E	18.1
[	L35	N 47°21'55" W	7.9
ſ	L36	N 38°51'05" E	30.0
I	L37	N 47°21'55" W	5.1
Ī	L38	N 38°39'20" W	27.2
Ī	L39	N 55°38'20" W	25.0
Ī	L40	N 36°53'24" E	8.50
Ī	L41	5 76°28'06" E	38.10
	L42	N 76°18'49" E	21.3
Ī	L43	5 63°47'42" W	20.5
-		·· · · · · · · · · · · · · · · · · · ·	

LINE BEARING

I, JASON D. SPENCER, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(11):

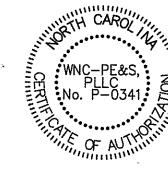
(a.) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 13th DAY OF MAY, A.D., 2016.



L-4785

N 89°55'22" E 27° 3'06"



MAJOR SUBDIVISION SURVEY OF SOVEREIGN OAKS, PHASE 2A

A PORTION OF PIN 9679-16-0279 DEED BOOK 5326, PAGE 276 PLAT BOOK 144, PAGE 190 TOTAL AREA = 17.92 ACRES SWANNANOA TOWNSHIP, BUNCOMBE COUNTY, N.C. DATE: 5-3-2016 DRAWN BY: JDS JOB #150402 CHECKED BY: JAM III

100'

ASHEVILLE, NC 28801 ASHEVILLE, NC 28805 SCALE I" = 100'

WILLIAM & DENISE PALAS

485 SHOPE CREEK ROAD

ANDANA, LLC

54 BARTLETT STREET

1095 HENDERSONVILLE RD, SUITE S2, ASHEVILLE, NC 28803 jspencer@wncpes.com (828)384-1480 103 ARCADE ST. SUITE 201, LAKE LURE, NC 28746

\* TOTAL NUMBER OF LOTS SHOWN ON THIS PLAT - 15 LOTS.

OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

\* NO UNDERGROUND UTILITIES WERE LOCATED.

\* NO HORIZONTAL CONTROL FOUND WITHIN 2000'.

CALL 1-800-632-4949 BEFORE DIGGING.

SHOWN HEREON WERE TAKEN FROM FEMA.

5' UTILITY EASEMENT ALONG ALL SIDE LOT LINES.

MAKE SUCH DETERMINATION.

PROPERTY IS ZONED R-2

LINE) UNLESS INDICATED OTHERWISE.

LEGEND:

= SET #5 REBAR W/ I.D. CAP

= UTILITY POLE AS PROPERTY CORNER

= FOUND #5 REBAR

O = UNMARKED POINT

R/W = RIGHT OF WAY

TO ANY INFRASTRUCTURE BEING COMPLETED.

COUNTY GIS WEBSITE.

\* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.

\* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND

\* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE

\* BASED ON GRAPHIC DETERMINATION, A PORTION OF THIS PROPERTY LIES IN FEMA

SPECIAL FLOOD HAZARD AREAS, PER COMMUNITY PANEL NO. 37009679J, DATED

JANUARY 6, 2010. SEE MAP FOR ADDITIONAL INFORMATION. THE FLOOD LINES

\* ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC...LOCATED ON

THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER

DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO

\* THERE IS A 10' UTILITY EASEMENT ALONG ALL FRONT AND REAR LOT LINES, AND A

- MINIMUM LOT SIZE = 30,000 SF

- FRONT & REAR SETBACKS - 20'

- SIDE SETBACKS - 10'

\* ALL STORM DRAINS HAVE A RESERVED 20' EASEMENT (10' EACH SIDE OF DRAIN

\* THESE LOTS ARE BEING RECORDED WITH A GUARANTEE OF IMPROVEMENTS PRIOR

AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS

\* ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE

- SMALLEST LOT - 38,184 SF - LARGEST LOT - 93,076 5F

\* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS

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