

NOTES

- THIS SURVEY MEETS THE REQUIREMENTS FOR A CLASS A SURVEY PER THE REQUIREMENTS OF NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 21, CHAPTER 56, SECTION 1600: STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE COMBINED SCALE FACTOR UTILIZED IS 0.999789805. TO CONVERT GROUND DISTANCES TO GRID DISTANCES, MULTIPLY BY THIS FACTOR. ACRES ARE DETERMINED BY COORDINATE COMPUTATION METHOD.
- THIS SURVEY ORIENTED TO N.C. GRID, NAD83, (2011) BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS. SEE CERTIFICATE HEREON. ALL COORDINATES SHOWN HEREON ARE N.C. GRID NAD83(2011) COORDINATES IN US SURVEY FEET.
- PROPERTIES SHOWN MAY BE SUBJECT TO RIGHTS OF WAY AND EASEMENTS BOTH RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN.
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) AS SHOWN IN FLOOD INSURANCE RATE MAP PANEL 37009658001, CITY OF ASHEVILLE, STATE OF NORTH CAROLINA, WITH AN EFFECTIVE DATE OF JANUARY 6, 2010, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PREMISES ARE SITUATED.
- THE PROPERTY SHOWN HEREON IS WITHIN THE REGIONAL BUSINESS (RB) ZONING DISTRICT OF THE CITY OF ASHEVILLE. MINIMUM SETBACKS ARE FRONT: 35 FEET FROM THE RIGHT-OF-WAY LINE, CONDITIONALLY REDUCED TO 0 FEET (THE RIGHT OF WAY LINE) IN PEDESTRIAN ORIENTED AREAS, CORNER SIDE: 25 FEET FROM THE RIGHT-OF-WAY LINE, SIDE: NONE REQUIRED, REAR: 10 FEET. THE MAXIMUM HEIGHT OF STRUCTURES ("BUILDING HEIGHT" AS DEFINED IN 7-2-5, CITY CODE) IS 80 FEET. BUFFER REQUIRED BETWEEN DISSIMILAR ZONING DESIGNATIONS IS SHOWN HEREON. OTHER REQUIREMENTS, EXCEPTIONS, AND PERMITTED, PROHIBITED, AND CONDITIONAL USES ARE AVAILABLE IN THE CITY OF ASHEVILLE PLANNING CODE. NOTE THAT SETBACK DESIGNATIONS OF FRONT/SIDE/REAR ARE TO BE DETERMINED AT THE TIME OF A SITE PLAN APPROVAL, AND THE CITY OF ASHEVILLE PLANNING DEPARTMENT SHOULD BE CONSULTED FOR SUCH A DETERMINATION.
- FIELD WORK FOR SURVEY PERFORMED MAY 19, 2021 TO JUNE 11, 2021. BOUNDARY SURVEY AND PROJECT CONTROL ESTABLISHED BY TRADITIONAL SURVEY METHODS AND ADJUSTED USING A WEIGHTED, MINIMALLY CONSTRAINED LEAST SQUARES ADJUSTMENT, ORIENTED TO GNSS CONTROL POINTS. SEE GNSS CERTIFICATION.
- UNDERGROUND UTILITIES ARE SHOWN FROM SURFACE INDICATIONS, PAINT MARKINGS WHERE INDICATED, REFERENCES WHERE INDICATED, AND ARE APPROXIMATE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST WHICH WERE NOT MARKED AND ARE NOT SHOWN HEREON. BEFORE DIGGING, PLEASE CALL NC-ONE-CALL SERVICE AT 1-800-632-4949, THREE DAYS PRIOR TO EXCAVATION. FOR MARKING OF UTILITY TYPES AND LOCATIONS, SEE ALSO THOSE UTILITY LOCATIONS AS SHOWN IN PLAT BOOK 144, PAGE 130.
- THE FOLLOWING RECORD DOCUMENTS MAY CONTAIN EASEMENTS APPURTENANT TO OR BENEFITING THE SUBJECT PROPERTIES, WHICH ARE NOT SHOWN:
DB 2370/890 - SIGN EASEMENTS- RIVER RIDGE
DB 3652/880 - SIGN EASEMENTS- RIVER RIDGE
DB 3653/1 - SIGN EASEMENT, ETC., - RIVER BEND
DB 4361/1578 - MODIFICATION OF SIGN EASEMENT AND R/W - RIVER BEND
- THE FOLLOWING EASEMENTS OR MATTERS MAY AFFECT THE SUBJECT PROPERTIES, BUT ARE NOT PLOTTABLE:
DB 4376/795 - ELECTRIC EASEMENT
DB 5450/1167 - ESTOPPEL CERTIFICATE FOR WATER SERVICE

SYMBOLS

| | |
|---|---|
| FIRE HYDRANT | ⊕ |
| WATER VALVE | ⊕ |
| SIGN | ⊕ |
| WATER METER | ⊕ |
| LIGHT POLE | ⊕ |
| TELECOM PEDESTAL | ⊕ |
| PROPERTY CORNER MONUMENT (AS DESCRIBED) | ⊕ |
| CALCULATED POINT | ⊕ |
| CLEAN OUT | ⊕ |
| SEWER MANHOLE | ⊕ |
| STORM DRAIN MANHOLE | ⊕ |
| STORM DRAIN INLET | ⊕ |
| CURB INLET | ⊕ |
| GAS METER | ⊕ |
| GAS VALVE | ⊕ |
| GAS WARNING POST | ⊕ |
| ACCESSIBLE SPACE | ⊕ |
| HVAC UNIT | ⊕ |

SURVEYOR'S CERTIFICATE: BOUNDARY & GNSS

I, J. DANIEL HENRY CERTIFY:

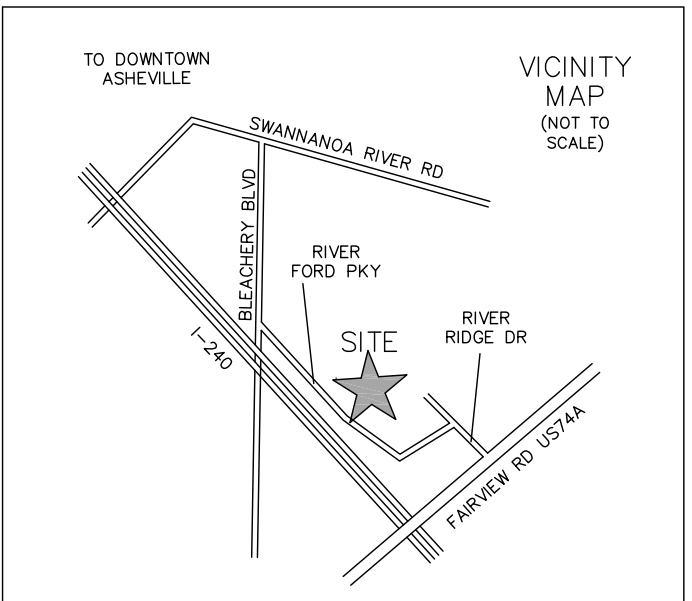
- THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN (SEE TITLE BLOCK)); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAIN FROM INFORMATION IN BOOK N/A, PAGE N/A OR OTHER REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION IS 1:44298, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56-1600).
- STATE PLANE COORDINATES FOR THIS PROJECT WERE OBTAINED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:
• GNSS FIELD PROCEDURE: STATIC WITH POST PROCESSING.
• HORIZONTAL POSITIONS ARE REFERENCED TO NAD83/NGS(2011)(EPOCH 2010) HOLDING THE PUBLISHED COORDINATES OF NCOS CORS STATION "SWANNANOVA" NGS PD DCS31: N: 689434.49, E: 982492.69
• POSITIONAL ACCURACY: 0.010M
• COMBINED FACTOR UTILIZED: 0.999789805.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS DAY, June 22, 2021

J. Daniel Henry
J. DANIEL HENRY, PLS L-4881

ABBREVIATIONS

| | |
|----------|--------------------------------------|
| AG - | ABOVE GRADE |
| BG - | BELOW GRADE |
| COA - | CORROGATED METAL PIPE |
| CONC - | CONCRETE |
| DB - | DEED BOOK |
| E - | EASTING |
| ELEC - | ELECTRIC |
| GNSS - | GLOBAL NAVIGATION SATELLITE SYSTEM |
| HSA - | HUTCHISON-BIGGS & ASSOC. SURVEYORS |
| LSC - | LANDSCAPE |
| MNF - | MAG NAIL FOUND |
| MNS - | MAG NAIL SET |
| MSD - | METROPOLITAN SEWERAGE DISTRICT |
| NAD - | NORTH AMERICAN DATUM |
| NC - | NORTH CAROLINA |
| NCS - | NC SURVEYORS |
| NGOS - | NORTH CAROLINA GEODETIC SURVEY |
| N - | NORTHING |
| N - | NORTHING |
| PB - | PLAT BOOK |
| PIN - | POINT IDENTIFICATION NUMBER (NGS) |
| P.L.S. - | PROFESSIONAL LAND SURVEYOR |
| RB - | REGIONAL BUSINESS (ZONING) |
| RFB - | REBAR FOUND WITH ID CARPUS DESCRIBED |
| RFB - | REBAR FOUND (WITH SIZE #/8THS) |
| RFB - | REBAR FOUND WITH ID CARPUS DESCRIBED |
| R/W - | RIGHT-OF-WAY |
| R/W - | RIGHT-OF-WAY PLAN BOOK |
| TCOM - | TELECOMMUNICATIONS |
| TE - | TELEPHONE PEDESTAL |
| TR - | TRANSFORMER |
| (TYP.) - | TYPICAL |



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N45°00'08"W | 101.10' |
| L2 | N44°50'29"W | 282.08' |
| L3 | N40°50'44"W | 306.15' |
| L4 | N39°46'22"W | 28.38' |
| L5 | N29°20'33"W | 1.61' |
| L6 | N85°57'30"E | 171.21' |
| L7 | N85°57'30"E | 31.78' |
| L8 | N85°57'30"E | 308.02' |
| L9 | N85°57'30"E | 109.03' |
| L10 | N85°57'30"E | 15.07' |
| L11 | N04°11'40"W | 20.04' |
| L12 | N85°58'14"E | 59.94' |
| L13 | S04°13'14"E | 19.96' |
| L14 | N85°57'36"E | 70.02' |
| L15 | S44°32'36"E | 122.20' |
| L16 | S03°31'34"E | 148.06' |
| L17 | S70°56'52"E | 30.47' |
| L18 | S41°20'12"W | 39.93' |
| L19 | S41°00'41"W | 166.92' |
| L20 | N65°10'53"W | 105.00' |
| L21 | S36°34'38"W | 217.68' |
| L22 | S36°34'38"W | 32.33' |
| L23 | S36°34'38"W | 28.08' |
| L24 | N36°33'29"E | 30.85' |
| L25 | N36°33'29"E | 15.75' |
| L26 | N80°24'18"E | 18.73' |
| L27 | N80°24'18"E | 30.74' |
| L28 | N33°41'58"E | 53.15' |
| L29 | N03°29'41"W | 32.22' |
| L30 | N04°51'02"E | 41.02' |
| L31 | N03°29'57"W | 237.64' |
| L32 | S86°57'05"W | 2.17' |
| L33 | N03°08'14"W | 37.29' |
| L34 | N89°47'23"E | 5.75' |
| L35 | N03°26'44"W | 53.38' |
| L36 | N40°54'57"E | 138.23' |
| L37 | N32°02'28"W | 231.82' |
| L38 | N30°22'39"W | 2.36' |
| L39 | N49°57'17"W | 36.66' |
| L40 | N49°57'17"W | 140.30' |
| L41 | N15°34'13"W | 159.85' |
| L42 | S15°34'13"E | 159.85' |
| L43 | S49°57'17"E | 151.48' |
| L44 | S49°57'17"E | 25.48' |

CURVE TABLE

| CURVE | DIRECTION | CHORD | RADIUS | ARC |
|-------|-------------|---------|---------|---------|
| C1 | N40°09'58"W | 62.91' | 185.00' | 63.22' |
| C2 | N32°45'45"W | 186.21' | 315.00' | 189.03' |
| C3 | N15°57'21"W | 43.60' | 285.00' | 43.64' |
| C4 | S18°57'09"E | 37.18' | 315.00' | 37.20' |
| C5 | S32°45'44"E | 168.48' | 285.00' | 171.04' |
| C6 | S41°32'06"E | 62.92' | 215.00' | 63.19' |

LINE TYPES

| | |
|-------------------------------------|---|
| WATER LINE (MARKED) | — |
| UNDERGROUND ELECTRIC | — |
| UNDERGROUND TELECOM | — |
| UNDERGROUND GAS LINE (MARKED) | — |
| FENCES (AS DESCRIBED) | — |
| STORM PIPE | — |
| RIGHT-OF-WAY | — |
| DEED/PLAT LINE (NOT SURVEYED) | — |
| BOUNDARY LINE (SURVEYED) | — |
| EASEMENT LINE | — |
| TRAFFIC & PARKING STRIPING (VARIES) | — |
| COA BUFFER LINE | — |

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|-----------|-------------------|
| 1 | 6/11/2021 | ISSUED FOR PERMIT |

BOUNDARY AND IMPROVEMENTS SURVEY OF
148 & 150 RIVER FORD PARKWAY

148: PIN: 9658-61-8120-00000
OWNER: FIVE P MOUNTAIN LLC
DEED BOOK 5410, PAGE 1572
PLAT BOOK 144, PAGE 130, PARCEL 1
150: PIN: 9658-61-5101-00000
OWNER: TRIDENT HOSPITALITY LLC
DEED BOOK 5410, PAGE 1575
PLAT BOOK 144, PAGE 130, PARCEL 2

CITY OF ASHEVILLE
BUNCOMBE COUNTY, NORTH CAROLINA
SCALE: 1" = 40' 6/11/2021
J. DANIEL HENRY, P.L.S. L-4881
DAN@DHOLMESSURVEYING.COM

Ed Holmes & Associates
LAND SURVEYORS, P.A.

300 RIDGEFIELD COURT, SUITE 301, ASHEVILLE, NC 28806
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