

Grid North
(NAD83-2011)

Notes:

1. All distances are Horizontal Grid (NAD83-2011) distances unless otherwise noted. To convert to Horizontal Ground Distances, Divide by the Combined Factor of 0.99977478.
2. Areas calculated by the coordinate method.
3. Property subject to all easements, right-of-ways, and restrictions.
4. Property does not lie in a special flood hazard area. Property is Zone X (Minimal Flood Risk) as determined by FEMA Map #3700969900J, Effective Date: 1/6/2010.
5. Call 1-800-632-4949 to have underground utilities located before digging on site.
6. This property is currently zoned R-1 (D.B. 5399 Pg. 1194, D.B. 771 Pg. 265) and R-LD (D.B. 899 Pg. 475) in Buncombe County.
7. For Information concerning Restrictive Covenants, Conditions, and Restrictions of Record see D.B. 899 Pg. 475, D.B. 771 Pg. 265, D.B. 5399 Pg. 1194, D.B. 1000 Pg. 316, D.B. 4288 Pg. 636, D.B. 1848 Pg. 474, & D.B. 1478 Pg. 188.
8. Any rivers, streams, creeks, ponds, wetlands, and etc., shown or not shown may be subject to buffer areas. It is the responsibility of the owner/developer to have the area(s) designated by person(s)/firm(s) authorized by the proper authorities to make such designation.

Legend

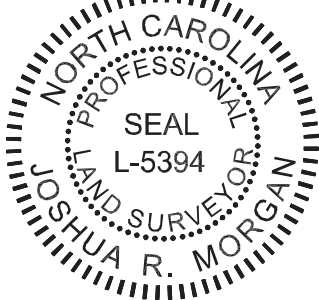
- 5/8" Rebar Set
- ⊙ Existing 5/8" Rebar/Iron Pipe
- Calculated Point
- ⊕ Well
- ⊙ Utility Pole
- Property Line (Surveyed)
- Tie Line
- - - Lines Not Surveyed
- - - Edge of Gravel
- - - Fence
- - - Edge of Pavement
- - - RW
- - - Overhead Utilities
- - - Building

Surveyor's Certificate: G.S. 47-30 (f)(1)(c)(1) This survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

I, Joshua R. Morgan, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book 899, Page 475; Deed Book 771, Page 265; & Deed Book 5399, Page 1194); that the boundaries not surveyed are clearly indicated as such and drawn from information as referenced on plat; that the ratio of precision or positional accuracy as calculated is 1:10,000+; and that the Global Navigation Satellite System (GNSS) was used to perform a portion of this survey and the following information was used:

Class of Survey: Class A
Posistional Accuracy: 0.02'
Type of GPS Field Procedure: RTK
Date(s) of Survey: 3/16/2023, 3/18/2023
Datum: NAD83-2011
Published/Fixed Control Use: VRS
Geoid Model: CONUS12B
Combined Grid Factor: 0.99977478
Units: U.S. Survey Feet

That this plat meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number, and seal this 19th day of March, A.D. 2023.



DocuSigned by:

Joshua R. Morgan

3/19/2023

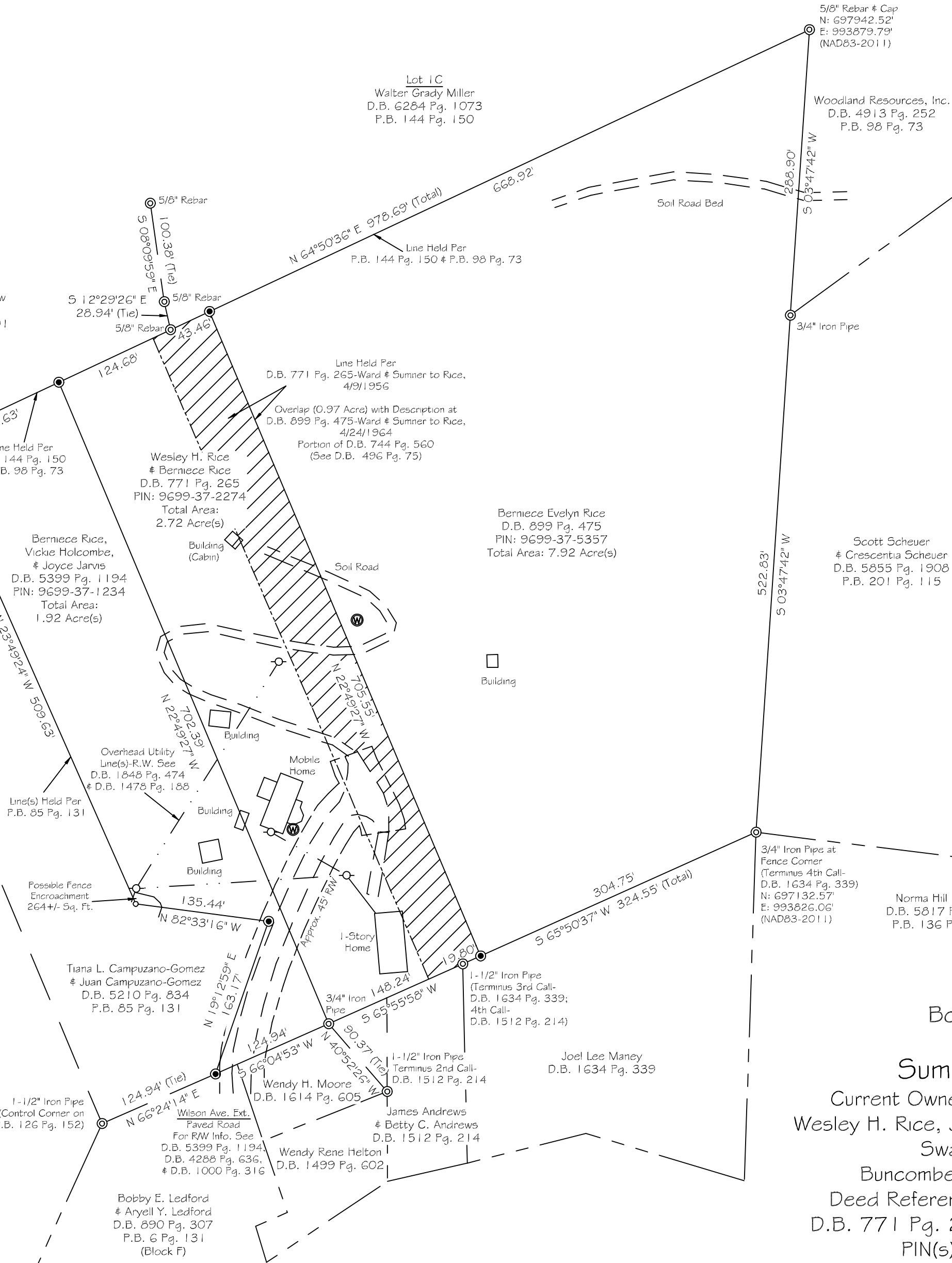
C95E513929A74DD...

Professional Land Surveyor

L-5394

JOSHUA R. MORGAN
LAND SURVEYING

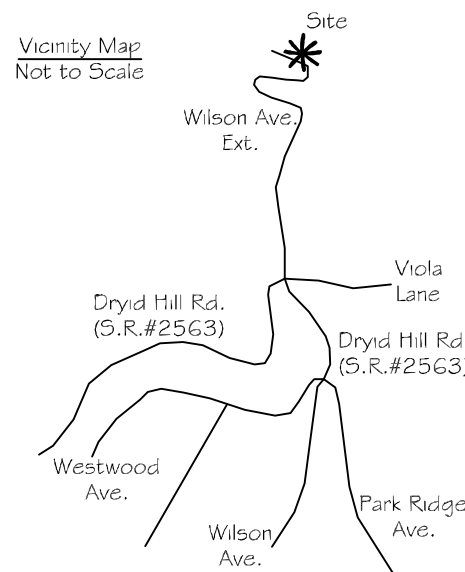
JOSHUA R. MORGAN, P.L.S. #L-5394
95 LENE WAY
CANTON, NORTH CAROLINA 28716
PHONE (828)-400-6381
JOSH@JRLANDSURVEYING.COM



Total Area of
Survey: 12.56 Acre(s)
Deed Book 899 Page 475: 7.92 Acre(s)
Deed Book 771 Page 265: 2.72 Acre(s)
Deed Book 5399 Page 1194: 1.92 Acre(s)

Property Address:
113 Wilson Avenue Ext.
Swannanoa, NC 28778

113A Wilson Avenue Ext.
Swannanoa, NC 28778



References:

1. Deed Book 899 Page 475.
2. Deed Book 771 Page 265.
3. Deed Book 5399 Page 1194.
4. Deed Book 1634 Page 339.
5. Deed Book 1512 Page 214.
6. Deed Book 1614 Page 605.
7. Deed Book 890 Page 307.
8. Deed Book 1499 Page 602.
9. Deed Book 496 Page 75.
10. Deed Book 1000 Page 316.
11. Deed Book 4288 Page 636.
12. Deed Book 1848 Page 474.
13. Deed Book 1478 Page 188.
14. Plat Book 6 Page 131.
15. Plat Book 85 Page 131.
16. Plat Book 98 Page 73.
17. Plat Book 126 Page 152.
18. Plat Book 136 Page 181.
19. Plat Book 144 Page 150.
20. Plat Book 201 Page 115.

Boundary Survey

for
Summer Covington

Current Owner(s): Berniece Evelyn Rice,
Wesley H. Rice, Joyce Jarvis & Vickie Holcombe
Swannanoa Township
Buncombe County, North Carolina
Deed Reference(s): D.B. 899 Pg. 475,
D.B. 771 Pg. 265 & D.B. 5399 Pg. 1194

PIN(s): 9699-37-5357,
9699-37-2274 & 9699-37-1231

Drawn By: J.R.M. Check By: J.R.M.

Drawing #23021

Scale: 1" = 100' 3/19/2023

