

VICINITY MAP (NOT TO SCALE)

GENERAL NOTES

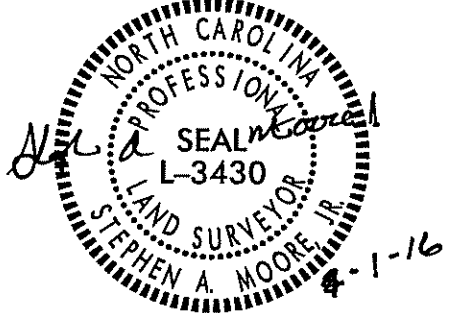
- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT EASEMENTS AND/OR RIGHT OF WAY REQUIRED FOR THE CONSTRUCTION OF THE ASHEVILLE RIVER ARTS ROAD PROJECT AND TO PROVIDE A BASIS FOR THE ACQUISITION OF SAID EASEMENTS AND RIGHT OF WAY BY THE CITY OF ASHEVILLE.
- 2) EXISTING PROPERTY LINES SHOWN ARE NOT DEFINED BY BOUNDARY SURVEY. THE EXISTING (BOUNDARY, RIGHTS OF WAY AND EASEMENT) INFORMATION WAS COMPILED USING DEED AND PLAT REFERENCES SHOWN HEREON AND EXISTING PROPERTY MONUMENTATION RECOVERED IN THE FIELD. PROPOSED EASEMENT AND RIGHT OF WAY DATA WERE COMBINED WITH EXISTING PROPERTY DATA TO FORM BASIS OF AREA COMPUTATIONS SHOWN HEREON.
- 3) THE PARCELS SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.
- 4) COORDINATES SHOWN HEREON FOR DESIGN ALIGNMENTS ARE LOCALIZED GROUND COORDINATES (SEE DATUM DESCRIPTION ON SHEET II).
- 5) AREAS COMPUTED BY COORDINATE METHOD
- 6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 7) LOT IMPROVEMENTS SUCH AS BUILDINGS, STREETS AND OTHER MANMADE FEATURES ARE NOT SHOWN.
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- 10) THIS PLAT IS FOR ACQUISITION OF PROPOSED RIGHT OF WAY AND ALL EASEMENTS AS SHOWN IN THE LEGEND.

I, STEPHEN A. MOORE JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN (SEE PROJECT INFORMATION TABLE); THAT THE RATIO OF PRECISION AS CALCULATED BY LEAST SQUARES IS 10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 4th DAY OF APRIL, A.D. 2016

SIGNATURE Stephen A. Moore Jr.
STEPHEN A. MOORE JR., PLS L-3430

I, STEPHEN A. MOORE JR., Professional Land Surveyor No. L-3430 certify 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.

Stephen A. Moore Jr.
STEPHEN A. MOORE JR., PLS L-3430



NOTES:

BEARING & DISTANCES SHOWN ON PROPERTY LINES IS BASED ON FOUND DOCUMENTATION AND EXISTING RECORDED DEEDS & PLATS. PROPERTY LINES SHOWN DOES NOT CONSTITUTE OR DEPICT A FULL BOUNDARY SURVEY.

LEGEND

- x Computed Point
- o Exist Property Iron Pin
- △ Exist Right of Way Monument
- ▲ New Right of Way Monument
- * 5 Rebar Unless Otherwise Noted
- (X) Parcel Number
- PL Property Line
- Permanent Easement Point

- Existing Right of Way
- Existing Property Line
- Existing Easement
- New Right of Way
- PUE Permanent Utility Easement
- DUE Drainage Utility Easement
- PDE Permanent Drainage Easement
- GE Greenway Easement
- E Temporary Construction Easement

Denotes DUE Area

Denotes Temporary Construction Area

DATUM DESCRIPTION

THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 1983/ NSRS 2011 STATE PLANE COORDINATES ESTABLISHED BY GPS/ VRS OBSERVATIONS FOR RIVERSIDE DR. BASELINE CONTROL POINT * GPS4 WITH A NORTHING OF 686,729.547', EASTING OF 940,377.632', ELEVATION OF 1996.70' THE AVERAGE COMBINED FACTOR USED FOR THIS PROJECT (GROUND TO GRID) IS 0.999794633. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES. THE VERTICAL DATUM IS NAVD 88.

A PORTION OF THIS PROPERTY IS LOCATED IN ZONE 'AE & AE FLOODWAY', AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NFP RATE MAP DATED: JANUARY 06, 2010 COMMUNITY PANEL NUMBER 370032 9639 J.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

FILED FOR REGISTRATION AT 5:52 O'CLOCK P.M.
THIS THE 5th DAY OF APRIL, 2016 AND
RECORDED IN PLAT BOOK 158 AT PAGE 57-71

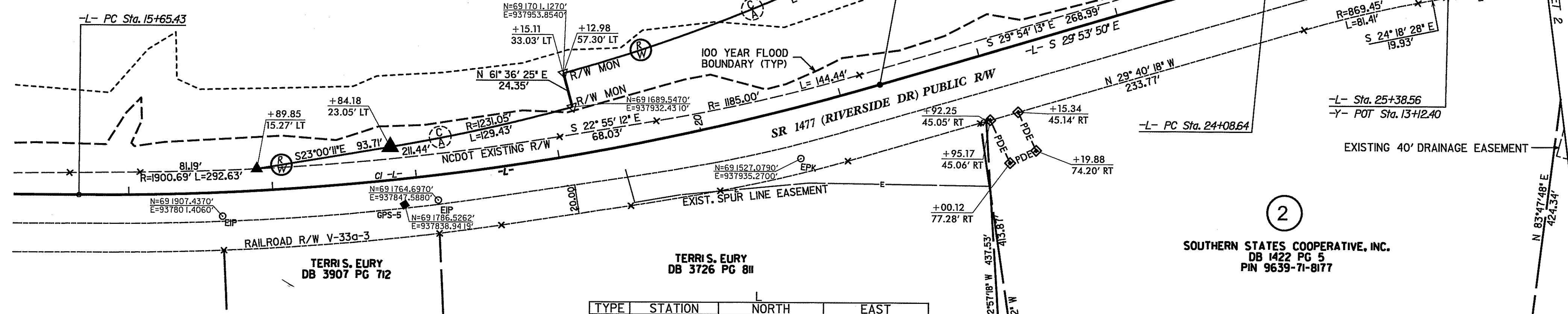
DREW REISINGER
REGISTER OF DEEDS Drew Reisinger

BY: William B. Gaines DEPUTY

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

4-5-16 Ricky L. Hurley
DATE REVIEW OFFICER



RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:

**River Arts District
Transportation Improvement Project**

PARCELS 1 & 2

BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP

SHEET 1 OF 15
MARCH 18, 2016
SCALE - 1" = 50'

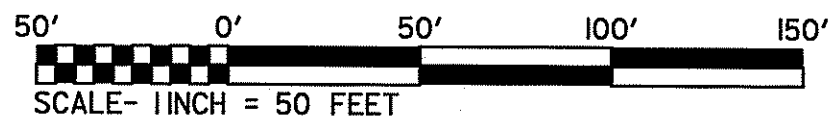
TYPE	STATION	NORTH	EAST
PC	15+65.43	692007.8186	937792.2969
PT	21+28.50	691485.8433	937998.0475
PC	24+08.64	691242.9817	938137.6828

TYPE	STATION	NORTH	EAST
POT	10+00.00	691177.3707	938504.5163
POT	13+12.40	691127.0514	938196.1922

R/W AREA TABLE	PDE AREA	PUE AREA	GE AREA	TCE AREA
PARCEL 1 45,462 SQ.FT.				
PARCEL 2	619 SQ.FT.			

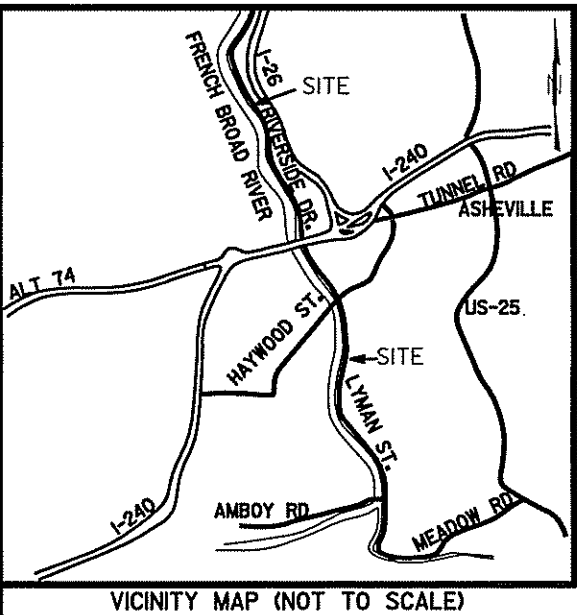
--- L- C1
PI Sta. 18+48.99
Δ = 16° 46' 04" (LT)
D = 2° 58' 41"
L = 563.07'
T = 283.56'
R = 1924.02'

--- L- C2
PI Sta. 26+75.91
Δ = 25° 14' 03" (RT)
D = 4° 41' 55"
L = 525.06'
T = 267.26'
R = 1194.00'



CH ENGINEERING

3220 GLEN ROYAL RD. RALEIGH, NC 27617
TEL. (919) 788-0224 FAX (919) 788-0232
CORPORATE LICENSE # P-0189



VICINITY MAP (NOT TO SCALE)

GENERAL NOTES

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- LEGEND
- × Computed Point
 - Exist Property Iron Pin
 - △ Exist Right of Way Monument
 - ▲ New Right of Way Monument
 - *5 Rebar Unless Otherwise Noted
 - ⊗ Parcel Number
 - ⊔ Property Line
 - ⊔ Permanent Easement Point
 - Existing Right of Way
 - Existing Property Line
 - Existing Easement
 - ⊗ New Right of Way
 - PUE Permanent Utility Easement
 - DUE Drainage Utility Easement
 - PDE Permanent Drainage Easement
 - GE Greenway Easement
 - E Temporary Construction Easement
 - ▨ Denotes DUE Area
 - ▩ Denotes Temporary Construction Area
 - ▨ PSTE = Permanent Subterranean Easement

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Ricky L. Hunter
REVIEW OFFICER OF BUNCOMBE COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE *4-5-16* REVIEW OFFICER *Keith J. Hunter*

DATUM DESCRIPTION

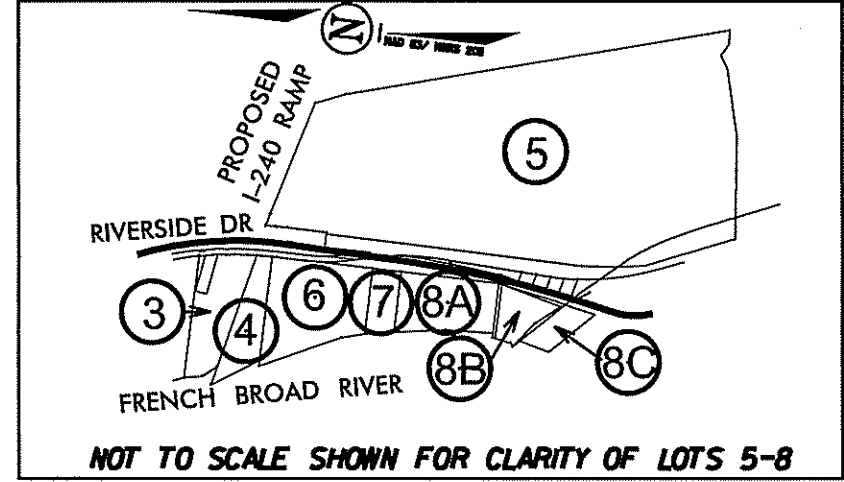
THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 1983/ NSRS 2011 STATE PLANE COORDINATES ESTABLISHED BY GPS/ VRS OBSERVATIONS FOR RIVERSIDE DR. BASELINE CONTROL POINT * GPS4 WITH A NORTHING OF 686,729.547', EASTING OF 940,377.632', ELEVATION OF 1996.70'. THE AVERAGE COMBINED FACTOR USED FOR THIS PROJECT (GROUND TO GRID) IS 0.999794633. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES. THE VERTICAL DATUM IS NAVD 88.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

FILED FOR REGISTRATION AT *3:52* O'CLOCK P.M.
THIS THE *5* DAY OF *APRIL*, 2016 AND
RECORDED IN PLAT BOOK *158* AT PAGE *57-71*
DREW REISINGER
REGISTER OF DEEDS
BY *Carlyne Crain* DEPUTY

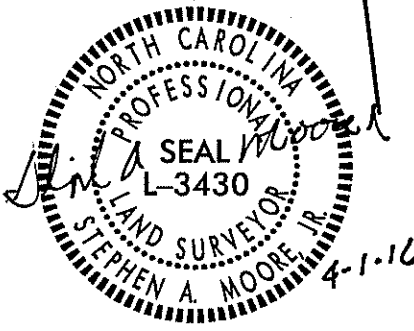
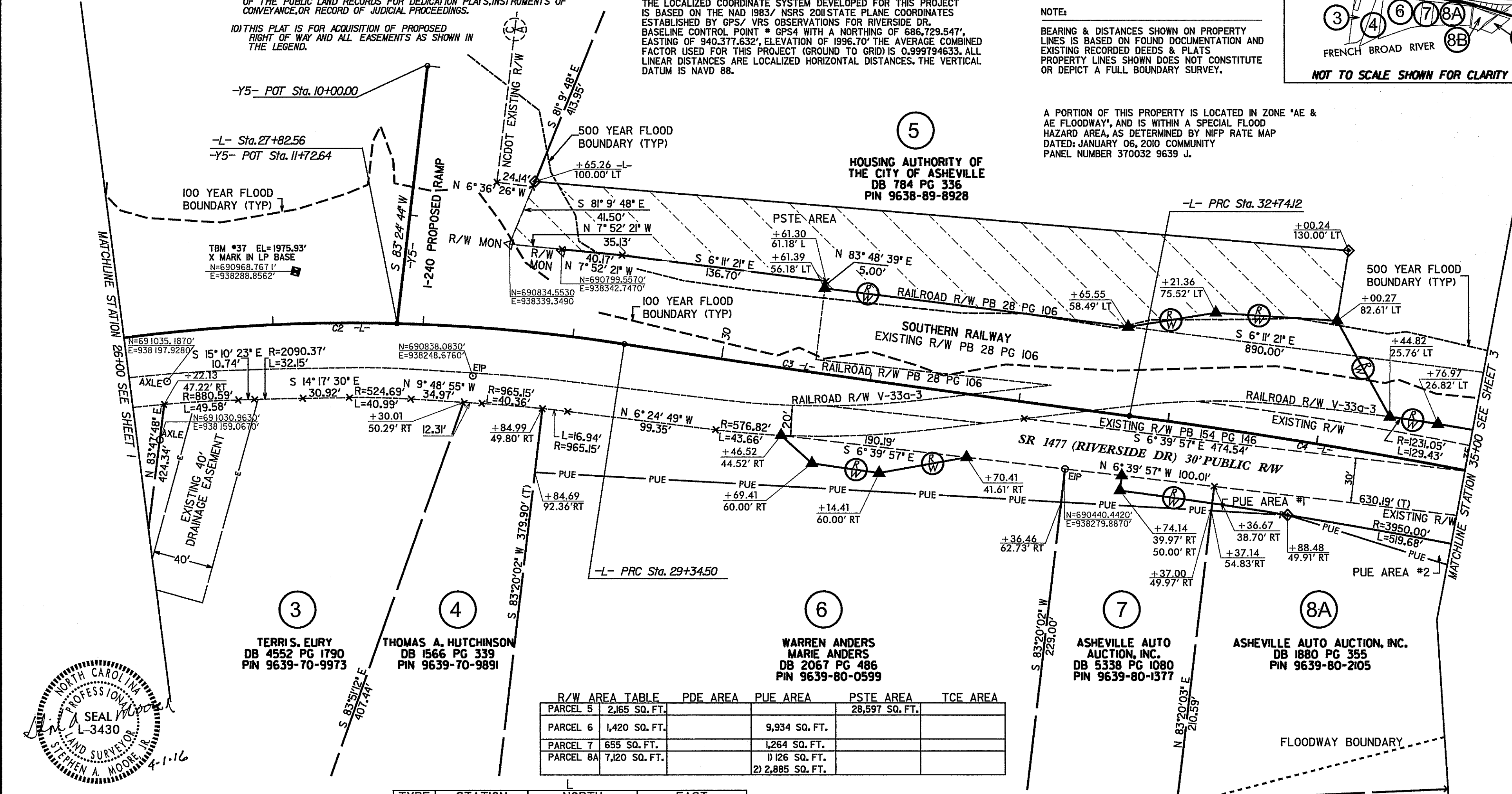
NOTE:

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NOT TO SCALE SHOWN FOR CLARITY OF LOTS 5-8

A PORTION OF THIS PROPERTY IS LOCATED IN ZONE 'AE & AE FLOODWAY', AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NIFP RATE MAP DATED: JANUARY 06, 2010 COMMUNITY PANEL NUMBER 370032 9639 J.



	R/W AREA	PDE AREA	PUE AREA	PSTE AREA	TCE AREA
PARCEL 5	2,165 SQ. FT.			28,597 SQ. FT.	
PARCEL 6	1,420 SQ. FT.		9,934 SQ. FT.		
PARCEL 7	655 SQ. FT.		1,264 SQ. FT.		
PARCEL 8A	7,120 SQ. FT.		11,126 SQ. FT.		

TYPE	STATION	NORTH	EAST
PRC	29+34.50	690744.9042	938292.6261
PRC	32+74.12	690406.7297	938324.0665

TYPE	STATION	NORTH	EAST
POT	10+00.00	690914.9591	938442.1831
POT	11+72.64	690895.1532	938270.6841

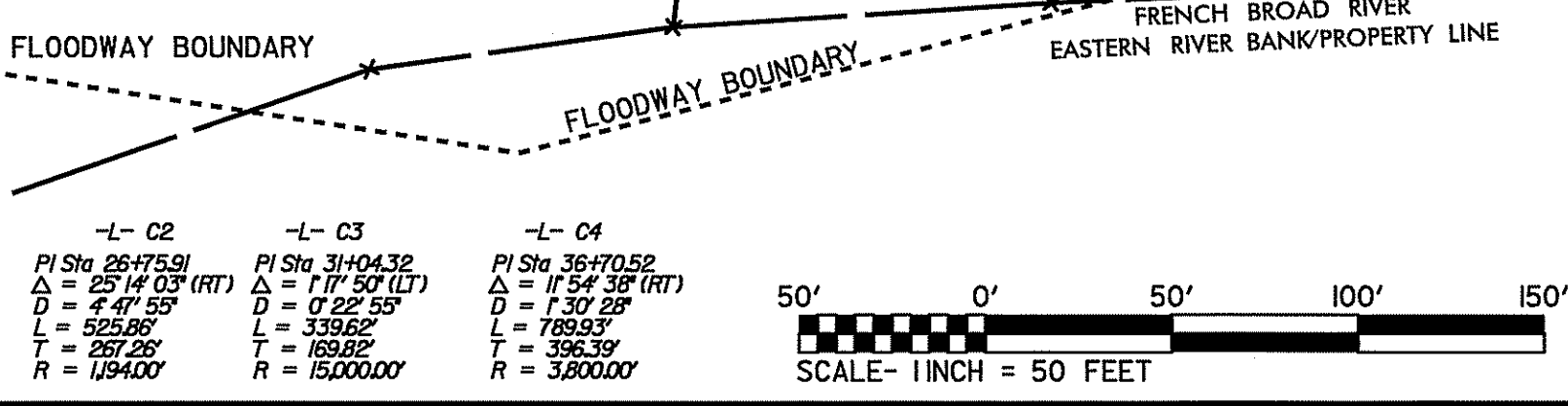
RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:
**River Arts District
Transportation Improvement Project**

PARCELS 3 - 7, & 8A

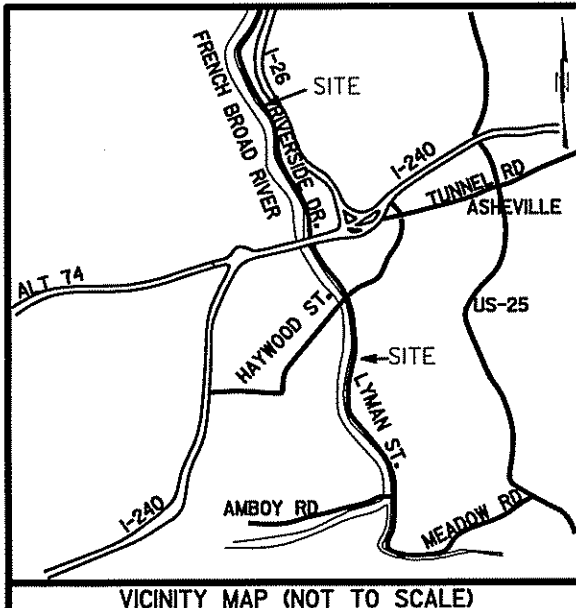
BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP

SHEET 2 OF 15
MARCH 18, 2016
SCALE - 1" = 50'

REVISIONS			
DATE	DESCRIPTION	BY	CK. BY
4-01-2016	REVISE NOTES	LT	



CH ENGINEERING
3220 GLEN ROYAL RD. RALEIGH, NC 27617
TEL. (919) 788-0224 FAX (919) 788-0232
CORPORATE LICENSE # P-0189



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STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

4-5-16
DATE

Neil Z. Hargis
REVIEW OFFICER

- LEGEND**
- Computed Point
 - Exist Property Iron Pin
 - Exist Right of Way Monument
 - New Right of Way Monument
 - *5 Rebar Unless Otherwise Noted
 - Parcel Number
 - Property Line
 - Permanent Easement Point
 - Denotes DUE Area
 - Denotes Temporary Construction Area
 - Existing Right of Way
 - Existing Property Line
 - Existing Easement
 - New Right of Way
 - PUE
 - Permanent Utility Easement
 - DUE
 - Permanent Drainage Easement
 - GE
 - Greenway Easement
 - E
 - Temporary Construction Easement
 - AUE
 - Aerial Utility Easement

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

FILED FOR REGISTRATION AT 2:52 O'CLOCK P.M.
THIS THE 5 DAY OF APRIL 2016 AND
RECORDED IN PLAT BOOK 158 AT PAGE 57-11

DREW REISINGER
REGISTER OF DEEDS

BY *Calvin B. Givins* DEPUTY

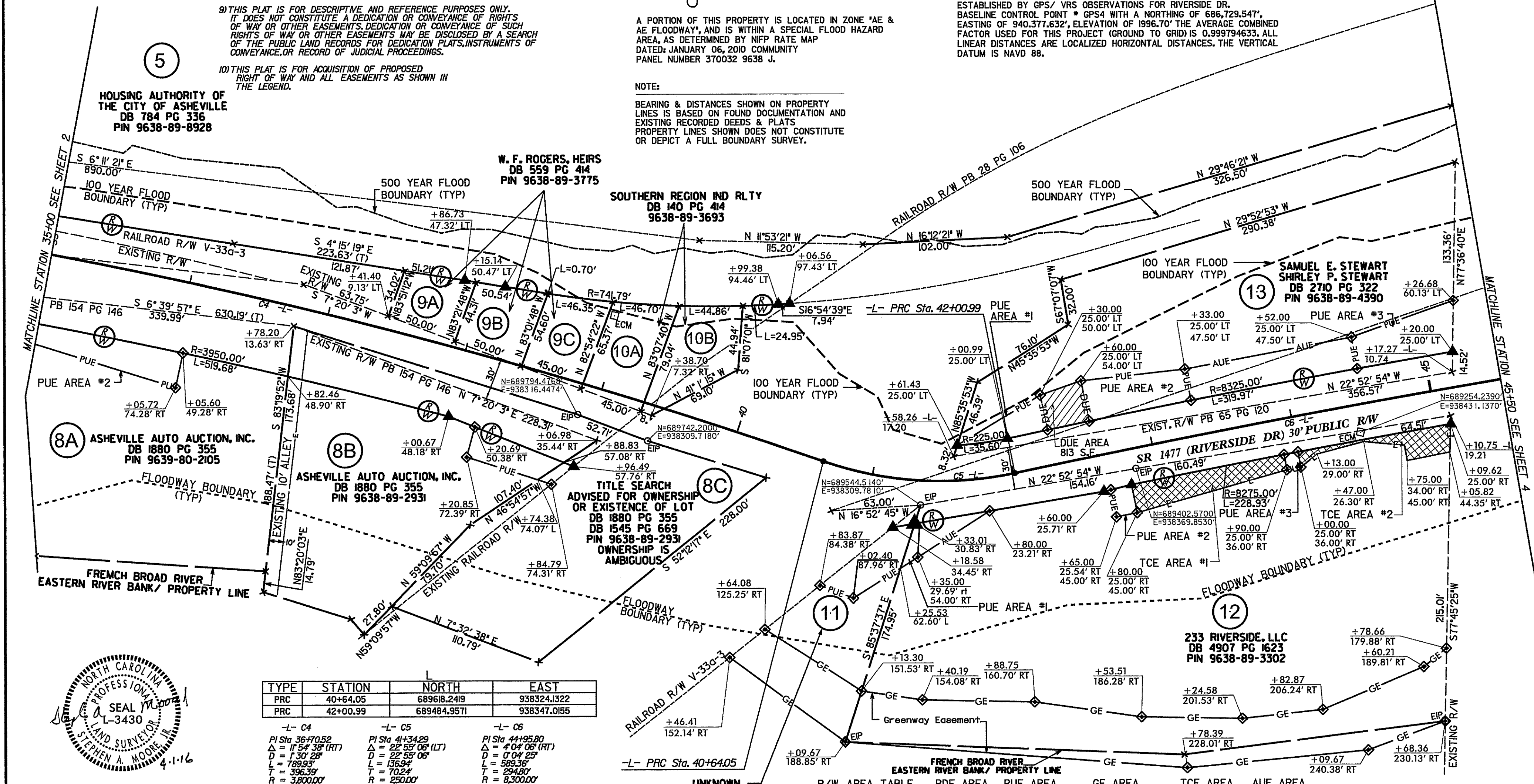
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TYPE	STATION	NORTH	EAST
PRC	40+64.05	689618.2419	938324.1322
PRC	42+00.99	689484.9571	938347.0155

-L- C4	-L- C5	-L- C6
PI Sta 36+70.52	PI Sta 41+34.29	PI Sta 44+95.80
Δ = 11° 54' 38" (RT)	Δ = 22° 55' 06" (LT)	Δ = 4° 04' 06" (RT)
D = 1.30' 28"	D = 22° 55' 06"	D = 0° 04' 25"
L = 789.93'	L = 136.94'	L = 589.36'
T = 396.39'	T = 70.24'	T = 294.80'
R = 3,800.00'	R = 250.00'	R = 8,300.00'

PARCEL	R/W AREA TABLE	PDE AREA	PUE AREA	GE AREA	TCE AREA	AUE AREA
PARCEL 8A	7,120 SQ. FT.		1126 SQ. FT.			
PARCEL 8B	5,435 SQ. FT.		21,885 SQ. FT.			
PARCEL 8C	143 SQ. FT.		1,193 SQ. FT.			
PARCEL 9A	1,964 SQ. FT.		155 SQ. FT.			
PARCEL 9B	2,462 SQ. FT.					
PARCEL 9C	2,712 SQ. FT.					
PARCEL 10A	3,229 SQ. FT.					
PARCEL 10B	3,350 SQ. FT.					
PARCEL 11	94 SQ. FT.		1,475 SQ. FT.	3,025 SQ. FT.		
PARCEL 12	3,586 SQ. FT.		1,196 SQ. FT.	12,147 SQ. FT.	11,712 SQ. FT.	595 SQ. FT.
PARCEL 13	3,817 SQ. FT.		2,295 SQ. FT.		21,972 SQ. FT.	
			3,109 SQ. FT.			
			21,884 SQ. FT.			
			31,240 SQ. FT.			

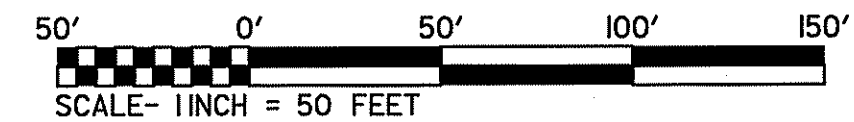
RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:

River Arts District
Transportation Improvement Project

PARCELS: 8A, 8B, 8C, 9A, 9B, 9C, 10A, 10B, 11, 12 & 13

BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP

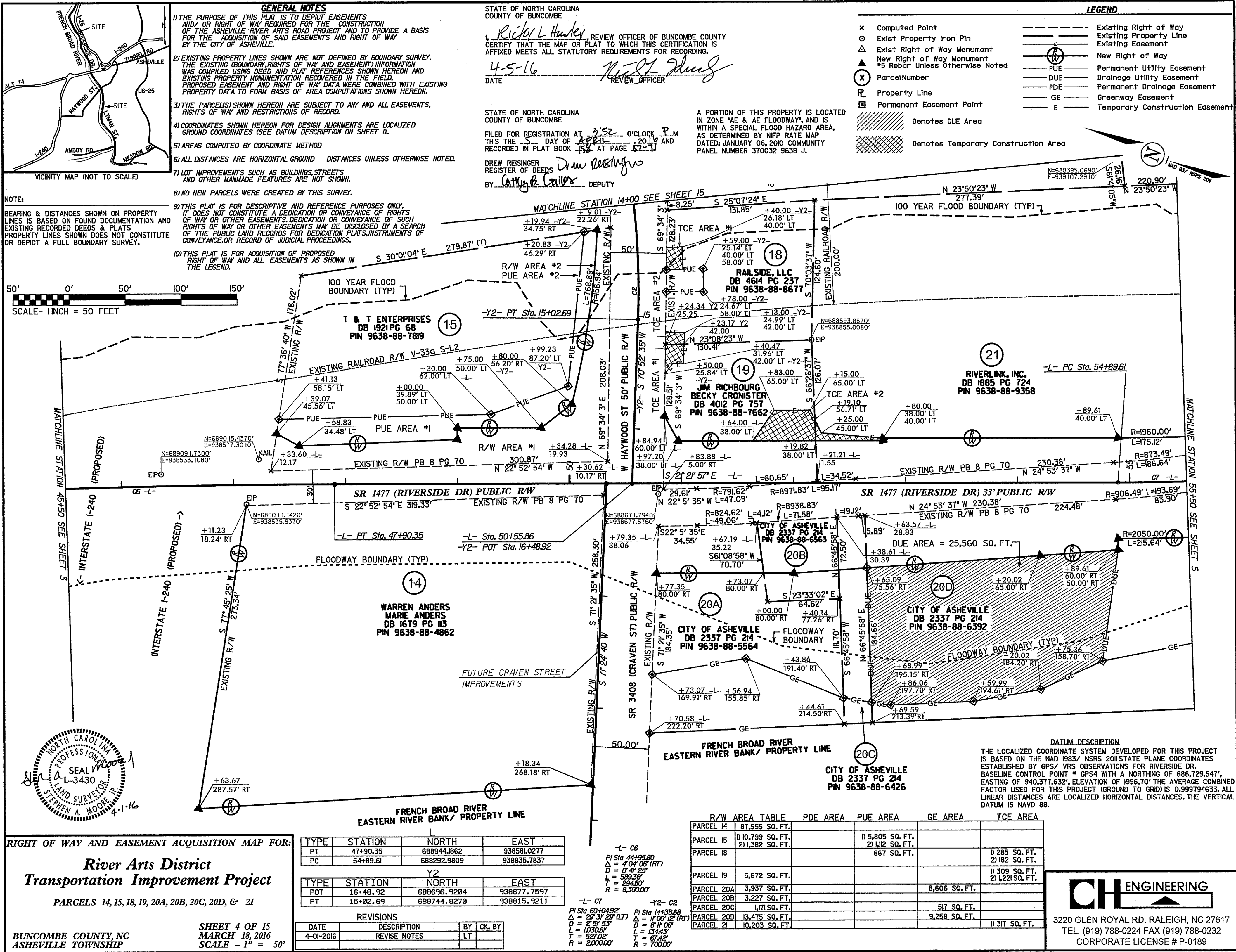
SHEET 3 OF 15
MARCH 18, 2016
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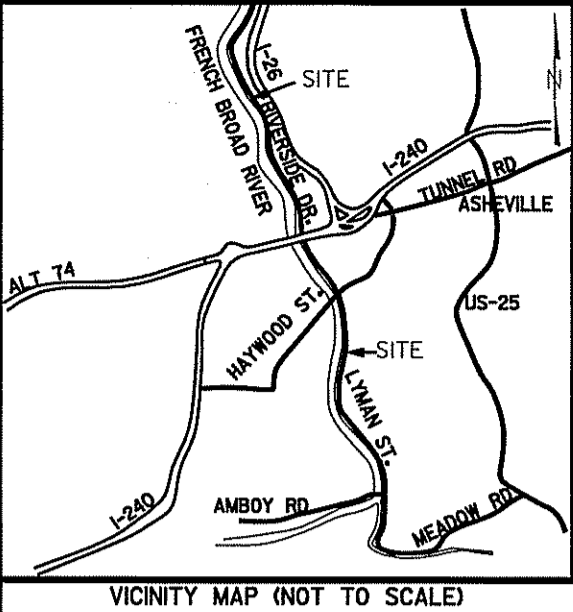


REVISIONS			
DATE	DESCRIPTION	BY	CK. BY
4-01-2016	REVISE NOTES	LT	

CH ENGINEERING

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 - Permanent Easement Point

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- DUE Drainage Utility Easement
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- E Temporary Construction Easement

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STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Ricky L. Hurley
REVIEW OFFICER OF BUNCOMBE COUNTY
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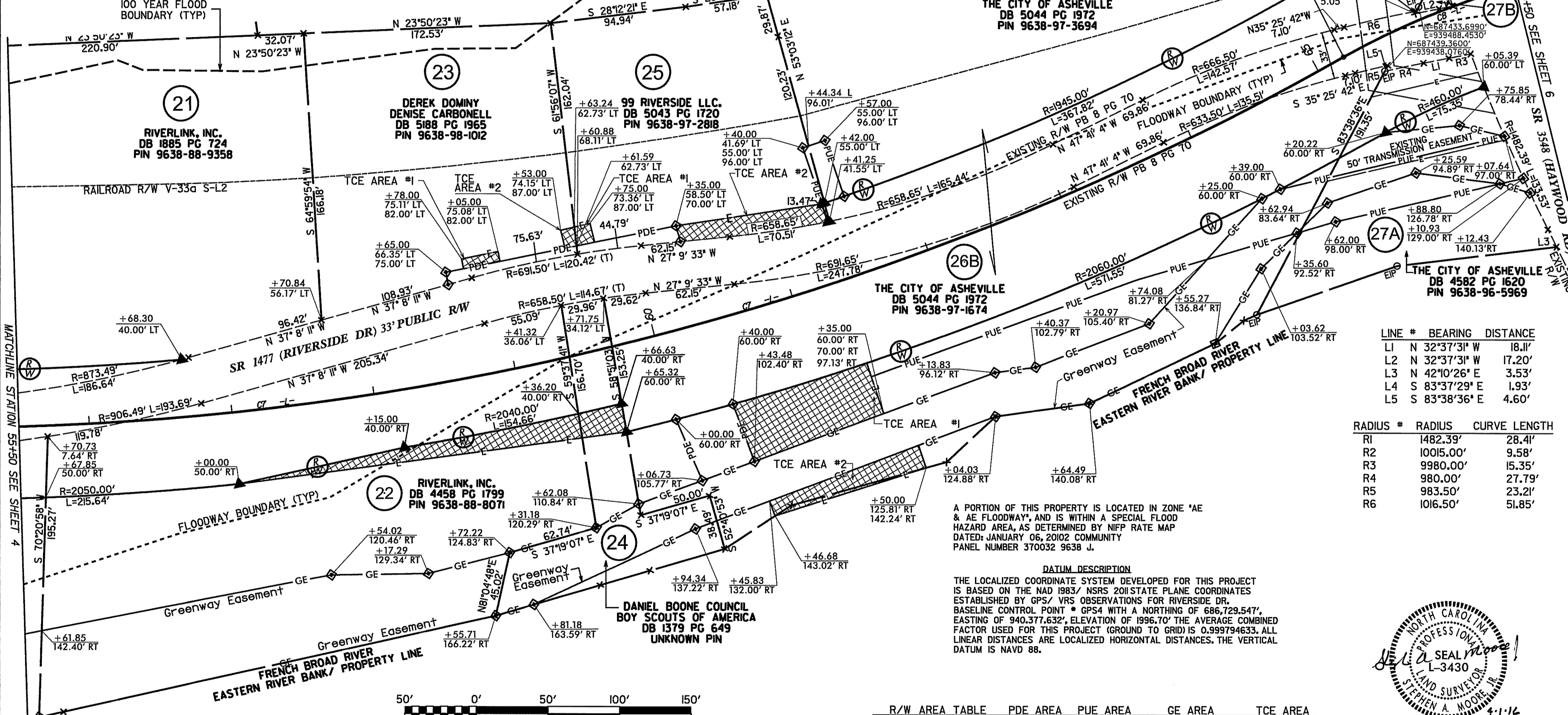
4-5-16
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Neil J. Jones
REVIEW OFFICER

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THIS THE 5 DAY OF APRIL 2016 AND
RECORDED IN PLAT BOOK 158 AT PAGE 51-11

DREW REISINGER
REGISTER OF DEEDS

Drew Reisinger
DEPUTY



LINE # BEARING DISTANCE

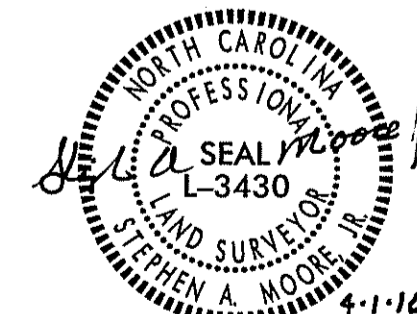
L1	N 32°37'31" W	18.11'
L2	N 32°37'31" W	17.20'
L3	N 42°10'26" E	3.53'
L4	S 83°37'29" E	1.93'
L5	S 83°38'36" E	4.60'

RADIUS # RADIUS CURVE LENGTH

R1	1482.39'	28.41'
R2	10015.00'	9.58'
R3	9980.00'	15.35'
R4	980.00'	27.79'
R5	983.50'	23.21'
R6	1016.50'	51.85'

A PORTION OF THIS PROPERTY IS LOCATED IN ZONE 'AE & AE FLOODWAY', AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NFP RATE MAP DATED: JANUARY 06, 20102 COMMUNITY PANEL NUMBER 370032 9638 J.

DATUM DESCRIPTION
THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 1983/ NSRS 2011 STATE PLANE COORDINATES ESTABLISHED BY GPS/ VRS OBSERVATIONS FOR RIVERSIDE DR. BASELINE CONTROL POINT * GPS4 WITH A NORTHING OF 686,729.547', EASTING OF 940,377.632', ELEVATION OF 1996.70' THE AVERAGE COMBINED FACTOR USED FOR THIS PROJECT (GROUND TO GRID) IS 0.999794633. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES. THE VERTICAL DATUM IS NAVD 88.



RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:

**River Arts District
Transportation Improvement Project**

PARCELS 21, 22, 23, 24, 25, 26A, 26B, 27A & 27B

BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP

SHEET 5 OF 15
MARCH 18, 2016
SCALE - 1" = 50'



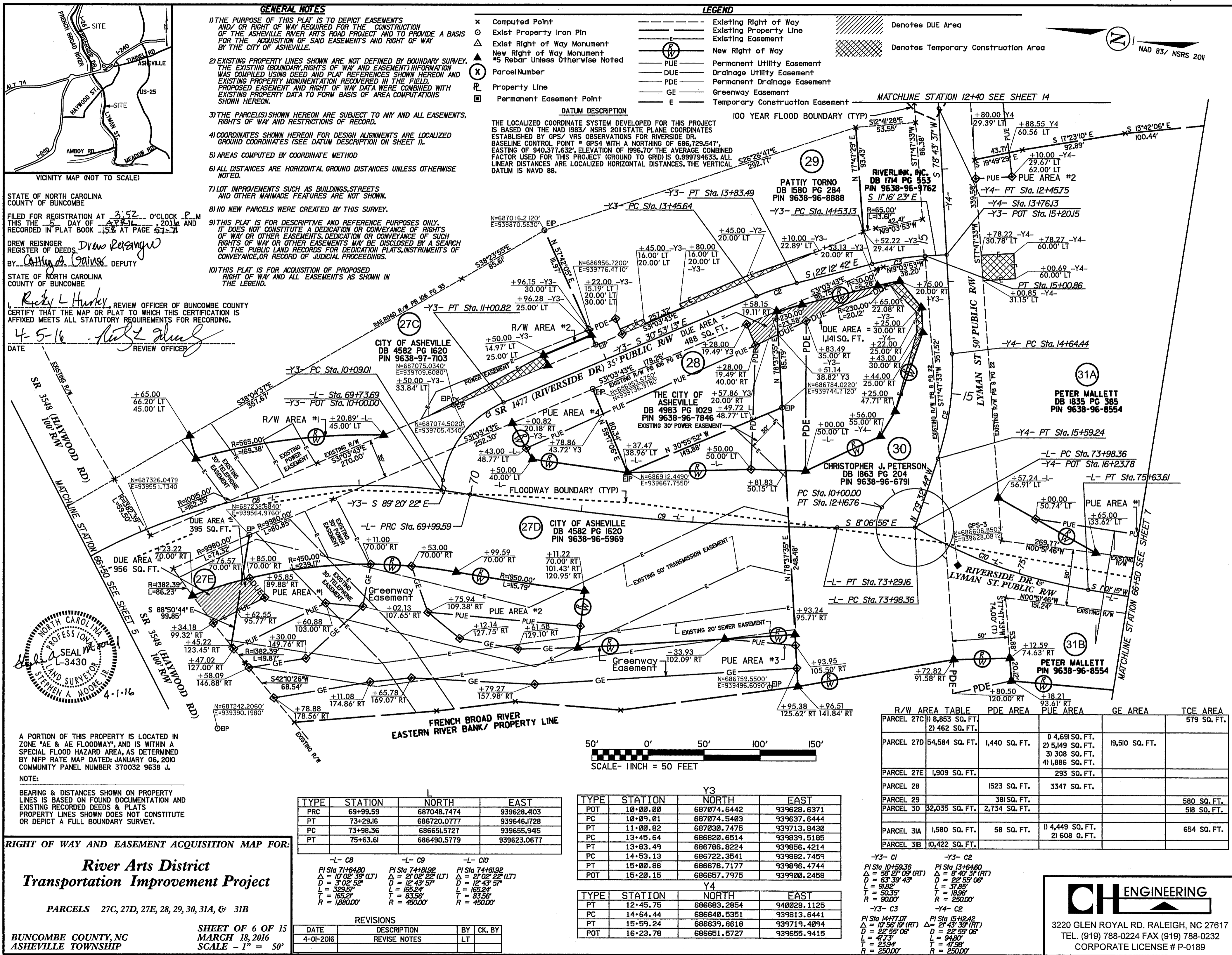
TYPE	STATION	NORTH	EAST
PRC	65+20.22	687469.7377	939436.7230

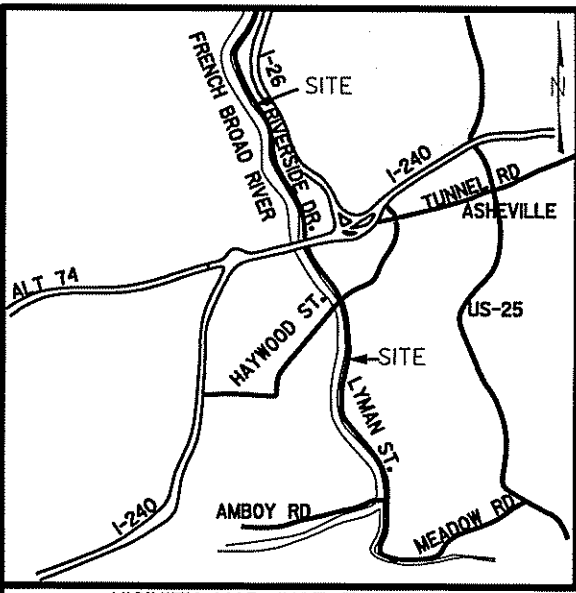
REVISIONS			
DATE	DESCRIPTION	BY	CK. BY
4-01-2016	REVISE NOTES	LT	

R/W AREA TABLE	PDE AREA	PUE AREA	GE AREA	TCE AREA
PARCEL 21 10,203 SQ. FT.				317 SQ. FT.
PARCEL 22 23,455 SQ. FT.			16,789 SQ. FT.	2,169 SQ. FT.
PARCEL 23	582 SQ. FT.			1,179 SQ. FT. 2) 118 SQ. FT.
PARCEL 24 2,298 SQ. FT.			4,729 SQ. FT.	576 SQ. FT.
PARCEL 25 21 SQ. FT.	585 SQ. FT.	124 SQ. FT.		1,162 SQ. FT. 2) 1,369 SQ. FT.
PARCEL 26A 10,885 SQ. FT.		546 SQ. FT.		
PARCEL 26B 37,876 SQ. FT.	1,767 SQ. FT.	5,310 SQ. FT.	16,168 SQ. FT.	1) 3,825 SQ. FT. 2) 1,523 SQ. FT.
PARCEL 27A 2,830 SQ. FT.		4,465 SQ. FT.	4,471 SQ. FT.	
PARCEL 27B 375 SQ. FT.				

CH ENGINEERING

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TEL. (919) 788-0224 FAX (919) 788-0232
CORPORATE LICENSE # P-0189





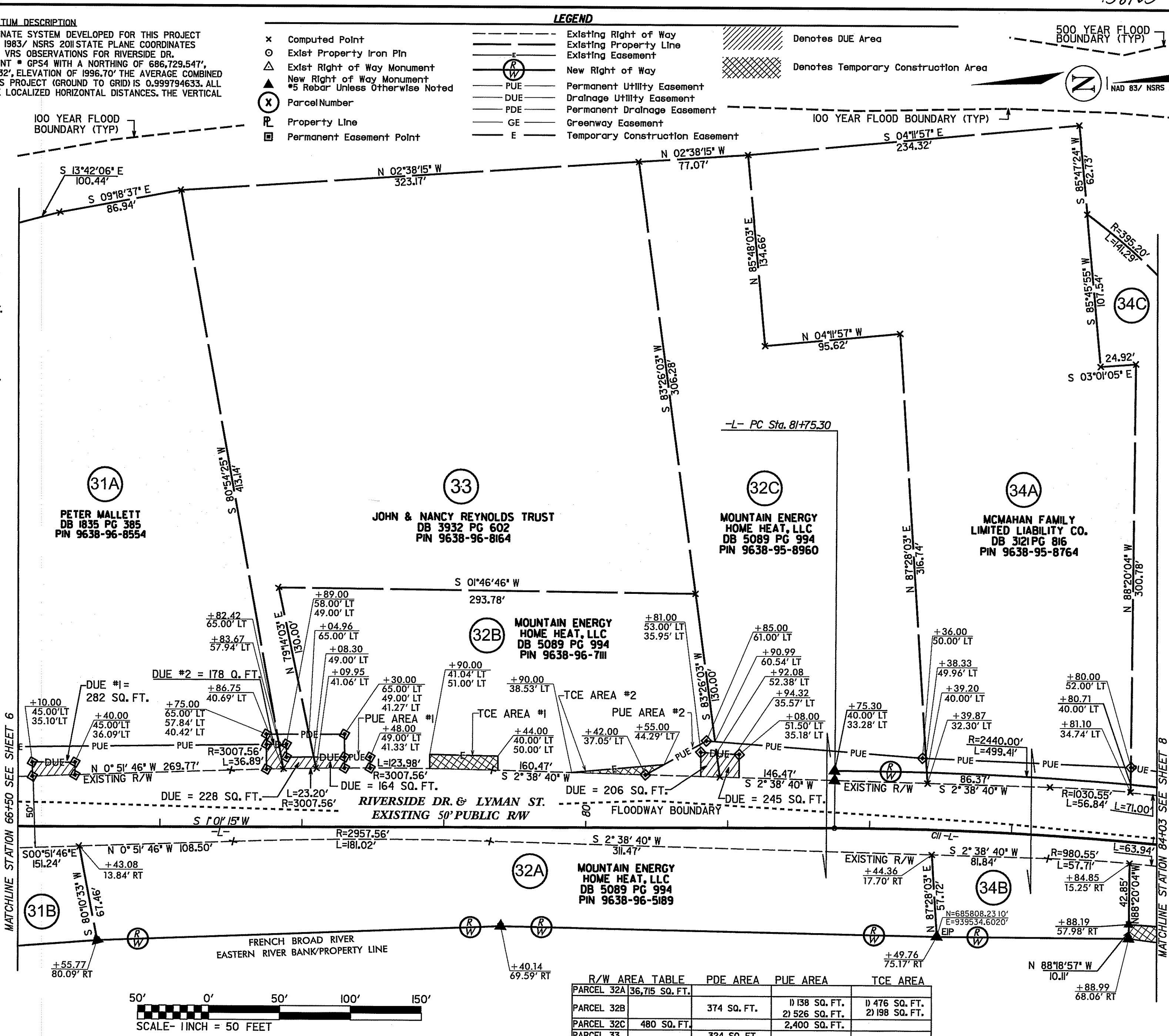
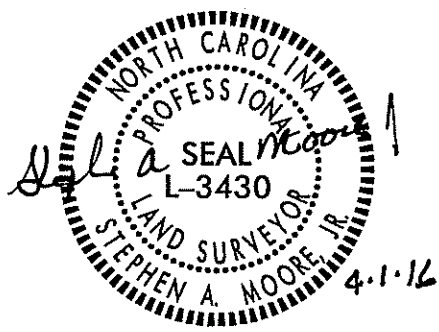
DATUM DESCRIPTION
THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 1983/ NSRS 2011 STATE PLANE COORDINATES ESTABLISHED BY GPS/ VRS OBSERVATIONS FOR RIVERSIDE DR. BASELINE CONTROL POINT * GPS4 WITH A NORTHING OF 686,729.547', EASTING OF 940,377.632', ELEVATION OF 1996.70' THE AVERAGE COMBINED FACTOR USED FOR THIS PROJECT (GROUND TO GRID) IS 0.999794633. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES. THE VERTICAL DATUM IS NAVD 88.

- LEGEND**
- × Computed Point
 - Exist Property Iron Pin
 - △ Exist Right of Way Monument
 - △ New Right of Way Monument
 - * 5 Rebar Unless Otherwise Noted
 - ⓧ Parcel Number
 - Property Line
 - ⓧ Permanent Easement Point
 - Existing Right of Way
 - Existing Property Line
 - Existing Easement
 - ⓧ New Right of Way
 - PUE Permanent Utility Easement
 - DUE Drainage Utility Easement
 - PDE Permanent Drainage Easement
 - GE Greenway Easement
 - Temporary Construction Easement
 - ▨ Denotes DUE Area
 - ▨ Denotes Temporary Construction Area

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO DEPICT EASEMENTS AND/OR RIGHT OF WAY REQUIRED FOR THE CONSTRUCTION OF THE ASHEVILLE RIVER ARTS ROAD PROJECT AND TO PROVIDE A BASIS FOR THE ACQUISITION OF SAID EASEMENTS AND RIGHT OF WAY BY THE CITY OF ASHEVILLE.
 - EXISTING PROPERTY LINES SHOWN ARE NOT DEFINED BY BOUNDARY SURVEY. THE EXISTING (BOUNDARY, RIGHTS OF WAY AND EASEMENT) INFORMATION WAS COMPILED USING DEED AND PLAT REFERENCES SHOWN HEREON AND EXISTING PROPERTY MONUMENTATION RECOVERED IN THE FIELD. PROPOSED EASEMENT AND RIGHT OF WAY DATA WERE COMBINED WITH EXISTING PROPERTY DATA TO FORM BASIS OF AREA COMPUTATIONS SHOWN HEREON.
 - THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.
 - COORDINATES SHOWN HEREON FOR DESIGN ALIGNMENTS ARE LOCALIZED GROUND COORDINATES (SEE DATUM DESCRIPTION ON SHEET 1).
 - AREAS COMPUTED BY COORDINATE METHOD
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - LOT IMPROVEMENTS SUCH AS BUILDINGS, STREETS AND OTHER MANMADE FEATURES ARE NOT SHOWN.
 - NO NEW PARCELS WERE CREATED BY THIS SURVEY.
 - THIS PLAT IS FOR DESCRIPTIVE AND REFERENCE PURPOSES ONLY. IT DOES NOT CONSTITUTE A DEDICATION OR CONVEYANCE OF RIGHTS OF WAY OR OTHER EASEMENTS. DEDICATION OR CONVEYANCE OF SUCH RIGHTS OF WAY OR OTHER EASEMENTS MAY BE DISCLOSED BY A SEARCH OF THE PUBLIC LAND RECORDS FOR DEDICATION PLATS, INSTRUMENTS OF CONVEYANCE, OR RECORD OF JUDICIAL PROCEEDINGS.
 - THIS PLAT IS FOR ACQUISITION OF PROPOSED RIGHT OF WAY AND ALL EASEMENTS AS SHOWN IN THE LEGEND.

THIS PROPERTY IS LOCATED IN ZONE "AE & AE FLOODWAY", AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NFP RATE MAP DATED JANUARY 06, 2010 COMMUNITY PANEL NUMBER 370032 9838 J.

NOTE:
BEARING & DISTANCES SHOWN ON PROPERTY LINES IS BASED ON FOUND DOCUMENTATION AND EXISTING RECORDED DEEDS & PLATS. PROPERTY LINES SHOWN DOES NOT CONSTITUTE OR DEPICT A FULL BOUNDARY SURVEY.



	R/W AREA	PDE AREA	PUE AREA	TCE AREA
PARCEL 32A	36,715 SQ. FT.			
PARCEL 32B		374 SQ. FT.	1,138 SQ. FT.	1,476 SQ. FT.
PARCEL 32C	480 SQ. FT.		2,526 SQ. FT.	2,198 SQ. FT.
PARCEL 33		324 SQ. FT.		
PARCEL 34A	948 SQ. FT.		1,481 SQ. FT.	
PARCEL 34B	7,673 SQ. FT.			

RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:
River Arts District
Transportation Improvement Project
PARCELS 31A, 31B, 32A, 32B, 32C, 33, 34A, 34B & 34C
BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP
SHEET 7 OF 15
MARCH 18, 2016
SCALE - 1" = 50'

TYPE	STATION	NORTH	EAST
PC	8+75.30	685878.9765	939612.1685

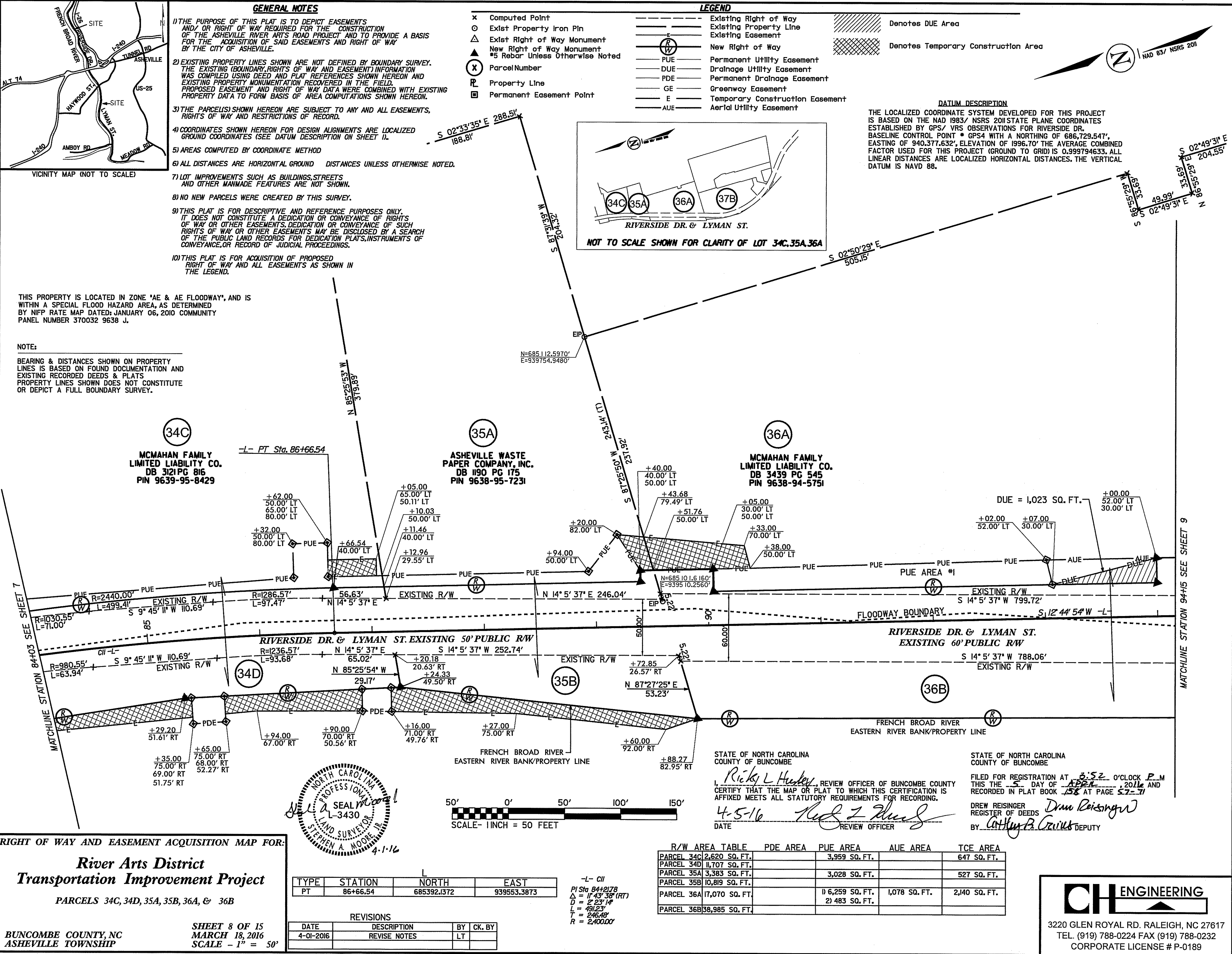
—L— C/I
PI Sta 84+21.78
Δ = 11° 43' 38" (RT)
D = 2° 23' 14"
L = 491.23'
T = 246.48'
R = 2,000.00'

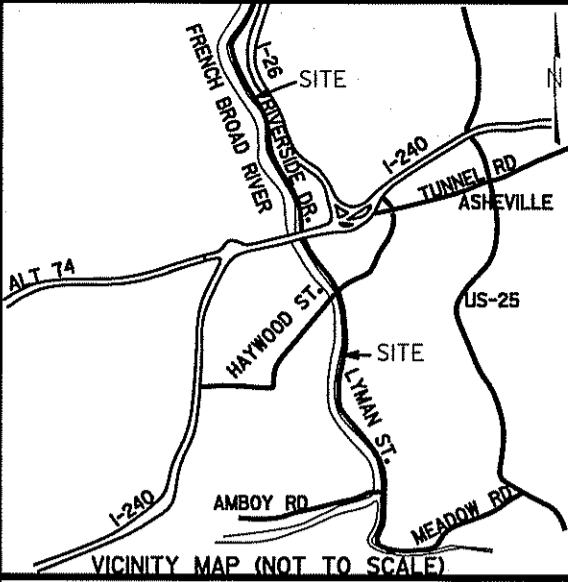
DATE	DESCRIPTION	BY	CK. BY
4-01-2016	REVISE NOTES	LT	

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
I, *Ricky L. Hurley*, REVIEW OFFICER OF BUNCOMBE COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
4-5-16
DATE

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
FILED FOR REGISTRATION AT 3:52 O'CLOCK P.M.
THIS THE 5 DAY OF APRIL, 2016 AND
RECORDED IN PLAT BOOK 156 AT PAGE 57-71
DREW REISINGER
REGISTER OF DEEDS
BY *Carlynn B. Gault* DEPUTY

CH ENGINEERING
3220 GLEN ROYAL RD. RALEIGH, NC 27617
TEL. (919) 788-0224 FAX (919) 788-0232
CORPORATE LICENSE # P-0189





DATUM DESCRIPTION
THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 1983/ NSRS 2011 STATE PLANE COORDINATES ESTABLISHED BY GPS/ VRS OBSERVATIONS FOR RIVERSIDE DR. BASELINE CONTROL POINT * GPS4 WITH A NORTHING OF 686,729.547', EASTING OF 940,377.632', ELEVATION OF 1996.70' THE AVERAGE COMBINED FACTOR USED FOR THIS PROJECT (GROUND TO GRID) IS 0.999794633. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES. THE VERTICAL DATUM IS NAVD 88.

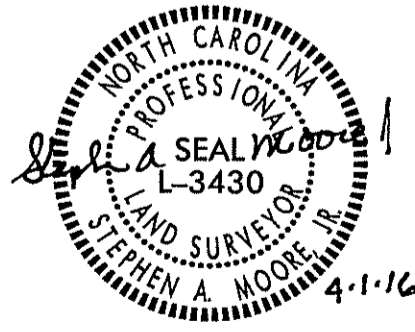
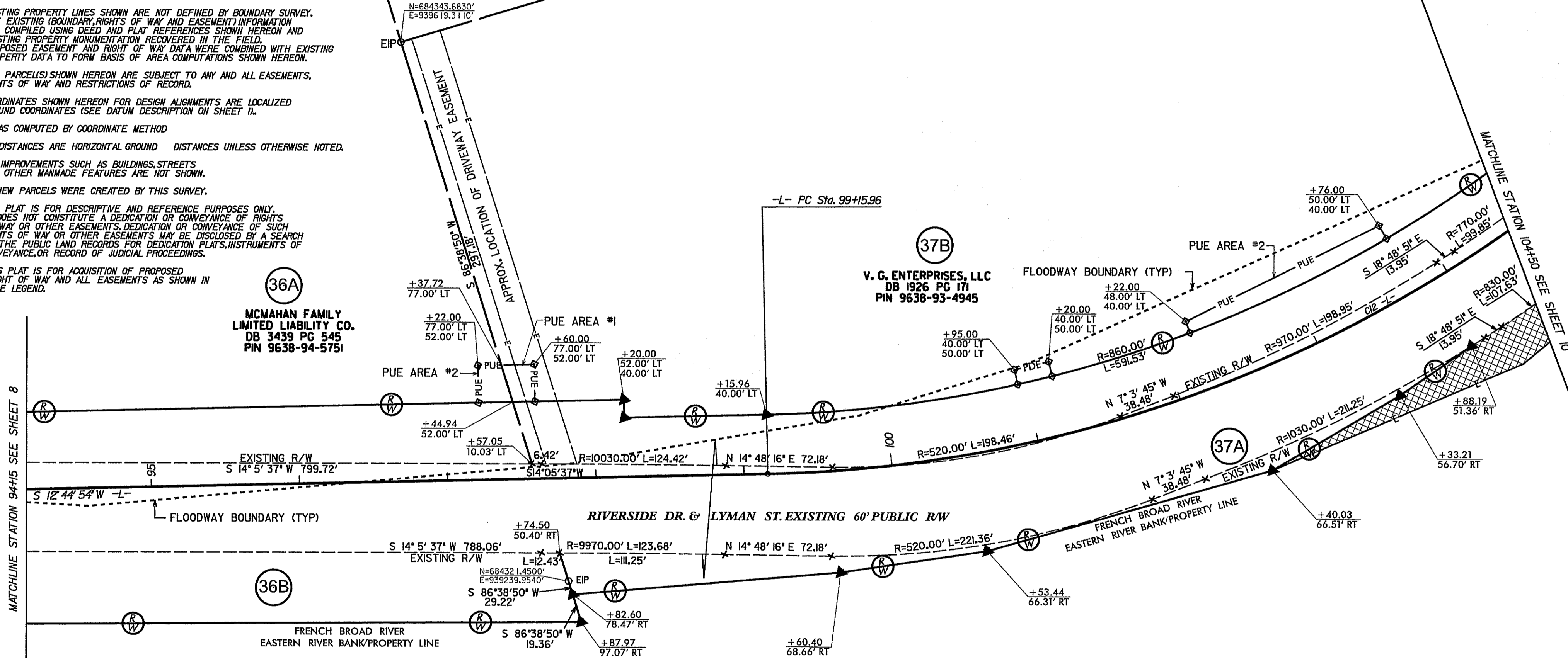
THIS PROPERTY IS LOCATED IN ZONE 'AE & AE FLOODWAY' AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NFP RATE MAP DATED JANUARY 06, 2010 COMMUNITY PANEL NUMBER 370032 9638 J.

- LEGEND**
- Computed Point
 - Exist Property Iron Pin
 - Exist Right of Way Monument
 - New Right of Way Monument
 - *5 Rebar Unless Otherwise Noted
 - Parcel Number
 - Property Line
 - Permanent Easement Point
 - Existing Right of Way
 - Existing Property Line
 - Existing Easement
 - New Right of Way
 - PUE Permanent Utility Easement
 - DUE Drainage Utility Easement
 - PDE Permanent Drainage Easement
 - GE Greenway Easement
 - E Temporary Construction Easement
 - Denotes DUE Area
 - Denotes Temporary Construction Area

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO DEPICT EASEMENTS AND/ OR RIGHT OF WAY REQUIRED FOR THE CONSTRUCTION OF THE ASHEVILLE RIVER ARTS ROAD PROJECT AND TO PROVIDE A BASIS FOR THE ACQUISITION OF SAID EASEMENTS AND RIGHT OF WAY BY THE CITY OF ASHEVILLE.
 - EXISTING PROPERTY LINES SHOWN ARE NOT DEFINED BY BOUNDARY SURVEY. THE EXISTING (BOUNDARY, RIGHTS OF WAY AND EASEMENT) INFORMATION WAS COMPILED USING DEED AND PLAT REFERENCES SHOWN HEREON AND EXISTING PROPERTY MONUMENTATION RECOVERED IN THE FIELD. PROPOSED EASEMENT AND RIGHT OF WAY DATA WERE COMBINED WITH EXISTING PROPERTY DATA TO FORM BASIS OF AREA COMPUTATIONS SHOWN HEREON.
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 - THIS PLAT IS FOR ACQUISITION OF PROPOSED RIGHT OF WAY AND ALL EASEMENTS AS SHOWN IN THE LEGEND.

NOTE:

BEARING & DISTANCES SHOWN ON PROPERTY LINES IS BASED ON FOUND DOCUMENTATION AND EXISTING RECORDED DEEDS & PLATS. PROPERTY LINES SHOWN DOES NOT CONSTITUTE OR DEPICT A FULL BOUNDARY SURVEY.



STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

4-5-16 Rick L. Hurd
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

FILED FOR REGISTRATION AT 3:32 O'CLOCK P.M.
THIS THE 5 DAY OF APRIL, 2016
RECORDED IN PLAT BOOK 158 AT PAGE 57-71

DREW REISINGER
REGISTER OF DEEDS

BY: Carlynn B. Crick DEPUTY

RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:

**River Arts District
Transportation Improvement Project**

PARCELS 36A, 36B, 37A, & 37B

BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP

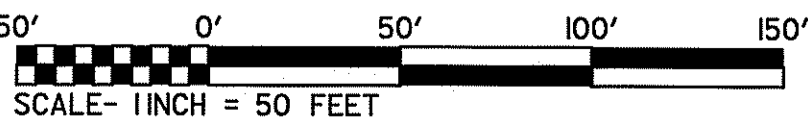
SHEET 9 OF 15
MARCH 18, 2016
SCALE - 1" = 50'

TYPE	STATION	NORTH	EAST
PC	99+15.96	684173.5160	939277.6808

-L- C12
PI Sta 105+75.48
Δ = 72° 28' 06" (LT)
D = 6' 21" 55"
L = 138.33'
L = 659.52'
R = 900.00'

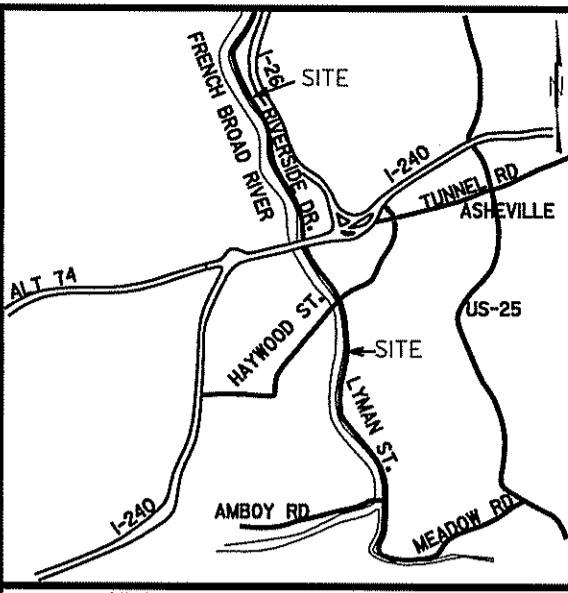
REVISIONS			
DATE	DESCRIPTION	BY	CK. BY
4-01-2016	REVISE NOTES	LT	

R/W AREA TABLE	PDE AREA	PUE AREA	TCE AREA
PARCEL 36B 38,985 SQ. FT.			
PARCEL 37A 5,907 SQ. FT.			
PARCEL 37B 28,797 SQ. FT.	239 SQ. FT.	11,467 SQ. FT. 21,1619 SQ. FT.	11,909 SQ. FT. 21,394 SQ. FT.



CH ENGINEERING

3220 GLEN ROYAL RD. RALEIGH, NC 27617
TEL. (919) 788-0224 FAX (919) 788-0232
CORPORATE LICENSE # P-0189



NOTE:
BEARING & DISTANCES SHOWN ON PROPERTY LINES IS BASED ON FOUND DOCUMENTATION AND EXISTING RECORDED DEEDS & PLATS. PROPERTY LINES SHOWN DOES NOT CONSTITUTE OR DEPICT A FULL BOUNDARY SURVEY.

THIS PROPERTY IS LOCATED IN ZONE 'AE & AE FLOODWAY', AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NFP RATE MAP DATED: JANUARY 06, 2010 COMMUNITY PANEL NUMBER 370032 9638 J.

GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT EASEMENTS AND/OR RIGHT OF WAY REQUIRED FOR THE CONSTRUCTION OF THE ASHEVILLE RIVER ARTS ROAD PROJECT AND TO PROVIDE A BASIS FOR THE ACQUISITION OF SAID EASEMENTS AND RIGHT OF WAY BY THE CITY OF ASHEVILLE.
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- 10) THIS PLAT IS FOR ACQUISITION OF PROPOSED RIGHT OF WAY AND ALL EASEMENTS AS SHOWN IN THE LEGEND.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Ricky L Hurley
REVIEW OFFICER OF BUNCOMBE COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
4-5-16
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

FILED FOR REGISTRATION AT 3:52 O'CLOCK P.M.
THIS THE 5 DAY OF APRIL 2016 AND
RECORDED IN PLAT BOOK 158 AT PAGE 166

DREW REISINGER
REGISTER OF DEEDS
BY *Calvin B. Davis* DEPUTY

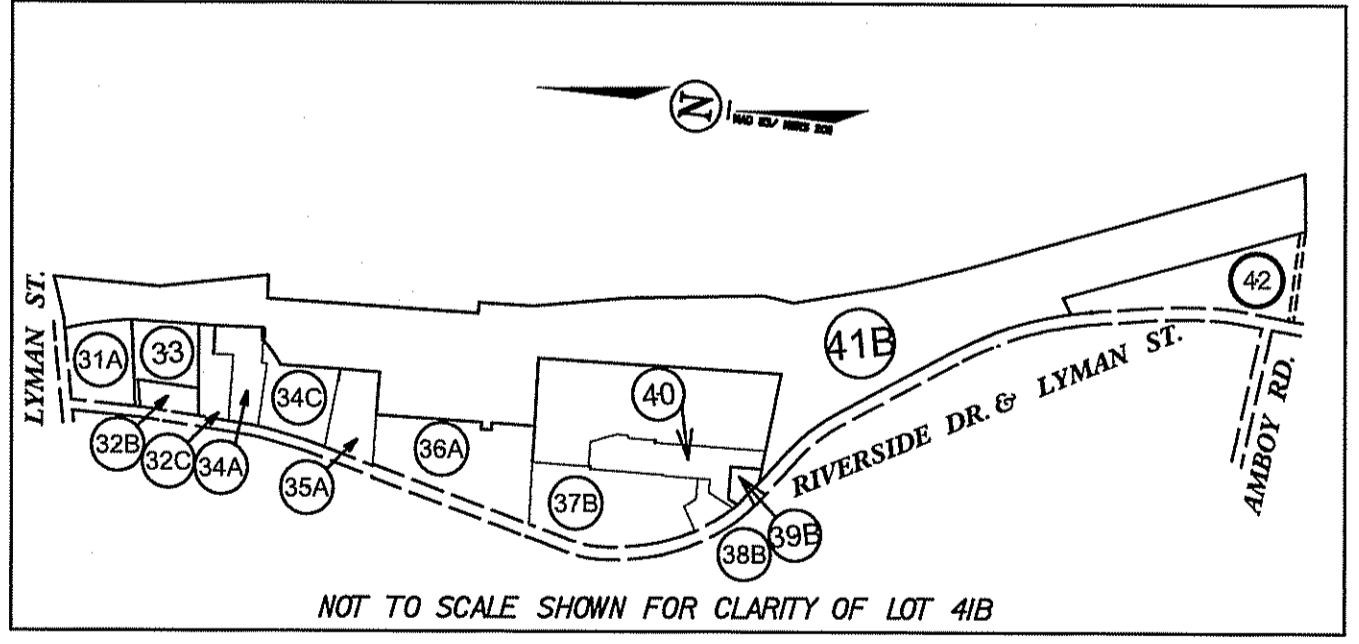
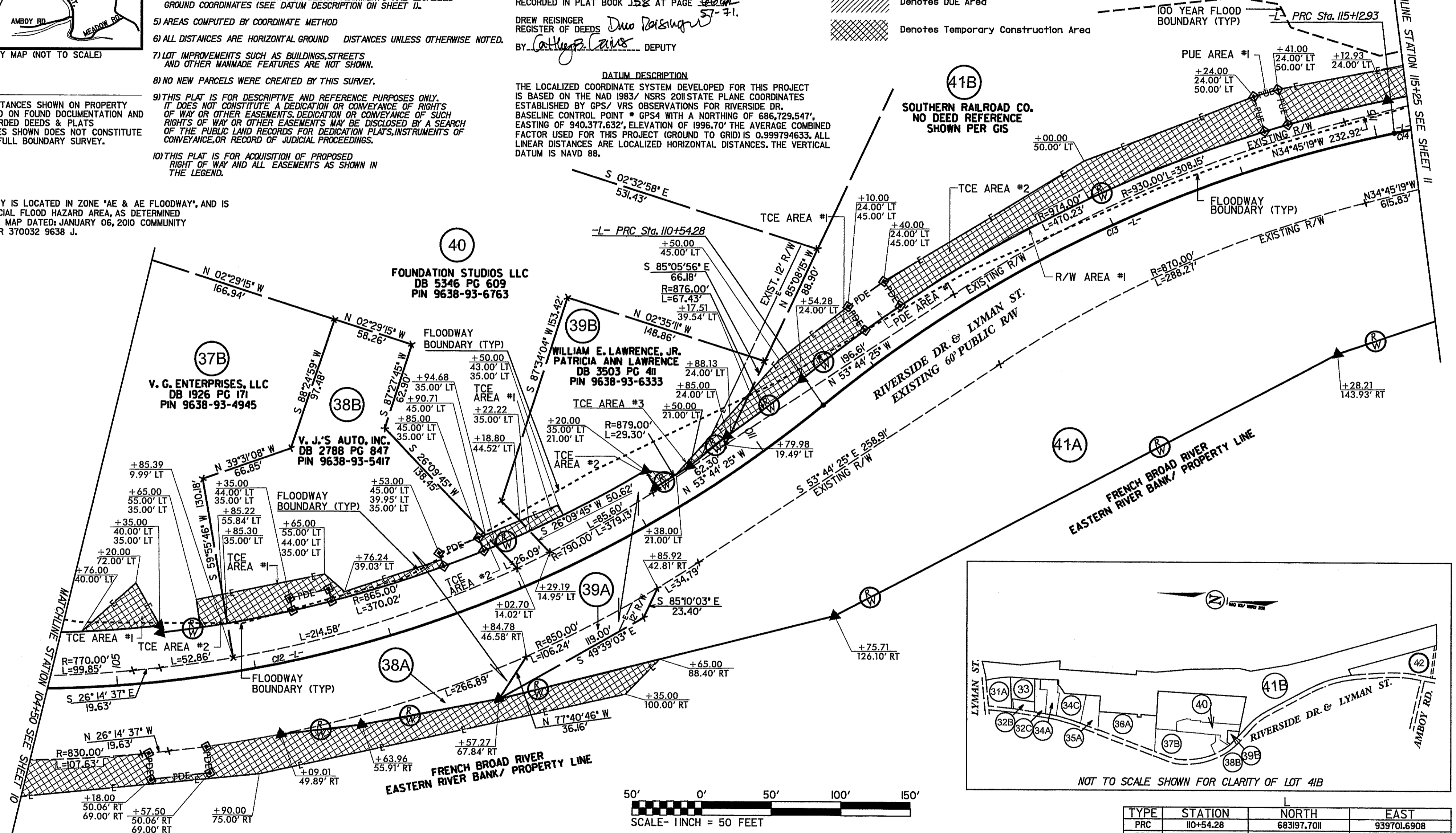
DATUM DESCRIPTION
THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 1983/ NSRS 2011 STATE PLANE COORDINATES ESTABLISHED BY GPS/ VRS OBSERVATIONS FOR RIVERSIDE DR. BASELINE CONTROL POINT * GPS4 WITH A NORTHING OF 686,729.547', EASTING OF 940,377.632', ELEVATION OF 1996.70' THE AVERAGE COMBINED FACTOR USED FOR THIS PROJECT (GROUND TO GRID) IS 0.999794633. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES. THE VERTICAL DATUM IS NAVD 88.

LEGEND

- × Computed Point
- Exist Property Iron Pin
- △ Exist Right of Way Monument
- ▲ New Right of Way Monument
- *5 Rebar Unless Otherwise Noted
- ⊗ Parcel Number
- ⊔ Property Line
- ⊕ Permanent Easement Point

Denotes DUE Area
Denotes Temporary Construction Area

- Existing Right of Way
- Existing Property Line
- Existing Easement
- New Right of Way
- PUE Permanent Utility Easement
- DUE Drainage Utility Easement
- PDE Permanent Drainage Easement
- GE Greenway Easement
- E Temporary Construction Easement



RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:

**River Arts District
Transportation Improvement Project**

PARCELS 38A, 38B, 39A, 39B, 40, 41A & 41B

BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP

SHEET 10 OF 15
MARCH 18, 2016
SCALE - 1" = 50'

REVISIONS

DATE	DESCRIPTION	BY	CK. BY
4-01-2016	REVISE NOTES	LT	

Professional Seal: NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-3430 STEPHEN A. MOORE JR. 4-1-16

	R/W AREA TABLE	PDE AREA	PUE AREA	TCE AREA
PARCEL 37B	28,797 SQ. FT.	239 SQ. FT.	1) 467 SQ. FT. 2) 1619 SQ. FT.	1) 909 SQ. FT. 2) 394 SQ. FT.
PARCEL 38A	1,708 SQ. FT.			
PARCEL 38B	4,903 SQ. FT.	1) 260 SQ. FT. 2) 309 SQ. FT.		1) 1,825 SQ. FT. 2) 74 SQ. FT.
PARCEL 39A	1,650 SQ. FT.			
PARCEL 39B	1,819 SQ. FT.			1) 248 SQ. FT. 2) 124 SQ. FT. 3) 388 SQ. FT.
PARCEL 40	542 SQ. FT.			261 SQ. FT.
PARCEL 41A	130,083 SQ. FT.			
PARCEL 41B	1) 6,377 SQ. FT. 2) 150 SQ. FT.	650 SQ. FT.	1) 459 SQ. FT. 2) 4,440 SQ. FT. 3) 4,225 SQ. FT. 4) 8,856 SQ. FT.	1) 2,079 SQ. FT. 2) 6,670 SQ. FT. 3) 5,286 SQ. FT.

TYPE	STATION	NORTH	EAST
PRC	110+54.28	683197.7011	939701.6908
PRC	115+12.93	682881.5527	940027.8074

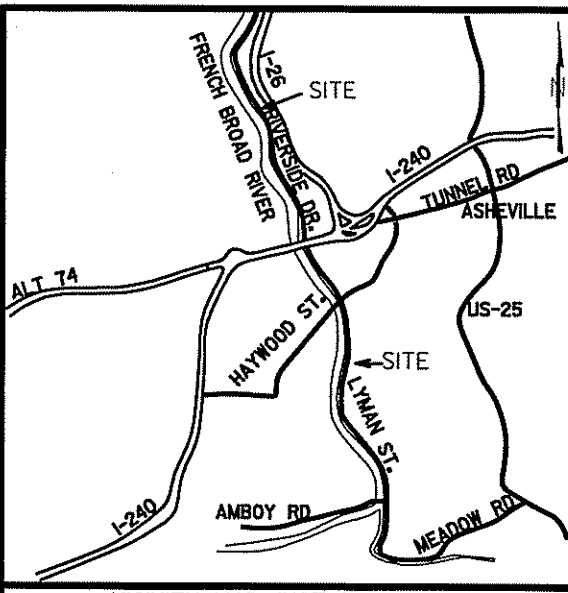
-L- C12
PI Sta 105+75.48
Δ = 72° 28' 06" (LT)
D = 6' 21' 58"
L = 1,138.33'
T = 655.52'
R = 900.00'

-L- C13
PI Sta 112+88.17
Δ = 27° 39' 42" (RT)
D = 6' 01' 52"
L = 1,459.65'
T = 233.88'
R = 950.00'

-L- C14
PI Sta 117+85.05
Δ = 3° 07' 03" (LT)
D = 0' 34' 23"
L = 544.11'
T = 272.16'
R = 10,000.00'

CH ENGINEERING

3220 GLEN ROYAL RD. RALEIGH, NC 27617
TEL. (919) 788-0224 FAX (919) 788-0232
CORPORATE LICENSE # P-0189



GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT EASEMENTS AND/OR RIGHT OF WAY REQUIRED FOR THE CONSTRUCTION OF THE ASHEVILLE RIVER ARTS ROAD PROJECT AND TO PROVIDE A BASIS FOR THE ACQUISITION OF SAID EASEMENTS AND RIGHT OF WAY BY THE CITY OF ASHEVILLE.
- 2) EXISTING PROPERTY LINES SHOWN ARE NOT DEFINED BY BOUNDARY SURVEY. THE EXISTING (BOUNDARY, RIGHTS OF WAY AND EASEMENT) INFORMATION WAS COMPILED USING DEED AND PLAT REFERENCES SHOWN HEREON AND EXISTING PROPERTY MONUMENTATION RECOVERED IN THE FIELD. PROPOSED EASEMENT AND RIGHT OF WAY DATA WERE COMBINED WITH EXISTING PROPERTY DATA TO FORM BASIS OF AREA COMPUTATIONS SHOWN HEREON.
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- 10) THIS PLAT IS FOR ACQUISITION OF PROPOSED RIGHT OF WAY AND ALL EASEMENTS AS SHOWN IN THE LEGEND.

- LEGEND
- x Computed Point
 - o Exist Property Iron Pin
 - △ Exist Right of Way Monument
 - △ New Right of Way Monument
 - *5 Rebar Unless Otherwise Noted
 - (X) Parcel Number
 - PL Property Line
 - Permanent Easement Point
- Existing Right of Way
 - Existing Property Line
 - Existing Easement
 - New Right of Way
 - PUE Permanent Utility Easement
 - DUE Drainage Utility Easement
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DATUM DESCRIPTION

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STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

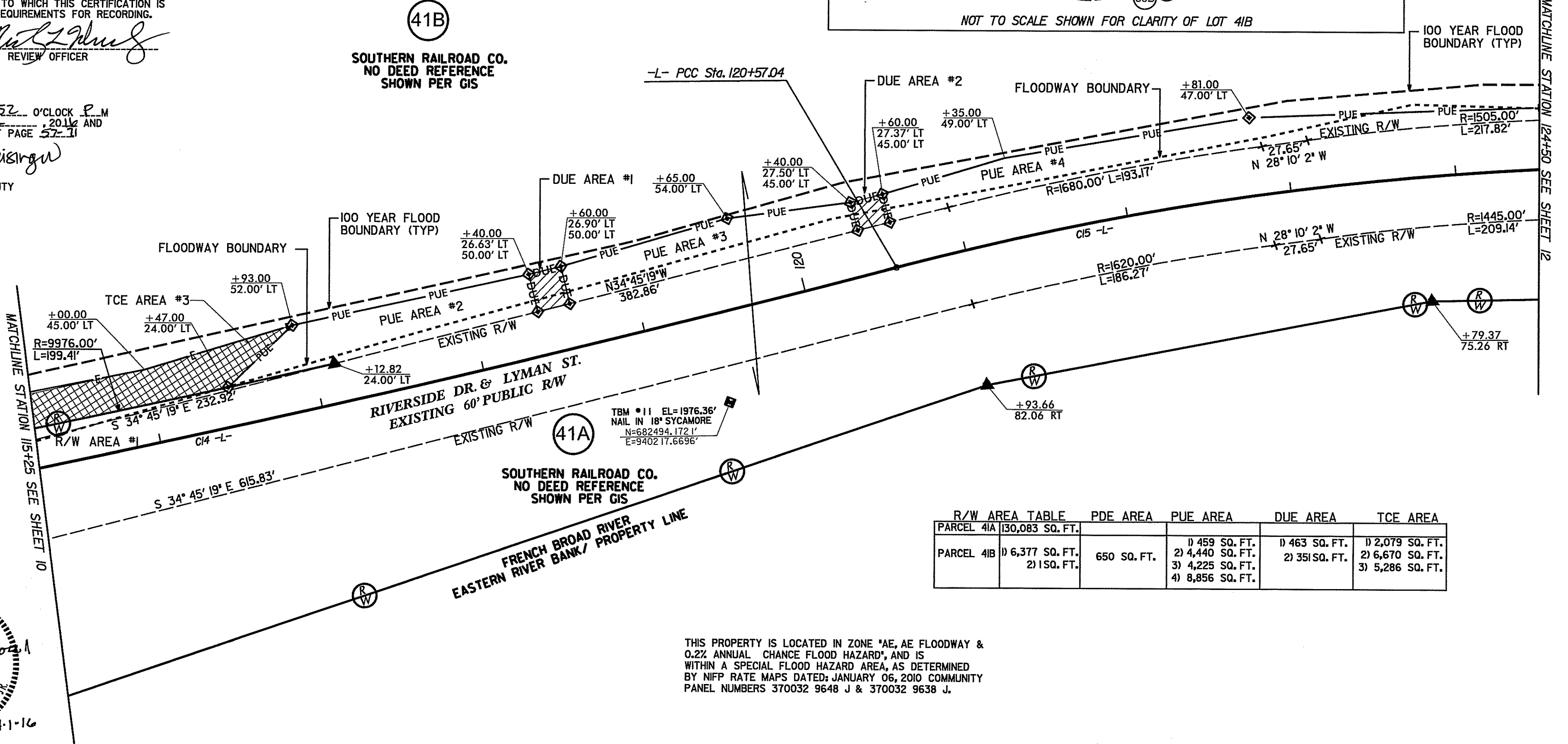
4-5-16
DATE

Mark L. Hunter
REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

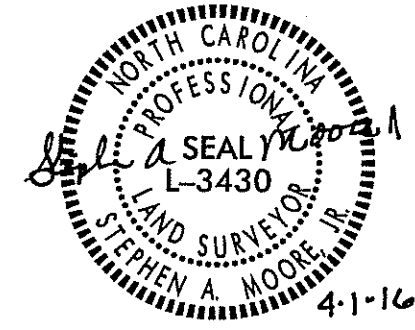
FILED FOR REGISTRATION AT 3:52 O'CLOCK P.M.
THIS THE 5 DAY OF APRIL, 2016
AND RECORDED IN PLAT BOOK 158 AT PAGE 57-11

DREW REISINGER
REGISTER OF DEEDS
BY *Calvin S. Smith* DEPUTY



R/W AREA TABLE	PDE AREA	PUE AREA	DUE AREA	TCE AREA
PARCEL 41A 130,083 SQ. FT.				
PARCEL 41B 1) 6,377 SQ. FT. 2) 150 SQ. FT.	650 SQ. FT.	1) 459 SQ. FT. 2) 4,440 SQ. FT. 3) 4,225 SQ. FT. 4) 8,856 SQ. FT.	1) 463 SQ. FT. 2) 351 SQ. FT.	1) 2,079 SQ. FT. 2) 6,670 SQ. FT. 3) 5,286 SQ. FT.

THIS PROPERTY IS LOCATED IN ZONE 'AE, AE FLOODWAY & 0.2% ANNUAL CHANCE FLOOD HAZARD', AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NIFP RATE MAPS DATED: JANUARY 06, 2010 COMMUNITY PANEL NUMBERS 370032 9648 J & 370032 9638 J.



RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:

**River Arts District
Transportation Improvement Project**

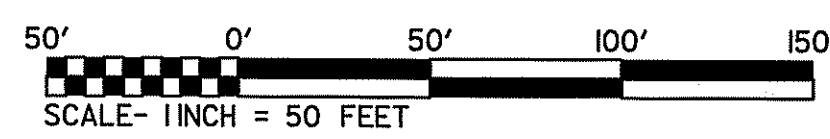
PARCELS 41A & 41B

BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP

SHEET 11 OF 15
MARCH 18, 2016
SCALE - 1" = 50'

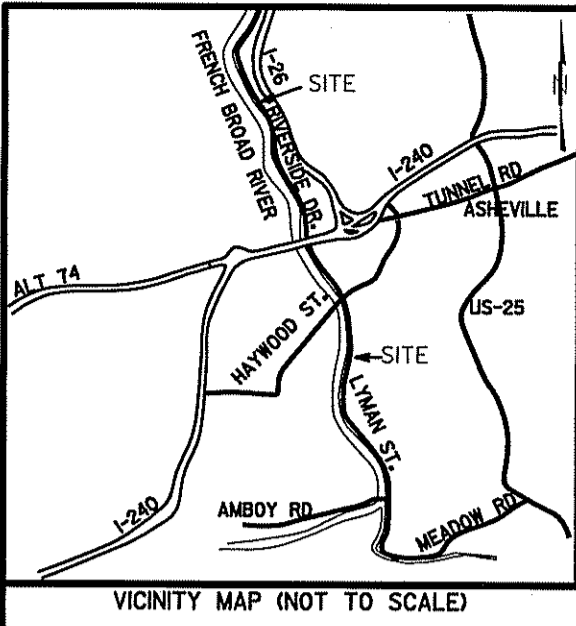
TYPE	STATION	NORTH	EAST
PCC	120+57.04	682428.4993	940329.0111

DATE	DESCRIPTION	BY	CK. BY
4-01-2016	REVISE NOTES	LT	



CH ENGINEERING

3220 GLEN ROYAL RD. RALEIGH, NC 27617
TEL. (919) 788-0224 FAX (919) 788-0232
CORPORATE LICENSE # P-0189

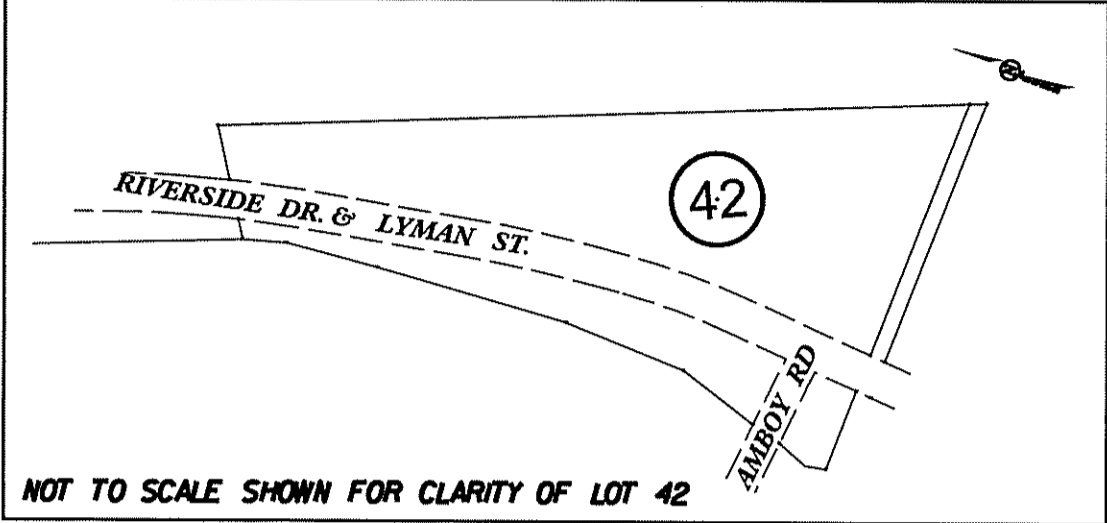


NOTE:
BEARING & DISTANCES SHOWN ON PROPERTY LINES IS BASED ON FOUND DOCUMENTATION AND EXISTING RECORDED DEEDS & PLATS. PROPERTY LINES SHOWN DOES NOT CONSTITUTE OR DEPICT A FULL BOUNDARY SURVEY.

GENERAL NOTES

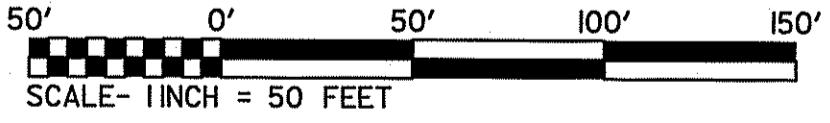
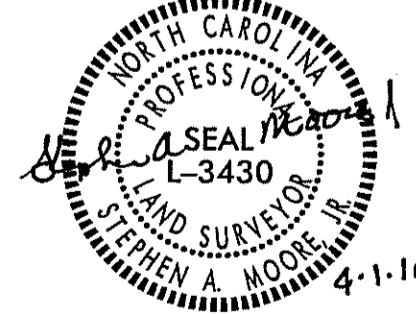
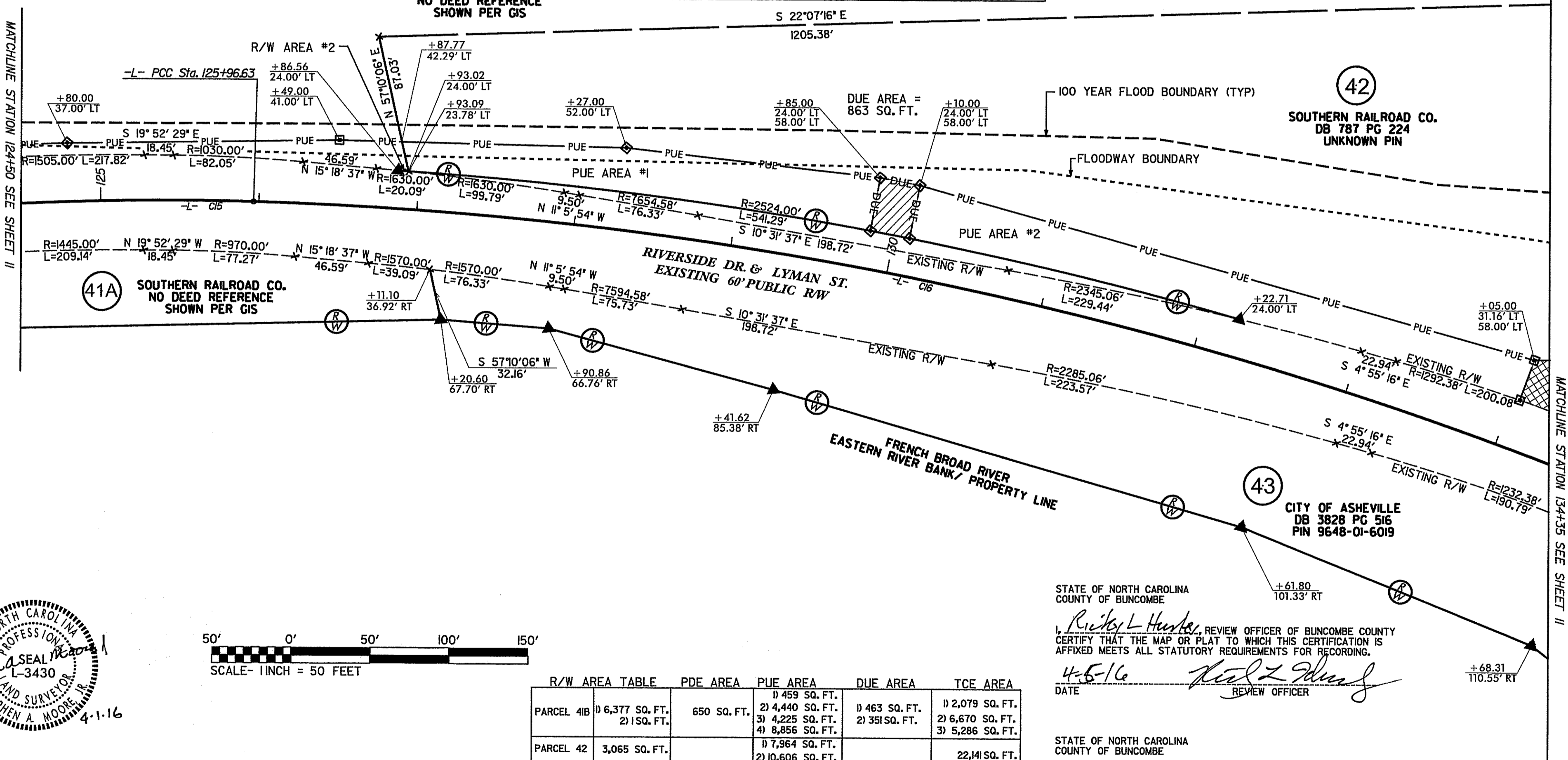
- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT EASEMENTS AND/OR RIGHT OF WAY REQUIRED FOR THE CONSTRUCTION OF THE ASHEVILLE RIVER ARTS ROAD PROJECT AND TO PROVIDE A BASIS FOR THE ACQUISITION OF SAID EASEMENTS AND RIGHT OF WAY BY THE CITY OF ASHEVILLE.
- 2) EXISTING PROPERTY LINES SHOWN ARE NOT DEFINED BY BOUNDARY SURVEY. THE EXISTING BOUNDARY RIGHTS OF WAY AND EASEMENT INFORMATION WAS COMPILED USING DEED AND PLAT REFERENCES SHOWN HEREON AND EXISTING PROPERTY MONUMENTATION RECOVERED IN THE FIELD. PROPOSED EASEMENT AND RIGHT OF WAY DATA WERE COMBINED WITH EXISTING PROPERTY DATA TO FORM BASIS OF AREA COMPUTATIONS SHOWN HEREON.
- 3) THE PARCELS SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.
- 4) COORDINATES SHOWN HEREON FOR DESIGN ALIGNMENTS ARE LOCALIZED GROUND COORDINATES (SEE DATUM DESCRIPTION ON SHEET 11).
- 5) AREAS COMPUTED BY COORDINATE METHOD
- 6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 7) LOT IMPROVEMENTS SUCH AS BUILDINGS, STREETS AND OTHER MANMADE FEATURES ARE NOT SHOWN.
- 8) NO NEW PARCELS WERE CREATED BY THIS SURVEY.
- 9) THIS PLAT IS FOR DESCRIPTIVE AND REFERENCE PURPOSES ONLY. IT DOES NOT CONSTITUTE A DEDICATION OR CONVEYANCE OF RIGHTS OF WAY OR OTHER EASEMENTS. DEDICATION OR CONVEYANCE OF SUCH RIGHTS OF WAY OR OTHER EASEMENTS MAY BE DISCLOSED BY A SEARCH OF THE PUBLIC LAND RECORDS FOR DEDICATION PLATS, INSTRUMENTS OF CONVEYANCE, OR RECORD OF JUDICIAL PROCEEDINGS.
- 10) THIS PLAT IS FOR ACQUISITION OF PROPOSED RIGHT OF WAY AND ALL EASEMENTS AS SHOWN IN THE LEGEND.

- LEGEND
- Computed Point
 - Exist Property Iron Pin
 - Exist Right of Way Monument
 - New Right of Way Monument
 - *5 Rebar Unless Otherwise Noted
 - Parcel Number
 - Property Line
 - Permanent Easement Point
 - Existing Right of Way
 - Existing Property Line
 - Existing Easement
 - New Right of Way
 - PUE Permanent Utility Easement
 - DUE Drainage Utility Easement
 - PDE Permanent Drainage Easement
 - GE Greenway Easement
 - E Temporary Construction Easement
 - Denotes DUE Area
 - Denotes Temporary Construction Area



DATUM DESCRIPTION
THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 1983/ NSRS 2011 STATE PLANE COORDINATES ESTABLISHED BY GPS/ VRS OBSERVATIONS FOR RIVERSIDE DR. BASELINE CONTROL POINT * GPS4 WITH A NORTHING OF 686,729.547', EASTING OF 940,377.632', ELEVATION OF 1996.70' THE AVERAGE COMBINED FACTOR USED FOR THIS PROJECT (GROUND TO GRID) IS 0.999794633. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES. THE VERTICAL DATUM IS NAVD 88.

THIS PROPERTY IS LOCATED IN ZONE 'AE, AE FLOODWAY & 0.2% ANNUAL CHANCE FLOOD HAZARD', AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NFP RATE MAPS DATED: JANUARY 06, 2010 COMMUNITY PANEL NUMBERS 370032 9648 J & 370032 9638 J.



	R/W AREA	PDE AREA	PUE AREA	DUE AREA	TCE AREA
PARCEL 41B	6,377 SQ. FT. 2) 1 SQ. FT.	650 SQ. FT.	1) 459 SQ. FT. 2) 4,440 SQ. FT. 3) 4,225 SQ. FT. 4) 8,856 SQ. FT.	1) 463 SQ. FT. 2) 351 SQ. FT.	1) 2,079 SQ. FT. 2) 6,670 SQ. FT. 3) 5,286 SQ. FT.
PARCEL 42	3,065 SQ. FT.		1) 7,964 SQ. FT. 2) 10,606 SQ. FT.		22,141 SQ. FT.
PARCEL 43	53,440 SQ. FT.				

TYPE	STATION	NORTH	EAST
PCC	125+96.63	681949.2221	940572.8634
-L- C15			
PI Sta 123+287.0			
Δ = 15° 25' 07" (RT)			
D = 3' 02" 3/4			
L = 539.59'			
T = 271.68'			
R = 1,883.00'			
-L- C16			
PI Sta 131+09.95			
Δ = 23° 12' 23" (RT)			
D = 2' 10" 3/8			
L = 1010.57'			
T = 513.32'			
R = 2,500.00'			

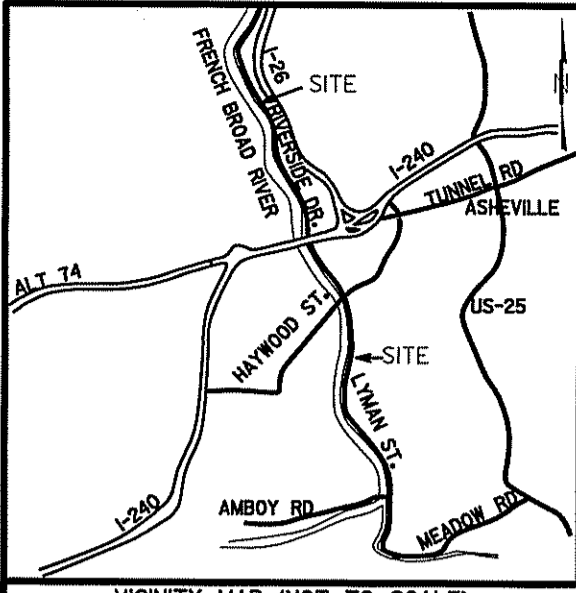
STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
I, Ricky L. Hunter, REVIEW OFFICER OF BUNCOMBE COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
4-5-16
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
FILED FOR REGISTRATION AT 3:52 O'CLOCK P.M.
THIS THE 5 DAY OF APRIL, 2016 AND
RECORDED IN PLAT BOOK 158 AT PAGE 68-71
DREW REISINGER
REGISTER OF DEEDS
BY Collynn B. Ellis DEPUTY

RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:
**River Arts District
Transportation Improvement Project**
PARCELS 41A, 41B, 42 & 43
SHEET 12 OF 15
MARCH 18, 2016
SCALE - 1" = 50'
BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP

DATE	DESCRIPTION	BY	CK. BY
4-01-2016	REVISE NOTES	LT	

CH ENGINEERING
3220 GLEN ROYAL RD. RALEIGH, NC 27617
TEL. (919) 788-0224 FAX (919) 788-0232
CORPORATE LICENSE # P-0189



STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

DATE 4-5-16 REVIEW OFFICER Richard L. Hurley

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

FILED FOR REGISTRATION AT 3:52 O'CLOCK P.M.
THIS THE 5 DAY OF April, 2016 AND
RECORDED IN PLAT BOOK 152 AT PAGE 57-11

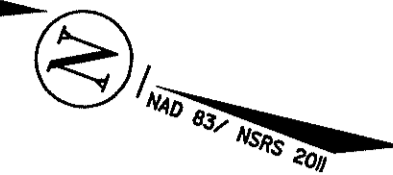
DREW REISINGER
REGISTERED SURVEYOR

BY Drew Reisinger DEPUTY

- LEGEND**
- x Computed Point
 - o Exist Property Iron Pin
 - △ Exist Right of Way Monument
 - ▲ New Right of Way Monument
 - *5 Rebar Unless Otherwise Noted
 - ⊗ Parcel Number
 - ▬ Property Line
 - ▬ Permanent Easement Point
 - Existing Right of Way
 - Existing Property Line
 - Existing Easement
 - ⊗ New Right of Way
 - PUE Permanent Utility Easement
 - DUE Drainage Utility Easement
 - PDE Permanent Drainage Easement
 - GE Greenway Easement
 - E Temporary Construction Easement

Denotes DUE Area

Denotes Temporary Construction Area



DATUM DESCRIPTION

THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 1983/ NSRS 2011 STATE PLANE COORDINATES ESTABLISHED BY GPS/ VRS OBSERVATIONS FOR RIVERSIDE DR. BASELINE CONTROL POINT * GPS4 WITH A NORTHING OF 686,729,547', EASTING OF 940,377,632', ELEVATION OF 1996.70' THE AVERAGE COMBINED FACTOR USED FOR THIS PROJECT (GROUND TO GRID) IS 0.999794633. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES. THE VERTICAL DATUM IS NAVD 88.

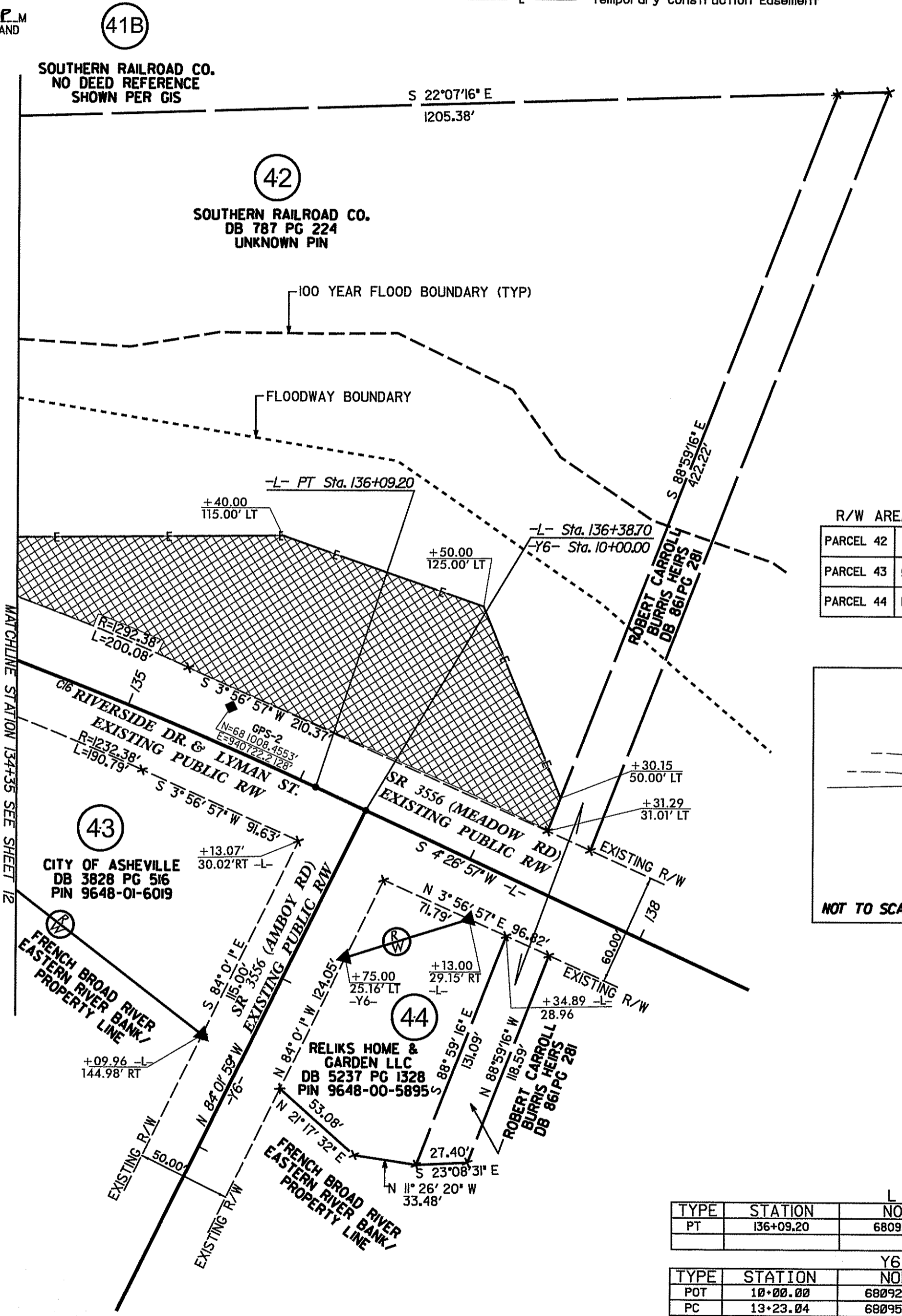
THIS PROPERTY IS LOCATED IN ZONE 'AE & AE FLOODWAY', AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NIFP RATE MAP DATED: JANUARY 06, 2010 COMMUNITY PANEL NUMBER 370032 9648 J.

NOTE:

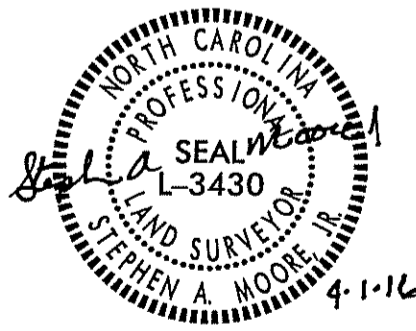
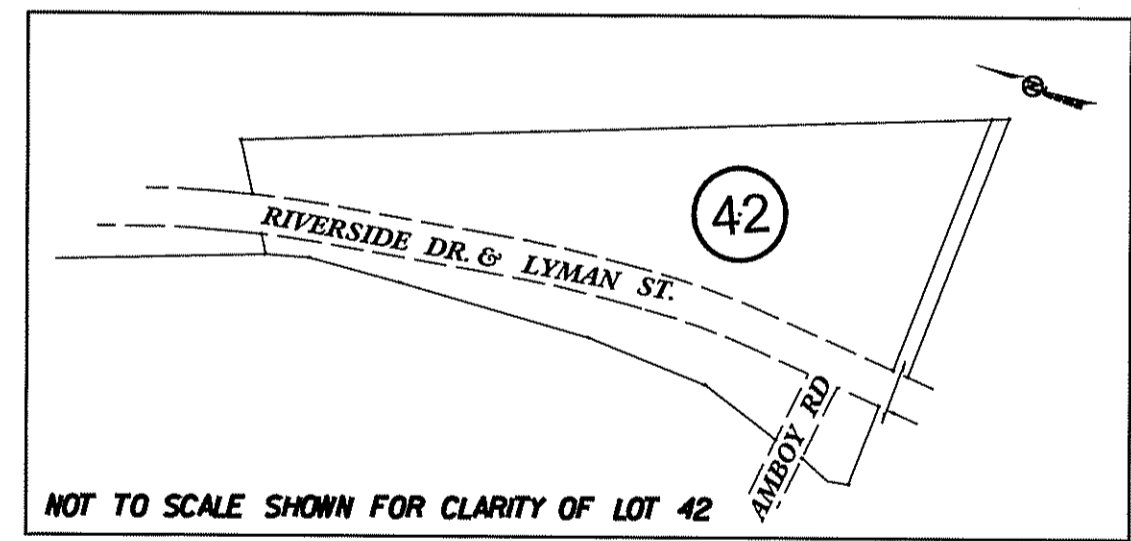
BEARING & DISTANCES SHOWN ON PROPERTY LINES IS BASED ON FOUND DOCUMENTATION AND EXISTING RECORDED DEEDS & PLATS. PROPERTY LINES SHOWN DOES NOT CONSTITUTE OR DEPICT A FULL BOUNDARY SURVEY.

GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT EASEMENTS AND/ OR RIGHT OF WAY REQUIRED FOR THE CONSTRUCTION OF THE ASHEVILLE RIVER ARTS ROAD PROJECT AND TO PROVIDE A BASIS FOR THE ACQUISITION OF SAID EASEMENTS AND RIGHT OF WAY BY THE CITY OF ASHEVILLE.
- 2) EXISTING PROPERTY LINES SHOWN ARE NOT DEFINED BY BOUNDARY SURVEY. THE EXISTING (BOUNDARY, RIGHTS OF WAY AND EASEMENT) INFORMATION WAS COMPILED USING DEED AND PLAT REFERENCES SHOWN HEREON AND EXISTING PROPERTY MONUMENTATION RECOVERED IN THE FIELD. PROPOSED EASEMENT AND RIGHT OF WAY DATA WERE COMBINED WITH EXISTING PROPERTY DATA TO FORM BASIS OF AREA COMPUTATIONS SHOWN HEREON.
- 3) THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.
- 4) COORDINATES SHOWN HEREON FOR DESIGN ALIGNMENTS ARE LOCALIZED GROUND COORDINATES (SEE DATUM DESCRIPTION ON SHEET 1).
- 5) AREAS COMPUTED BY COORDINATE METHOD
- 6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 7) LOT IMPROVEMENTS SUCH AS BUILDINGS, STREETS AND OTHER MANMADE FEATURES ARE NOT SHOWN.
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- 10) THIS PLAT IS FOR ACQUISITION OF PROPOSED RIGHT OF WAY AND ALL EASEMENTS AS SHOWN IN THE LEGEND.



	R/W AREA TABLE	PDE AREA	PUE AREA	GE AREA	TCE AREA
PARCEL 42	3,065 SQ. FT.		1) 7,964 SQ. FT. 2) 10,606 SQ. FT.		22,141 SQ. FT.
PARCEL 43	53,440 SQ. FT.				
PARCEL 44	1,149 SQ. FT.				



RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:

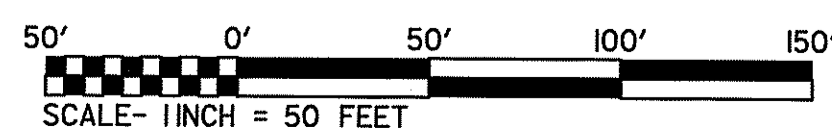
**River Arts District
Transportation Improvement Project**

PARCELS 42, 43, & 44

BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP

SHEET 13 OF 15
MARCH 18, 2016
SCALE - 1" = 50'

REVISIONS			
DATE	DESCRIPTION	BY	CK. BY
4-01-2016	REVISE NOTES	LT	



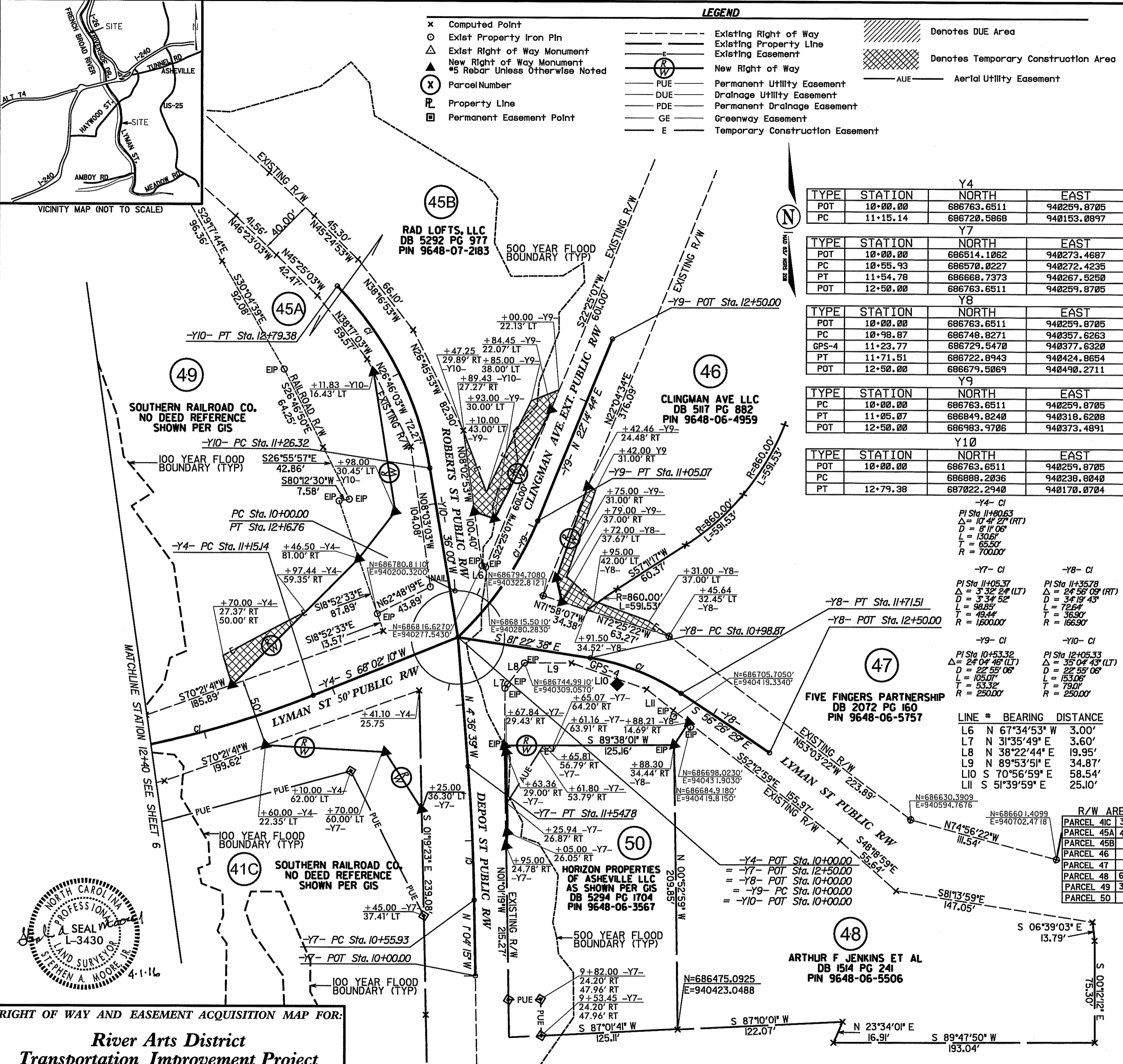
L			
TYPE	STATION	NORTH	EAST
PT	136+09.20	680951.3880	940698.1073

Y6			
TYPE	STATION	NORTH	EAST
POT	10+00.00	680921.9813	940695.8193
PC	13+23.04	680955.5628	940374.5265

-L- C16
PI Sta 131+09.95
Δ = 23°12'23" (RT)
D = 2°17'31"
L = 1012.57'
T = 513.32'
R = 2500.00'

CH ENGINEERING

3220 GLEN ROYAL RD. RALEIGH, NC 27617
TEL. (919) 788-0224 FAX (919) 788-0232
CORPORATE LICENSE # P-0189



GENERAL NOTES

1) THE PURPOSE OF THIS PLAT IS TO DEPICT EASEMENTS AND/OR RIGHT OF WAY REQUIRED FOR THE CONSTRUCTION OF THE ASHEVILLE RIVER ARTS ROAD PROJECT AND TO PROVIDE A BASIS FOR THE ACQUISITION OF SAID EASEMENTS AND RIGHT OF WAY BY THE CITY OF ASHEVILLE.

2) EXISTING PROPERTY LINES SHOWN ARE NOT DEFINED BY BOUNDARY SURVEY. THE EXISTING (BOUNDARY, RIGHTS OF WAY AND EASEMENT) INFORMATION WAS COMPILED USING DEED AND PLAT REFERENCES SHOWN HEREON AND EXISTING PROPERTY MONUMENTATION RECOVERED IN THE FIELD. PROPOSED EASEMENT AND RIGHT OF WAY DATA WERE COMBINED WITH EXISTING PROPERTY DATA TO FORM BASIS OF AREA COMPUTATIONS SHOWN HEREON.

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4) COORDINATES SHOWN HEREON FOR DESIGN ALIGNMENTS ARE LOCALIZED GROUND COORDINATES (SEE DATUM DESCRIPTION ON SHEET 11).

5) AREAS COMPUTED BY COORDINATE METHOD

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

7) LOT IMPROVEMENTS SUCH AS BUILDINGS, STREETS AND OTHER MANMADE FEATURES ARE NOT SHOWN.

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10) THIS PLAT IS FOR ACQUISITION OF PROPOSED RIGHT OF WAY AND ALL EASEMENTS AS SHOWN IN THE LEGEND.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

4-5-16 *Karl J. Hurd*
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

FILED FOR REGISTRATION AT 3:52 O'CLOCK P.M.
THIS THE 5 DAY OF APRIL 2016 AND
RECORDED IN PLAT BOOK 122 AT PAGE 57-71

DREW REISINGER
REGISTER OF DEEDS
BY *Calvin B. Criner* DEPUTY

DATUM DESCRIPTION

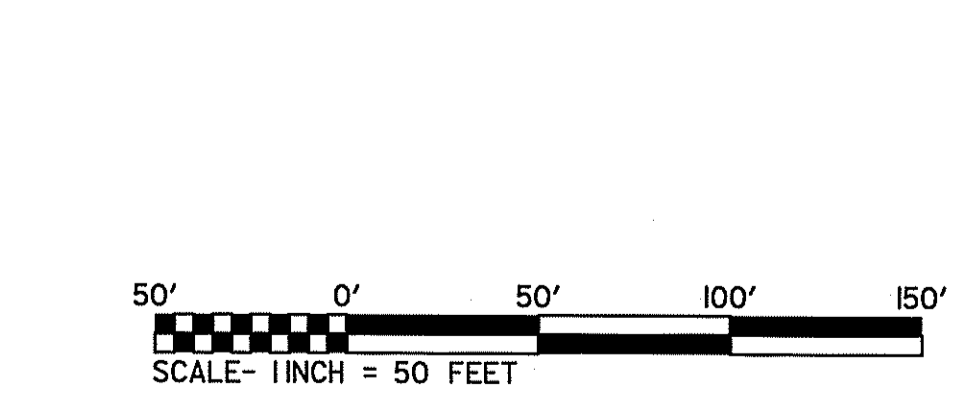
THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE NAD 1983/ NSRS 2011 STATE PLANE COORDINATES ESTABLISHED BY GPS/ VRS OBSERVATIONS FOR RIVERSIDE DR. BASELINE CONTROL POINT * GPS4 WITH A NORTHERING OF 686,729.547', EASTING OF 940,377.632', ELEVATION OF 1996.70'. THE AVERAGE COMBINED FACTOR USED FOR THIS PROJECT (GROUND TO GRID) IS 0.999794633. ALL LINEAR DISTANCES ARE LOCALIZED HORIZONTAL DISTANCES. THE VERTICAL DATUM IS NAVD 88.

THIS PROPERTY IS LOCATED IN ZONE 'AE & 0.2% ANNUAL CHANCE FLOOD HAZARD', AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NFP RATE MAP DATED JANUARY 06, 2010 COMMUNITY PANEL NUMBER 370032 9648 J.

NOTE:

BEARING & DISTANCES SHOWN ON PROPERTY LINES IS BASED ON FOUND DOCUMENTATION AND EXISTING RECORDED DEEDS & PLATS. PROPERTY LINES SHOWN DOES NOT CONSTITUTE OR DEPICT A FULL BOUNDARY SURVEY.

	R/W AREA	PDE AREA	PUE AREA	AUE AREA	TCE AREA
PARCEL 41C	3,202 SQ. FT.			8,582 SQ. FT.	
PARCEL 45A	4,045 SQ. FT.				
PARCEL 45B	828 SQ. FT.				1811 SQ. FT.
PARCEL 46	298 SQ. FT.				830 SQ. FT.
PARCEL 47					348 SQ. FT.
PARCEL 48	6,490 SQ. FT.				
PARCEL 49	3,340 SQ. FT.				767 SQ. FT.
PARCEL 50	7150 SQ. FT.			651 SQ. FT.	586 SQ. FT.



CH ENGINEERING

3220 GLEN ROYAL RD. RALEIGH, NC 27617
TEL. (919) 788-0224 FAX (919) 788-0232
CORPORATE LICENSE # P-0189

RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:

**River Arts District
Transportation Improvement Project**

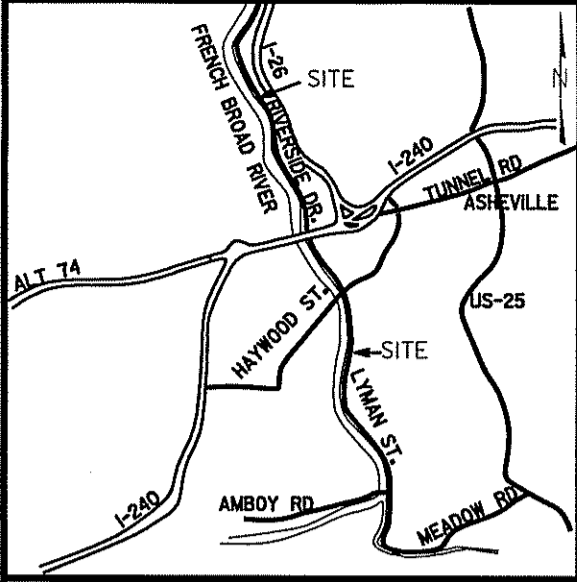
PARCELS 41C, 45A, 45B, 46, 47, 48, 49, & 50

**BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP**

**SHEET 14 OF 15
MARCH 18, 2016
SCALE - 1" = 50'**

REVISIONS

DATE	DESCRIPTION	BY	CK. BY
4-01-2016	REVISE NOTES	LT	



VICINITY MAP (NOT TO SCALE)

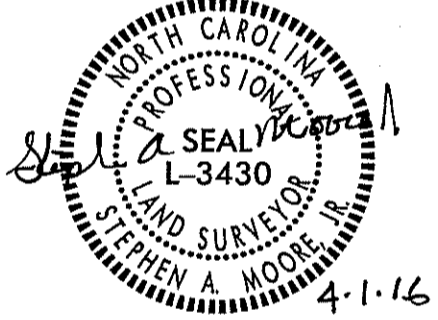
GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT EASEMENTS AND/OR RIGHT OF WAY REQUIRED FOR THE CONSTRUCTION OF THE ASHEVILLE RIVER ARTS DISTRICT PROJECT AND TO PROVIDE A BASIS FOR THE ACQUISITION OF SAID EASEMENTS AND RIGHT OF WAY BY THE CITY OF ASHEVILLE.
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- 10) THIS PLAT IS FOR ACQUISITION OF PROPOSED RIGHT OF WAY AND ALL EASEMENTS AS SHOWN IN THE LEGEND.

LEGEND	
×	Computed Point
△	Exist Property Iron Pin
△	Exist Right of Way Monument
▲	New Right of Way Monument
▲	*5 Rebar Unless Otherwise Noted
(X)	Parcel Number
P	Property Line
□	Permanent Easement Point
---	Existing Right of Way
---	Existing Property Line
---	Existing Easement
(R/W)	New Right of Way
PUE	Permanent Utility Easement
DUE	Drainage Utility Easement
PDE	Permanent Drainage Easement
GE	Greenway Easement
E	Temporary Construction Easement
Diagonal Hatching	Denotes DUE Area
Cross-hatching	Denotes Temporary Construction Area

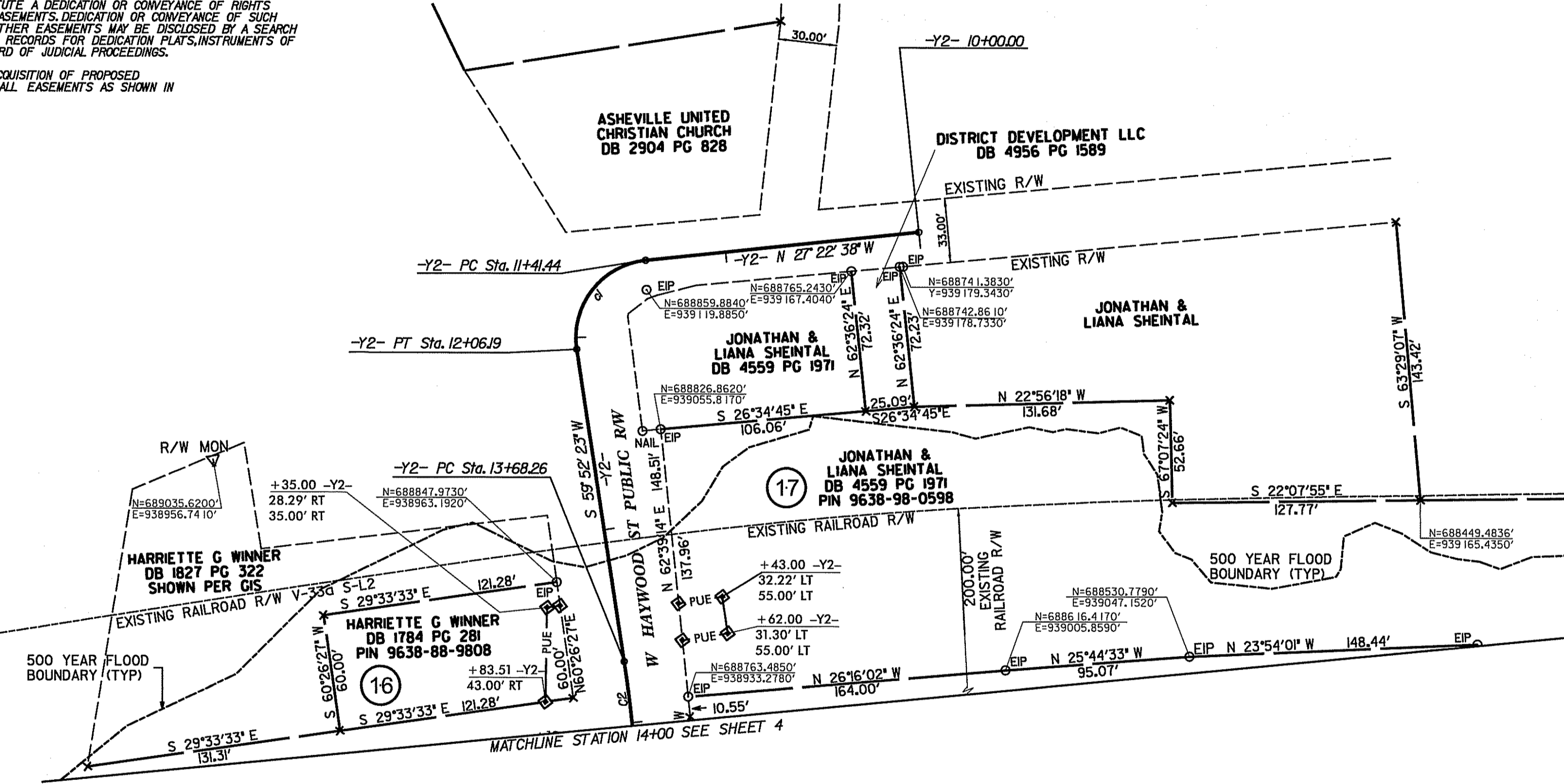
DATUM DESCRIPTION

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NOTE:
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THIS PROPERTY IS LOCATED IN ZONE "0.2% ANNUAL CHANCE FLOOD HAZARD", AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NFP RATE. MAP DATED: JANUARY 06, 2010 COMMUNITY PANEL NUMBER 370032 9638 J.



Y2			
TYPE	STATION	NORTH	EAST
POT	10+00.00	688740.2981	939198.7467
PC	11+41.44	688865.8958	939133.7065
PT	12+06.19	688882.0986	939078.1099
PC	13+68.26	688800.7554	938937.9372



R/W AREA TABLE		PDE AREA	PUE AREA	GE AREA	TCE AREA
PARCEL 16			503 SQ. FT.		
PARCEL 17			442 SQ. FT.		

RIGHT OF WAY AND EASEMENT ACQUISITION MAP FOR:

**River Arts District
Transportation Improvement Project**

PARCELS 16 & 17

BUNCOMBE COUNTY, NC
ASHEVILLE TOWNSHIP

SHEET 15 OF 15
MARCH 18, 2016
SCALE - 1" = 50'

REVISIONS			
DATE	DESCRIPTION	BY	CK. BY
4-01-2016	REVISE NOTES	LT	

-Y2- C1
PI Sta 11+83.41
Δ = 92° 44' 59" (LT)
D = 143' 14" 22"
L = 647.75'
T = 41.91'
R = 40.00'

-Y2- C2
PI Sta 14+35.68
Δ = 17° 00' 12" (RT)
D = 8' 11" 06"
L = 134.43'
T = 67.42'
R = 700.00'

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

4-5-16
DATE

Ricky L. Hurley
REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

FILED FOR REGISTRATION AT 3:52 O'CLOCK P.M.
THIS THE 5 DAY OF APRIL 2016
RECORDED IN PLAT BOOK 158 AT PAGE 57-71

DREW REISINGER
REGISTER OF DEEDS

Drew Reisinger
DEPUTY

CH ENGINEERING

3220 GLEN ROYAL RD. RALEIGH, NC 27617
TEL. (919) 788-0224 FAX (919) 788-0232
CORPORATE LICENSE # P-0189