REQUEST FOR BOARD ACTION

HENDERSON COUNTY
BOARD OF COMMISSIONERS

MEETING DATE:	April 18, 2018
SUBJECT:	Petition for additions to State Road system
PRESENTER:	Autumn Radcliff, Planning Director
ATTACHMENTS:	(1) Map of Riverstone Subdivision (2) State Road Petition for Riverstone Subdivision

SUMMARY OF REQUEST:

Staff received the attached petition to add the roads to the state road system. It has been the practice of this Board to accept road petitions and forward them to NC Department of Transportation for their review. It has also been the practice of the Board not to ask NCDOT to change the priority for roads on the paving priority list.

Staff reviewed attached petition and it appears that all affected property owners or developers have signed the required petition.

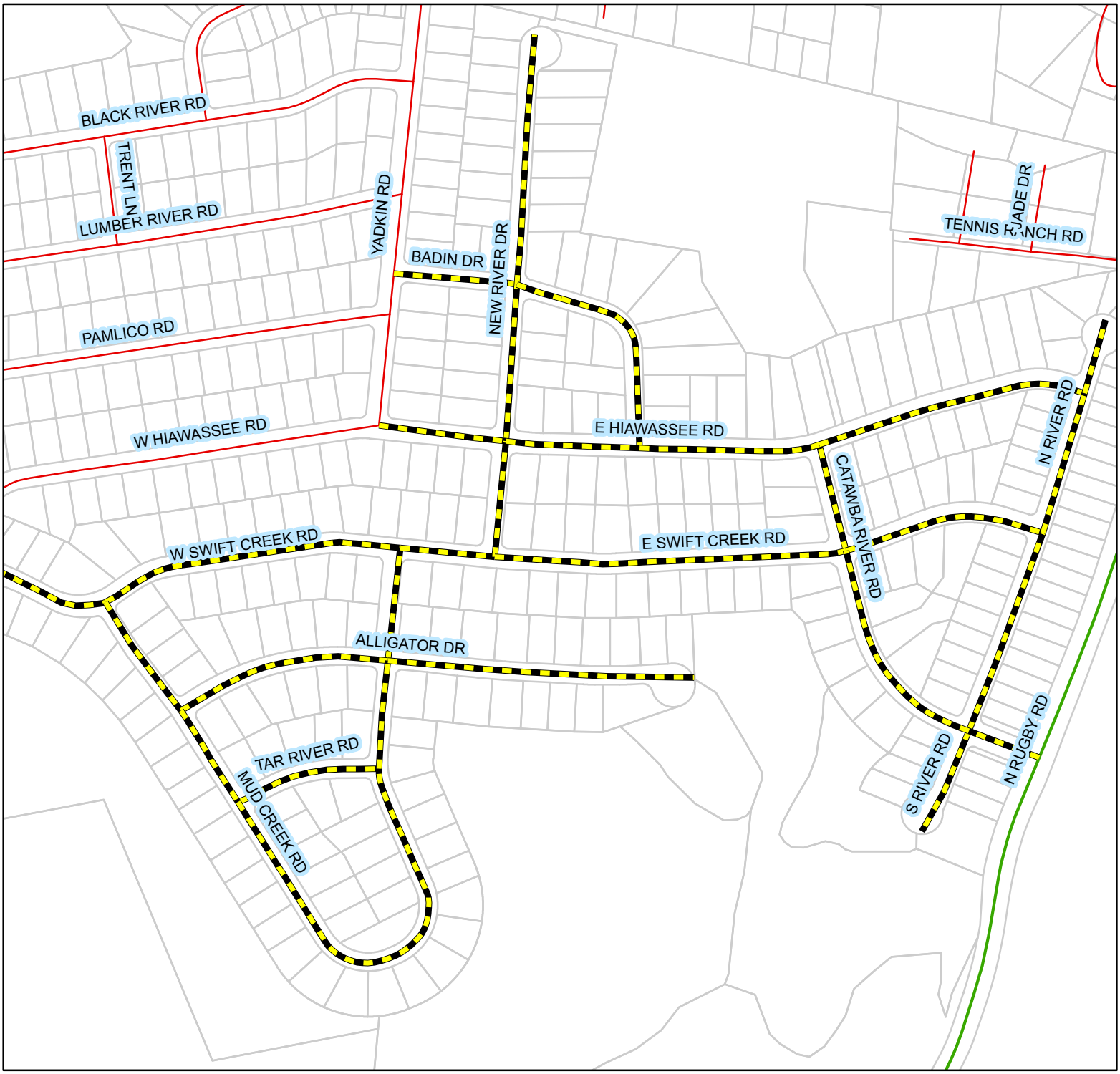
BOARD ACTION REQUESTED:

Staff recommends approval of the petition. If approved, staff will forward the petition to NCDOT.

Suggested Motion:

I move that the Board approve the petition and direct staff to forward them to NCDOT.

Proposed Addition to State Road System
Riverstone Subdivision



Proposed Addition to State Road System

N
W E
S

0 150 300 600 900
Feet

1 inch = 333 feet

HENDERSON COUNTY

Map Created by Henderson County
Planning Department
Property Addressing Division
4/4/2018

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

March 22, 2018

Board of Commissioners
Henderson County – North Carolina
One Historic Courthouse Square
Hendersonville, NC 28792

Re: SR-1 road addition petition for an addition of Catawba River Road, Mud Creek Road, Tar River Road, Alligator Drive, West Swift Creek Road, East Swift Creek Road, North River Road, South River Road, New River Drive, Badin Drive and East Hiawassee Road in the Riverstone Subdivision in Henderson County.

To whom it may concern,

NCDOT has received a petition from the developer to add Catawba River Road, Mud Creek Road, Tar River Road, Alligator Drive, West Swift Creek Road, East Swift Creek Road, North River Road, South River Road, New River Drive, Badin Drive and East Hiawassee Road for addition to the NCDOT state road system.

Attached please find the SR-1 form for your review. Upon review of this petition, please complete and submit a form SR-2 to our office. If you have any additional questions, please contact me at slcannon@ncdot.gov or by phone at (828)891-7911.

Sincerely,

DocuSigned by:
Steve Cannon
0FECB6ABFE95408...

Steve Cannon, PE
NCDOT
District Engineer

Enclosures

Cc: File

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 14, DISTRICT 1
4142 HAYWOOD ROAD
MILLS RIVER, NORTH CAROLINA 28759

Telephone: (828) 891-7911
Fax: (828) 891-5026
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
4142 HAYWOOD ROAD
MILLS RIVER, NORTH CAROLINA 28759

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PETITION FOR ROAD ADDITION
FORM SR-1 REVISED Jan-2010

ROADWAY INFORMATION: (Please Print)

County: Henderson Road Name: Catawba River Rd
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: River Stone Length (miles): .17

Number of occupied homes having street frontage: 550

Location: .34 miles N (S) E W of the intersection of Route N Rugby Rd (SR, NC or US) and Route Butler Bridge Rd (SR, NC or US)
(Circle one)

We, the undersigned, being property owners and/or developer of Riverstone Subdivision in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print)

Name: Scott Street Phone Number: 864-430-2995

Street Address:

Mailing Address: 40 W Broad St Suite 500 Greenville, SC 29601

PROPERTY OWNERS

NAME	MAILING ADDRESS	TELEPHONE
Windsor Built Homes, Inc.	40 W Broad St Suite 500 Greenville, SC 29681	864-430-2995

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach Two (2) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

Form SR-1

FOR NCDOT USE ONLY: Please check the appropriate block

☐ Rural Road ☐ Subdivision established prior to October 1, 1975 ☐ Subdivision established after October 1, 1975

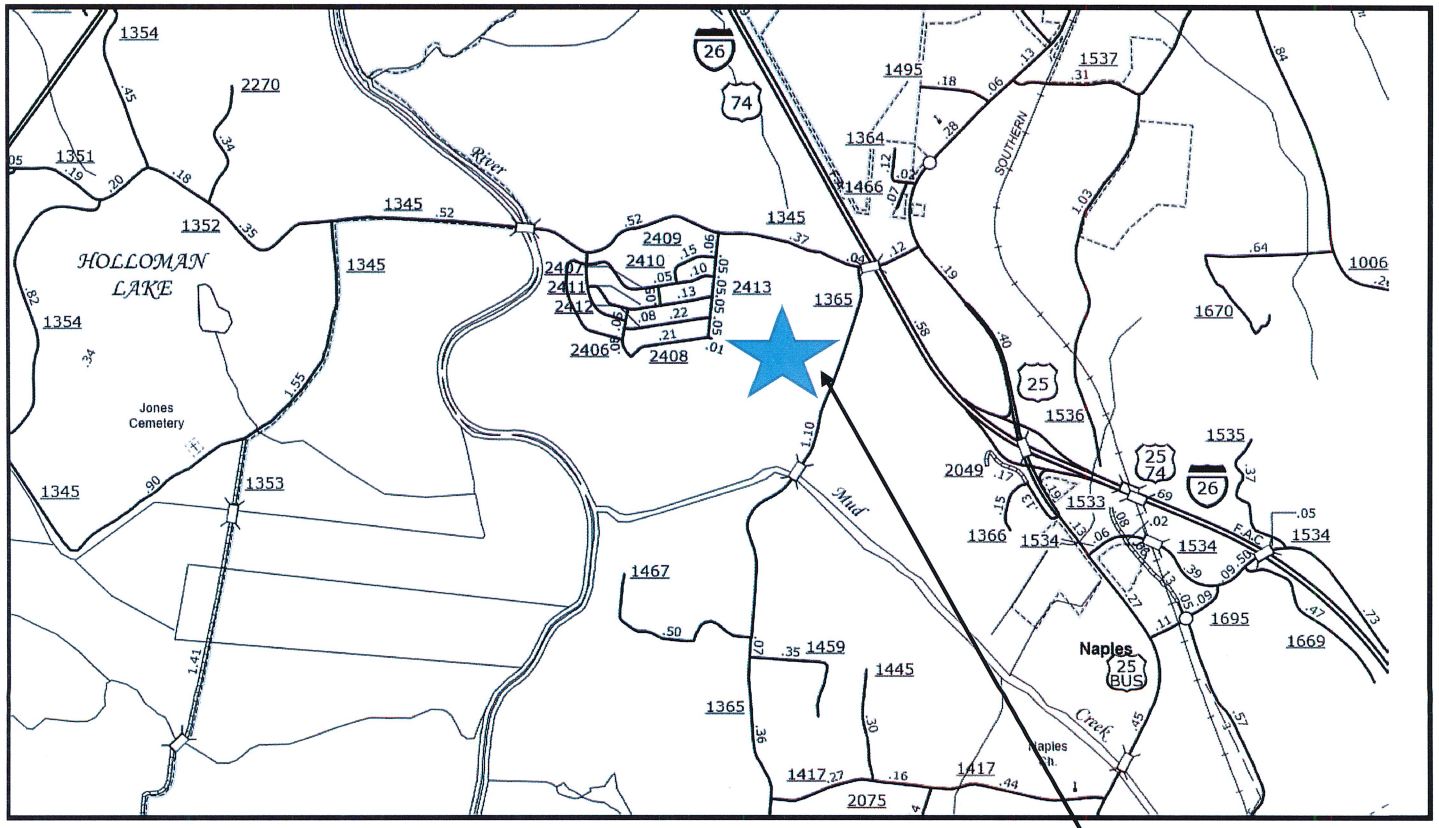
REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. This right-or-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and to execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

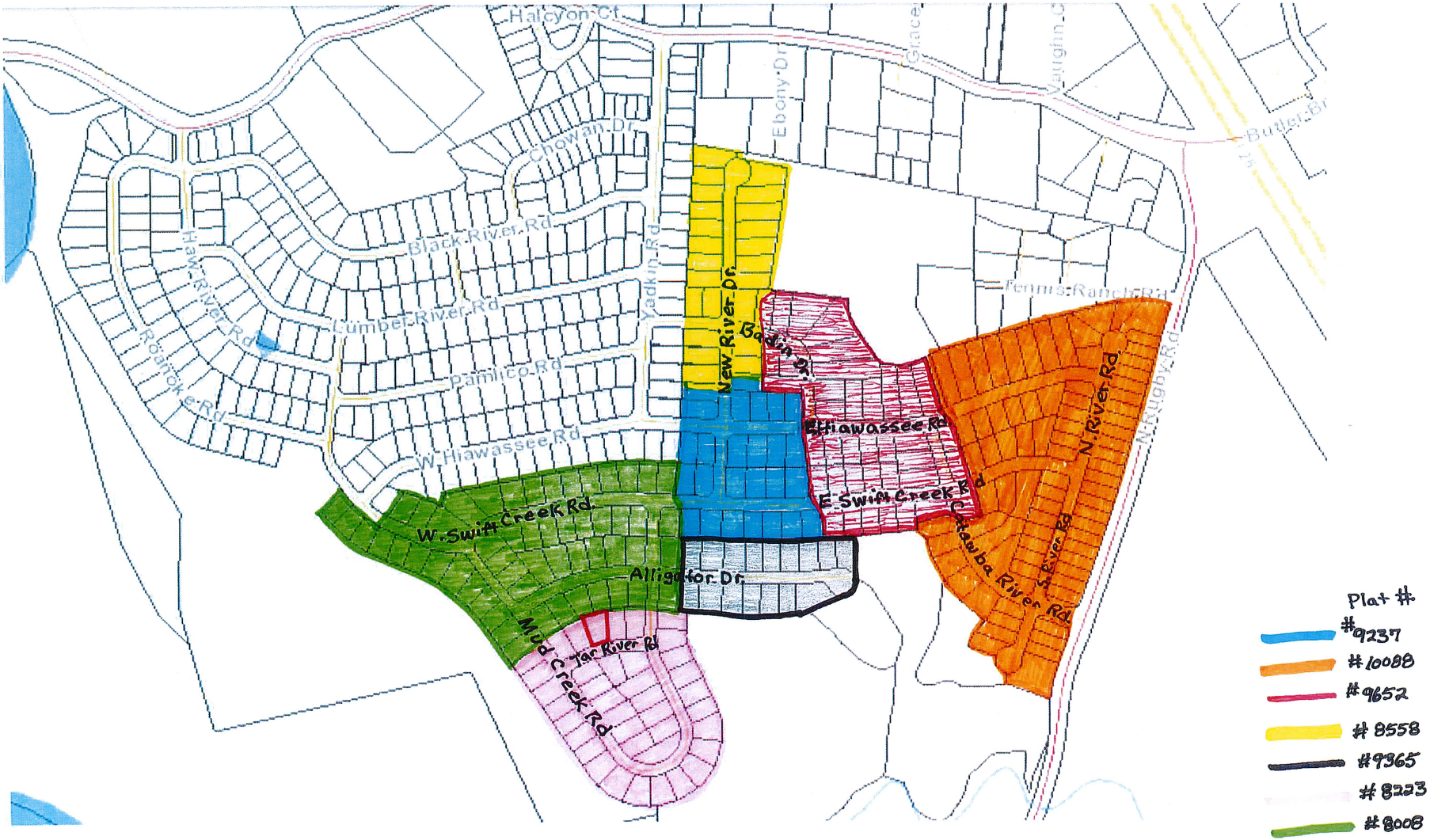
General Statute 136-102.6 states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

ROAD NAME	HOMES	LENGTH	ROAD NAME	HOMES	LENGTH
Catawba River Rd		.17	New River Dr.		.18
Mud Creek Rd		.47	Badin Dr		.16
Tar River Rd		.07	E. Hiawassee Rd		.33
Alligator Dr.		.24			
W. Swift - E. Swift Creek Rd.		.50			
N River Rd		.20			
S River Rd		.05			

Henderson County Vicinity Map - Riverstone Subdivision



Riverstone Subdivision Entrance From North Rugby


Halcyon Ct
Chowan Dr
Ebony Dr
Grace
Vaughn Dr
Butler Dr
Black River Rd
Cumbe River Rd
Pamlico Rd
W. Hiawassee Rd
Roanoke Rd
Yadkin Rd
New River Dr
Baldwin Dr
Hiawassee Rd
Fennis Ranch Rd
N. River Rd
Mangum Rd
E. Swift Creek Rd
Catawba River Rd
Tar River Rd
W. Swift Creek Rd
Alligator Dr
Mud Creek Rd
Tar River Rd
Plat #
#9237
#10088
#9652
#8558
#9365
#8223
#8008

SLIDE 9237

NOTES:

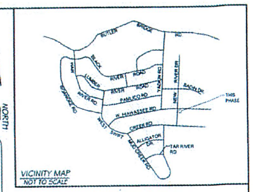
1) THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER DFIRM 3700965200J DATED 10/02/2006.
2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.
4) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
5) AREA BY COORDINATE COMPUTATION.
6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.999780232.
7) ALL ROADS AND RIGHTS OF WAY OF RECORD SHOWN ON THIS PLAT ARE TO BE DEDICATED TO PUBLIC USE AND ADOPTED BY NCDOT UPON COMPLETION.
8) TOTAL AREA OF THIS PLAT : 5.418 ACRES
9) SMALLEST LOT SIZE: 0.148 ACRES
10) TOTAL NUMBER OF LOTS: 23
11) LENGTH OF PLATTED PORTION OF NEW ROADS: 1,044 LINEAR FEET
TOTAL AREA WITHIN ROAD RIGHT-OF-WAY: 1.152 ACRES
12) A 10' (TOTAL) UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL INTERIOR LOT LINES (5' EACH SIDE OF LOT LINES) UNLESS OTHERWISE SPECIFIED. DRAINAGE EASEMENTS A TOTAL OF 10' INWARD FROM EXTERIOR TRACT/LOT LINES ALSO EXIST. A 30' (TOTAL) DRAINAGE EASEMENT, 15' EACH SIDE OF REAR INTERIOR LINES, ALSO EXISTS UNLESS OTHERWISE SPECIFIED. (SEE TYPICAL SETBACK CONFIGURATION)
13) BUILDING SETBACK REQUIREMENTS ARE:
FRONT - 10' (FROM EDGE OF RIGHTS OF WAY, FOR ALL LOTS)
REAR - 10' (FOR ALL LOTS)
SIDE STREET - 10' (FOR ALL LOTS)
INTERIOR (SIDE) LINES - 5' (FOR ALL LOTS - 10' SEPARATION*)
HEIGHT - 35' (FOR ALL BUILDINGS AND STRUCTURES)
(SEE LOT 509 FOR TYPICAL SETBACK CONFIGURATION)
A MINIMUM 30' SETBACK FROM ANY PERENNIAL STREAM IS REQUIRED.
*NO BUILDINGS MAY BE CLOSER THAN 10'
14) PLAT PHASE SUMMARY:
PHASE 2A, SECTION 1: LOTS 453-454, 485-490, 504-507, 509-515 AND 615-618
15) THIS PHASE OF THE RIVERSTONE SUBDIVISION IS ZONED R-1. THE SUBDIVISION IS A PUD AND SUBJECT TO THE REGULATIONS AS SET FORTH IN THE ZONING ORDINANCE AND SPECIAL USE PERMIT #SP 05-01.
16) THE ROAD CENTERLINES ASSOCIATED WITH THIS SUBDIVISION HAVE BEEN CONSTRUCTED IN THE CENTER OF THE SPECIFIED RIGHT(S) OF WAY.
17) THIS PROPERTY IS LOCATED WITHIN A 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT.
18) THE EXTERIOR BOUNDARY SURVEY OF THE SUBJECT PROPERTY, ALONG WITH THE GPS SURVEY PERFORMED TO OBTAIN NC GRID COORDINATES ON THE SUBJECT PROPERTY WERE PERFORMED UNDER THE SUPERVISION OF WALLACE S. MCABEE, PLS. THE SAID SURVEY IS RECORDED IN SLIDE 6583

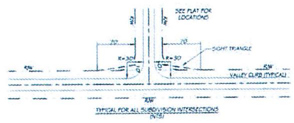
LINE TABLE

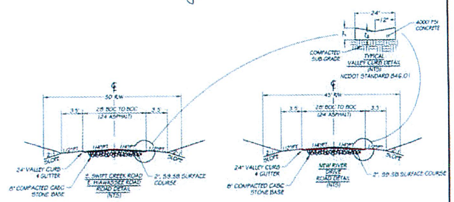
LINE	BEARING	DISTANCE
L1	N 85°16'04" W	34.47'
L2	N 85°16'04" W	35.00'
L3	S 84°26'55" E	75.00'
L4	S 84°26'55" E	65.51'
L5	S 86°47'37" E	52.60'
L6	S 86°47'37" E	70.00'
L7	S 86°47'37" E	70.00'
L8	N 87°03'14" E	73.54'
L9	S 87°03'14" W	39.11'
L10	N 86°47'37" W	60.32'
L11	N 86°47'37" W	79.83'
L12	N 86°47'37" W	55.39'
L13	S 84°26'55" E	18.09'
L14	S 88°28'24" E	50.74'
L15 PURPOSELY OMITTED		
L16	S 88°28'24" E	70.03'
L17	S 88°28'24" E	65.36'
L18	S 84°26'55" E	65.30'
L19	S 84°26'55" E	49.50'
L20	N 84°26'55" W	52.55'
L21	N 84°26'55" W	70.00'
L22 PURPOSELY OMITTED		
L23	N 88°28'24" W	54.23'
L24	N 88°28'24" W	60.11'
L25	N 88°28'24" W	53.43'
L26 PURPOSELY OMITTED		
L27	N 84°26'55" W	19.20'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1025.00'	14.49'	14.49'	S 84°51'12" E
C2	1025.00'	27.47'	27.47'	S 86°01'33" E
C3	625.02'	70.88'	70.84'	S 89°32'42" E
C4	625.02'	1.46'	1.46'	N 87°08'21" E
C5	575.02'	57.08'	57.06'	S 89°54'58" W
C6	575.02'	9.68'	9.68'	N 86°45'27" W
C7	16.00'	25.79'	23.09'	N 40°37'16" W
C8	16.00'	25.13'	22.63'	N 50°33'05" E
C9	502.50'	37.95'	37.94'	S 86°36'43" E
C10	502.50'	19.65'	19.65'	S 85°53'44" E
C11	16.00'	25.13'	22.63'	S 39°26'55" E
C12	16.00'	25.13'	22.63'	S 50°33'08" W
C13	16.00'	26.07'	23.28'	S 44°51'27" W
C14	452.50'	17.70'	17.70'	S 89°58'05" W
C15	452.50'	35.25'	35.24'	N 86°40'48" W
C16	16.00'	24.70'	22.32'	N 40°13'13" W

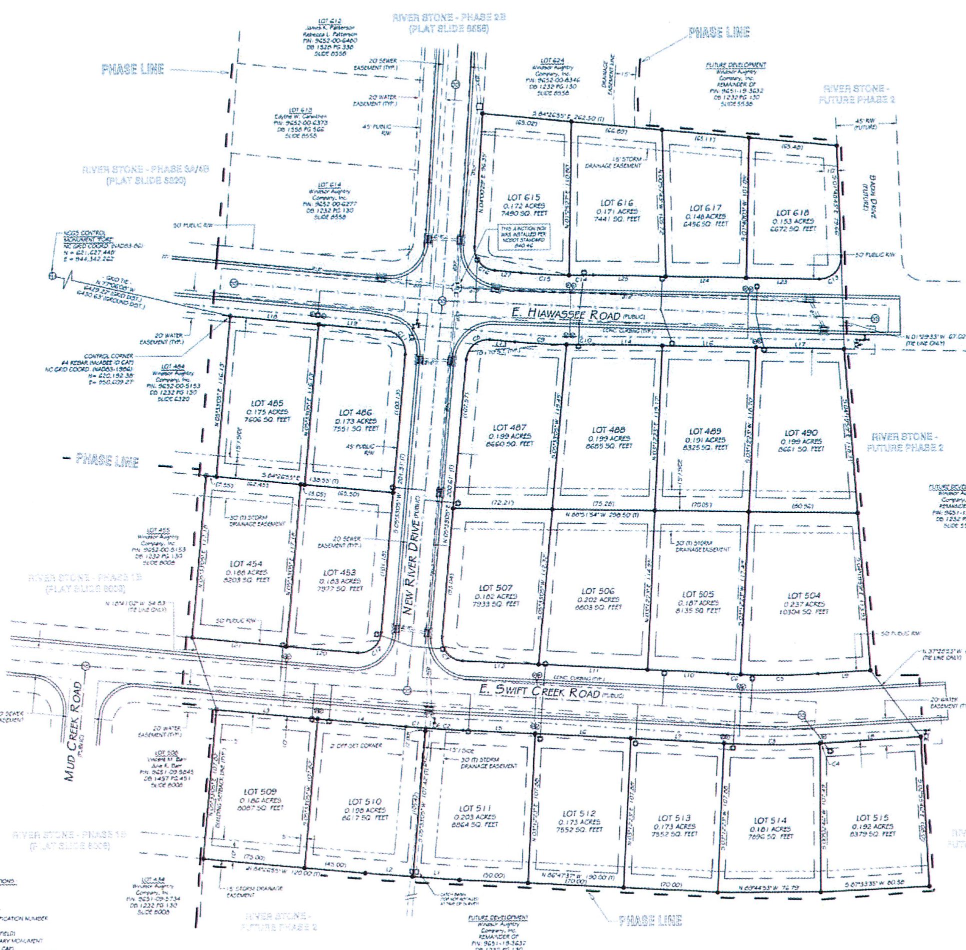






REFERENCES:

- DB 1232 PG 130
- SLIDE 8558
- SLIDE 8008
- SLIDE 6583
- SLIDE 6127
- SLIDE 6333
- SLIDE 6320
- SLIDE 8484
- SLIDE 8486
- SLIDE 5538



LEGEND & ABBREVIATIONS:

DB = DEED BOOK
PG = PAGE
R/W = RIGHT OF WAY
PIN = PARCEL IDENTIFICATION NUMBER
○ CALCULATED POINT (NOT MARKED IN FIELD)
◉ RECOVERED BOUNDARY MONUMENT (#4 REBAR W/ ID CAP)
● BOUNDARY MONUMENT SET BY MCABEE (#4 REBAR W/ ID CAP)
AIR RELEASE VALVE
CONC. = CONCRETE
CURB INLET
FIRE HYDRANT
SANITARY SEWER CLEAN OUT
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
S.T. = SIGHT TRIANGLE
STORM DRAINAGE JUNCTION BOX
STORM DRAINAGE PIPE (ALL ARE HDPE MATERIAL)
(T) = TOTAL DISTANCE
TYP. = TYPICAL THROUGHOUT
YARD INLET
WATER LINE
WATER METER
WATER VALVE

I, J. BARRY WEST, CERTIFY THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, J. BARRY WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 1232 PAGE 130; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(11)(A) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 14th DAY OF MARCH, 2014.

J. Barry West L-4693

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4693 J. BARRY WEST

SCALE: 1" = 40'

40 20 0 40 80 120

CERTIFICATE OF OWNERSHIP:
I (WE) 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, ESTABLISH MINIMUM BUILDING LINES AND MINIMUM STANDARDS FOR ALL STREETS, SEWERS, AND WATER LINES, ALLEYS, WALKS, PARKS, AND OTHER SITES. FURTHER, I (WE) DEDICATE ALL ROAD RIGHTS OF WAY TO PUBLIC USE.

DATE 3-19-14 OWNER [signature]

NORTH CAROLINA DEPT. OF TRANSPORTATION CERTIFICATION DIVISION OF HIGHWAYS
SUBDIVISION ROADS CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: Steve Cannon DATE: 3/19/2014
DIVISION 14 - DISTRICT 1 ENGINEER

[signature]
SUBDIVISION ADMINISTRATOR FOR HENDERSON COUNTY CERTIFY THAT THIS PLAT PLAN HAS BEEN REVIEWED AND APPROVED AS (A) MAJOR / P.U.D. IN ACCORDANCE WITH THE HENDERSON COUNTY SUBDIVISION ORDINANCE.

[signature] 4-1-14
SUBDIVISION ADMINISTRATOR DATE

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
I, [signature] REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

[signature] 4-1-14
REVIEW OFFICER DATE

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
REGISTERED THIS THE 2nd DAY OF April 2014
AT 1:15 PM
RECORDED IN PLAT SLIDE 9237
BY [signature] DEPUTY
Nedra W. Moles
REGISTER OF DEEDS

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS Fax (828) 628-1294
J. Barry West, PLS Telephone (828) 628-1295
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-694

NO.	DATE	DESCRIPTION	BY

MAJOR SUBDIVISION PLAT OF:

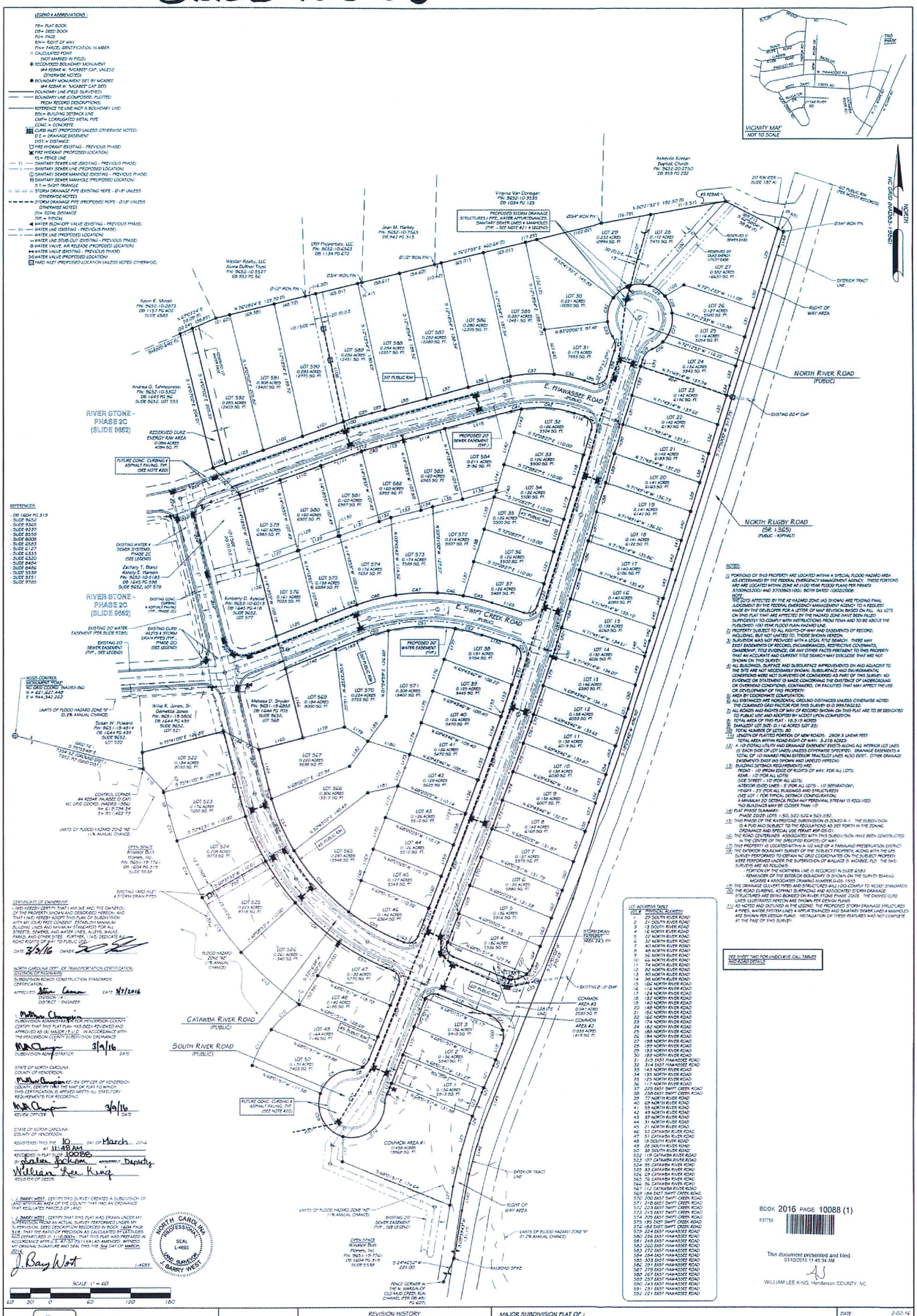
RIVER STONE SUBDIVISION (A PLANNED UNIT DEVELOPMENT)
PHASE 2A, SECTION 1

OWNER / DEVELOPER:
WINDSOR - AUGHTRY CO. INC.
400 WEST BROAD STREET, SUITE 500
GREENVILLE, SC 29601
PHONE: (864) 271-9855

PARENT PIN: 9651-19-3632
HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY, N.C.

DATE: 3-14-14
PROJECT #: 10126
DRAWING #: G-14-3217
DRAWN BY: JBW
SCALE: 1" = 40'

SLIDE 10088



McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING

Eric S. McAbee, PLS — Fax (828) 628-1294
J. Barry West, PLS — Telephone (828) 628-1295
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-694

REVISION HISTORY			
NO.	DATE	DESCRIPTION	BY
A	3/3/2016	REVISED ENTRANCE RIGHT OF WAY WIDTH / ADDED STORM EASE.	JBW

MAJOR SUBDIVISION PLAT OF:

RIVER STONE SUBDIVISION PHASE 2D/2E

(A PLANNED UNIT DEVELOPMENT)

HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY, N.C.

PARENT PIN: 9651-19-7761

OWNER / DEVELOPER:
WINDSOR BOOT HOMES INC.
400 WEST BROAD STREET, SUITE 500
GREENVILLE, SC 29601
PHONE: (864) 271-8555

DATE:	2-02-16
PROJECT #:	10128
DRAWING #:	G-16-3088
DRAWN BY:	JBW
SCALE:	1" = 60'

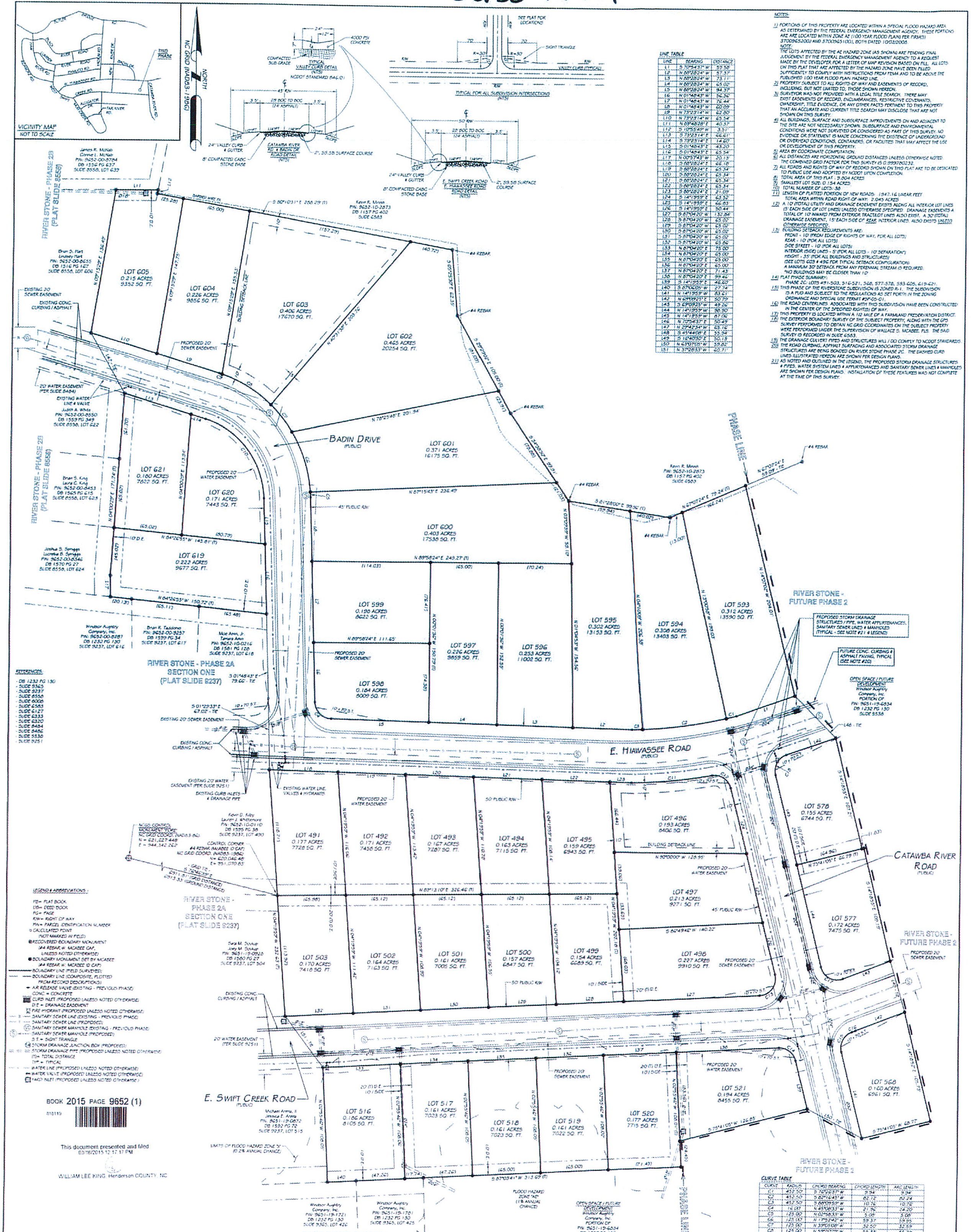
SHEET ONE OF TWO

BOOK 2016 PAGE 10088 (1)
937758

This document presented and filed
03/10/2016 11:46:34 AM

WILLIAM LEE KING, Henderson COUNTY, NC

SLIDE 9652



NOTES:

1) PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THESE PORTIONS ARE ARE LOCATED WITHIN ZONE AE (100 YEAR FLOOD PLAIN PER FIRM(S) 3700965200J AND 3700965100J, BOTH DATED 10/02/2008.
NOTE:
THE LOTS AFFECTED BY THE AE HAZARD ZONE (AS SHOWN) ARE PENDING FINAL JUDGEMENT BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY TO A REQUEST MADE BY THE DEVELOPER FOR A LETTER OF MAP REVISION BASED ON FILL. ALL LOTS ON THIS PLAT THAT ARE AFFECTED BY THE HAZARD ZONE HAVE BEEN FILLED SUFFICIENTLY TO COMPLY WITH INSTRUCTIONS FROM FEMA AND TO BE ABOVE THE PUBLISHED 100 YEAR FLOOD PLAIN HAZARD LINE.
2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.
4) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
5) AREA BY COORDINATE COMPUTATION.
6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.999780232.
7) ALL ROADS AND RIGHTS OF WAY OF RECORD SHOWN ON THIS PLAT ARE TO BE DEDICATED TO PUBLIC USE AND ADOPTED BY NCDOT UPON COMPLETION.
8) TOTAL AREA OF THIS PLAT : 9.004 ACRES
9) SMALLEST LOT SIZE: 0.154 ACRES
10) TOTAL NUMBER OF LOTS: 38
11) LENGTH OF PLATTED PORTION OF NEW ROADS: 1947.16 LINEAR FEET
TOTAL AREA WITHIN ROAD RIGHT-OF-WAY: 2.045 ACRES
12) A 10' (TOTAL) UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL INTERIOR LOT LINES (5' EACH SIDE OF LOT LINES) UNLESS OTHERWISE SPECIFIED. DRAINAGE EASEMENTS A TOTAL OF 10' INWARD FROM EXTERIOR TRACT/LOT LINES ALSO EXIST. A 30' (TOTAL) DRAINAGE EASEMENT, 15' EACH SIDE OF REAR INTERIOR LINES, ALSO EXISTS UNLESS OTHERWISE SPECIFIED.
13) BUILDING SETBACK REQUIREMENTS ARE:
FRONT - 10' (FROM EDGE OF RIGHTS OF WAY, FOR ALL LOTS)
REAR - 10' (FOR ALL LOTS)
SIDE STREET - 10' (FOR ALL LOTS)
INTERIOR (SIDE) LINES - 5' (FOR ALL LOTS - 10' SEPARATION*)
HEIGHT - 35' (FOR ALL BUILDINGS AND STRUCTURES)
(SEE LOTS 603 & 496 FOR TYPICAL SETBACK CONFIGURATION)
A MINIMUM 30' SETBACK FROM ANY PERENNIAL STREAM IS REQUIRED.
*NO BUILDINGS MAY BE CLOSER THAN 10'
14) PLAT PHASE SUMMARY:
PHASE 2C: LOTS 491-503, 516-521, 568, 577-578, 593-605, 619-621.
15) THIS PHASE OF THE RIVERSTONE SUBDIVISION IS ZONED R-1. THE SUBDIVISION IS A PUD AND SUBJECT TO THE REGULATIONS AS SET FORTH IN THE ZONING ORDINANCE AND SPECIAL USE PERMIT #SP-05-01.
16) THE ROAD CENTERLINES ASSOCIATED WITH THIS SUBDIVISION HAVE BEEN CONSTRUCTED IN THE CENTER OF THE SPECIFIED RIGHT(S) OF WAY.
17) THIS PROPERTY IS LOCATED WITHIN A 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT.
18) THE EXTERIOR BOUNDARY SURVEY OF THE SUBJECT PROPERTY, ALONG WITH THE GPS SURVEY PERFORMED TO OBTAIN NC GRID COORDINATES ON THE SUBJECT PROPERTY WERE PERFORMED UNDER THE SUPERVISION OF WALLACE S. MCABEE, PLS. THE SAID SURVEY IS RECORDED IN SLIDE 6583.
19) THE DRAINAGE CULVERT PIPES AND STRUCTURES WILL / DO COMPLY TO NCDOT STANDARDS.
20) THE ROAD CURBING, ASPHALT SURFACING AND ASSOCIATED STORM DRAINAGE STRUCTURES ARE BEING BONDED ON RIVER STONE PHASE 2C. THE DASHED CURB LINES ILLUSTRATED HEREON ARE SHOWN PER DESIGN PLANS.
21) AS NOTED AND OUTLINED IN THE LEGEND, THE PROPOSED STORM DRAINAGE STRUCTURES & PIPES, WATER SYSTEM LINES & APPURTENANCES AND SANITARY SEWER LINES & MANHOLES ARE SHOWN PER DESIGN PLANS. INSTALLATION OF THESE FEATURES WAS NOT COMPLETE AT THE TIME OF THIS SURVEY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 70°54'37" W	59.58
L2	N 88°28'24" W	57.37
L3	N 88°28'24" W	73.11
L4	N 88°28'24" W	65.02
L5	N 88°28'24" W	94.37
L6	N 01°46'43" W	56.56
L7	N 01°46'43" W	76.44
L8	N 01°46'43" W	20.09
L9	N 73°23'14" W	62.00
L10	N 73°23'14" W	65.54
L11	N 89°48'28" E	40.37
L12	S 10°55'49" W	3.51
L13	S 73°23'14" E	46.61
L14	S 73°23'14" E	14.60
L15	S 01°46'43" E	43.20
L16	S 01°46'43" E	65.54
L17	N 00°57'43" W	20.13
L18	S 88°28'24" E	46.18
L19	S 88°28'24" E	65.34
L20	S 88°28'24" E	65.34
L21	S 88°28'24" E	65.34
L22	S 88°28'24" E	65.34
L23	S 88°28'24" E	21.09
L24	S 14°19'59" E	63.32
L25	S 14°19'59" E	46.63
L26	S 14°19'59" E	50.44
L27	S 87°04'20" W	132.84
L28	S 87°04'20" W	65.02
L29	S 87°04'20" W	65.02
L30	S 87°04'20" W	65.02
L31	S 87°04'20" W	65.02
L32	S 87°04'20" W	65.06
L33	N 87°04'20" E	75.00
L34	N 87°04'20" E	65.00
L35	N 87°04'20" E	65.00
L36	N 87°04'20" E	65.00
L37	N 87°04'20" E	71.43
L38	N 87°04'20" E	99.46
L39	S 14°19'59" E	46.60
L40	S 87°02'05" W	27.74
L41	N 14°19'59" W	83.61
L42	N 69°09'25" E	50.79
L43	S 69°09'25" W	49.26
L44	N 14°19'59" W	96.50
L45	N 14°19'59" W	67.06
L46	N 70°54'37" E	50.49
L47	N 29°42'34" W	63.16
L48	S 45°44'08" E	55.94
L49	S 16°40'30" E	50.13
L50	N 63°07'05" W	59.62
L51	N 37°28'33" W	60.71

REFERENCES:
- DB 1232 PG 130
- SLIDE 9365
- SLIDE 9237
- SLIDE 8558
- SLIDE 6006
- SLIDE 6583
- SLIDE 6127
- SLIDE 6333
- SLIDE 6320
- SLIDE 8484
- SLIDE 8486
- SLIDE 5536
- SLIDE 9251

LEGEND & ABBREVIATIONS :
PB= PLAT BOOK
DB= DEED BOOK
PG= PAGE
R/W= RIGHT OF WAY
PIN= PARCEL IDENTIFICATION NUMBER
○ CALCULATED POINT (NOT MARKED IN FIELD)
● RECOVERED BOUNDARY MONUMENT (#4 REBAR W. MCABEE CAP, UNLESS NOTED OTHERWISE)
● BOUNDARY MONUMENT SET BY MCABEE (#4 REBAR W. MCABEE ID CAP)
BOUNDARY LINE (FIELD SURVEYED)
BOUNDARY LINE (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
AIR RELEASE VALVE (EXISTING - PREVIOUS PHASE)
CONC. = CONCRETE
CURB INLET (PROPOSED UNLESS NOTED OTHERWISE)
D.E. = DRAINAGE EASEMENT
FIRE HYDRANT (PROPOSED UNLESS NOTED OTHERWISE)
SANITARY SEWER LINE (EXISTING - PREVIOUS PHASE)
SANITARY SEWER LINE (PROPOSED)
SANITARY SEWER MANHOLE (EXISTING - PREVIOUS PHASE)
SANITARY SEWER MANHOLE (PROPOSED)
S.T. = SIGHT TRIANGLE
STORM DRAINAGE JUNCTION BOX (PROPOSED)
STORM DRAINAGE PIPE (PROPOSED UNLESS NOTED OTHERWISE)
(T)= TOTAL DISTANCE
TYP = TYPICAL
WATER LINE (PROPOSED UNLESS NOTED OTHERWISE)
WATER VALVE (PROPOSED UNLESS NOTED OTHERWISE)
YARD INLET (PROPOSED UNLESS NOTED OTHERWISE)

BOOK 2015 PAGE 9652 (1)

516119

This document presented and filed
03/16/2015 12:17:17 PM

WILLIAM LEE KING, Henderson COUNTY, NC

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	452.50	S 76°26'37" W	9.94	9.94
C2	452.50	S 82°16'45" W	82.12	82.24
C3	452.50	S 88°09'59" W	10.76	10.76
C4	16.00	N 45°08'33" W	21.96	24.20
C5	125.00	N 02°58'33" W	5.08	5.08
C6	125.00	N 17°52'42" W	59.37	59.95
C7	125.00	N 39°05'08" W	32.50	32.59
C8	125.00	N 59°20'20" W	55.33	55.79
C9	125.00	N 72°45'27" W	2.75	2.75
C10	80.00	S 37°35'59" E	93.57	99.94
C11	502.50	N 84°27'44" E	79.23	79.32
C12	16.00	S 37°11'47" E	21.77	23.94
C13	16.00	S 36°22'10" W	24.76	28.32
C14	16.00	S 53°37'50" E	20.27	21.95
C15	16.00	N 37°49'24" E	21.48	23.54
C16	275.36	N 62°34'09" E	3.95	3.95
C17	16.00	N 62°35'17" W	23.66	26.95
C18	16.00	N 28°17'19" E	21.67	23.80

I, J. BARRY WEST, CERTIFY THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, J. BARRY WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 1232 PAGE 130; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (f)(11)(a) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 9th DAY OF MARCH, 2015.

J. Barry West L-4693

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4693 J. BARRY WEST

SCALE: 1" = 40'
40' 20' 0' 40' 80' 120'

NORTH CAROLINA DEPT. OF TRANSPORTATION CERTIFICATION (DIVISION OF HIGHWAYS)
SUBDIVISION ROADS CONSTRUCTION STANDARDS CERTIFICATION
APPROVED: Steve Cannon DATE: 3-13-15
DIVISION 14 - DISTRICT 1 ENGINEER

I, Matthew Champion, SUBDIVISION ADMINISTRATOR FOR HENDERSON COUNTY CERTIFY THAT THIS PLAT PLAN HAS BEEN REVIEWED AND APPROVED AS (A) MAJOR / P.U.D. IN ACCORDANCE WITH THE HENDERSON COUNTY SUBDIVISION ORDINANCE.
[signature] 3/9/15
SUBDIVISION ADMINISTRATOR DATE

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
I, Matthew Champion, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
[signature] 3/9/15
REVIEW OFFICER DATE

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
REGISTERED THIS THE 16th DAY OF March, 2015
AT 12:17 pm
RECORDED IN PLAT SLIDE 9652
BY [signature] DEPUTY
William Lee King
REGISTER OF DEEDS

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
Fax (828) 628-1294
Telephone (828) 628-1295
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-694

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

MAJOR SUBDIVISION PLAT OF :

RIVER STONE SUBDIVISION (A PLANNED UNIT DEVELOPMENT)
PHASE 2C

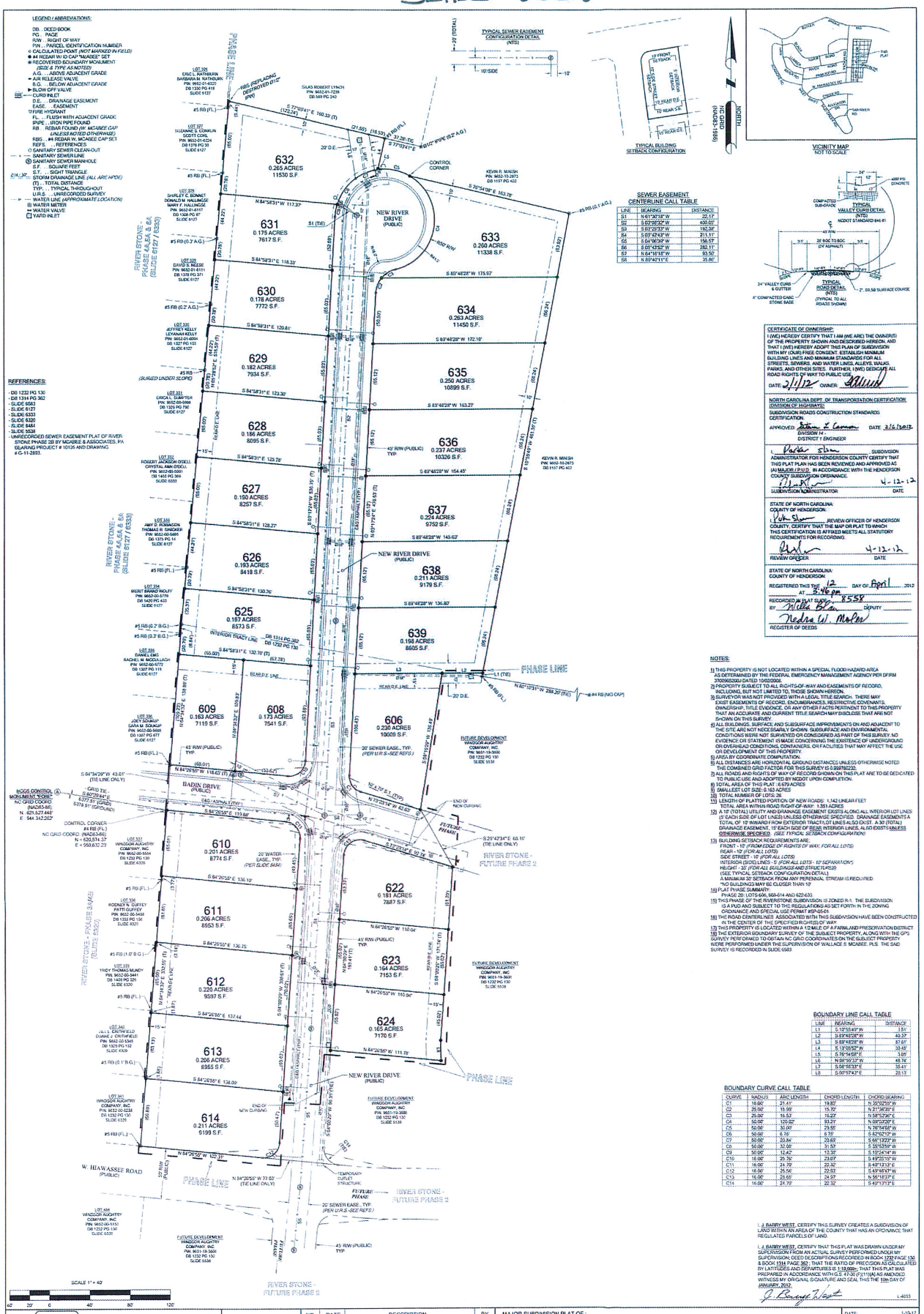
PARENT PIN: 9651-19-6834

HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY, N.C.

OWNER / DEVELOPER:
WINDSOR - AUGHTRY CO. INC.
400 WEST BROAD STREET, SUITE 500
GREENVILLE, SC 29601
PHONE: (864) 271-9855

DATE:	12-17-14
PROJECT #:	10126
DRAWING #:	G-14-3421
DRAWN BY:	JBW
SCALE:	1" = 40'

SLIDE 8558



CERTIFICATE OF OWNERSHIP:
I (WE) 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, ESTABLISH MINIMUM BUILDING LINES AND MINIMUM STANDARDS FOR ALL STREETS, SEWERS, AND WATER LINES, ALLEYS, WALKS, PARKS, AND OTHER SITES. FURTHER, I (WE) DEDICATE ALL ROAD RIGHTS OF WAY TO PUBLIC USE.
DATE: 2/1/12 OWNER:

NORTH CAROLINA DEPT. OF TRANSPORTATION CERTIFICATION (DIVISION OF HIGHWAYS)
SUBDIVISION ROADS CONSTRUCTION STANDARDS CERTIFICATION.
APPROVED: DIVISION 14 DISTRICT 1 ENGINEER DATE: 2/6/2012

I, SUBDIVISION ADMINISTRATOR FOR HENDERSON COUNTY CERTIFY THAT THIS PLAT PLAN HAS BEEN REVIEWED AND APPROVED AS (A) MAJOR (PUD). IN ACCORDANCE WITH THE HENDERSON COUNTY SUBDIVISION ORDINANCE.
SUBDIVISION ADMINISTRATOR DATE 4-12-12

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON:
I, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER DATE 4-12-12

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
REGISTERED THIS THE 12 DAY OF April, 2012
AT 3:46 pm
RECORDED IN PLAT SLIDE 8558
BY Nella Blair DEPUTY
Nedra W. Moore
REGISTER OF DEEDS

NOTES:
1) THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER DFIRM 3700950200J DATED 10/02/2006.
2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.
4) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
5) AREA BY COORDINATE COMPUTATION.
6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.9997622.
7) ALL ROADS AND RIGHTS OF WAY OF RECORD SHOWN ON THIS PLAT ARE TO BE DEDICATED TO PUBLIC USE AND ADOPTED BY NCDOT UPON COMPLETION.
8) TOTAL AREA OF THIS PLAT : 6.679 ACRES
9) SMALLEST LOT SIZE: 0.163 ACRES
10) TOTAL NUMBER OF LOTS: 26
11) LENGTH OF PLATTED PORTION OF NEW ROADS: 1,142 LINEAR FEET
TOTAL AREA WITHIN ROAD RIGHT-OF-WAY: 1.351 ACRES
12) A 10' (TOTAL) UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL INTERIOR LOT LINES (5' EACH SIDE OF LOT LINES) UNLESS OTHERWISE SPECIFIED. DRAINAGE EASEMENTS A TOTAL OF 10' INWARD FROM EXTERIOR TRACT/LOT LINES ALSO EXIST. A 30' (TOTAL) DRAINAGE EASEMENT, 15' EACH SIDE OF REAR INTERIOR LINES, ALSO EXISTS UNLESS OTHERWISE SPECIFIED. (SEE TYPICAL SETBACK CONFIGURATION)
13) BUILDING SETBACK REQUIREMENTS ARE:
FRONT - 10' (FROM EDGE OF RIGHTS OF WAY, FOR ALL LOTS)
REAR - 10' (FOR ALL LOTS)
SIDE STREET - 10' (FOR ALL LOTS)
INTERIOR (SIDE) LINES - 5' (FOR ALL LOTS - 10' SEPARATION)
HEIGHT - 35' (FOR ALL BUILDINGS AND STRUCTURES)
(SEE TYPICAL SETBACK CONFIGURATION DETAIL)
A MINIMUM 35' SETBACK FROM ANY PERENNIAL STREAM IS REQUIRED
*NO BUILDINGS MAY BE CLOSER THAN 10'
14) PLAT PHASE SUMMARY:
PHASE 2D : LOTS 606, 608-614 AND 622-630
15) THIS PHASE OF THE RIVERSTONE SUBDIVISION IS ZONED R-1. THE SUBDIVISION IS A PUD AND SUBJECT TO THE REGULATIONS AS SET FORTH IN THE ZONING ORDINANCE AND SPECIAL USE PERMIT #SP-2-5-61.
16) THE ROAD CENTERLINES ASSOCIATED WITH THIS SUBDIVISION HAVE BEEN CONSTRUCTED IN THE CENTER OF THE SPECIFIED RIGHTS OF WAY.
17) THIS PROPERTY IS LOCATED WITHIN A 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT.
18) THE EXTERIOR BOUNDARY SURVEY OF THE SUBJECT PROPERTY, ALONG WITH THE GPS SURVEY PERFORMED TO OBTAIN NC GRID COORDINATES ON THE SUBJECT PROPERTY WERE PERFORMED UNDER THE SUPERVISION OF WALLACE S. MCABEE, PLS. THE SAID SURVEY IS RECORDED IN SLIDE 6583

I, J. BARRY WEST, CERTIFY THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, J. BARRY WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTIONS RECORDED IN BOOK 1232 PAGE 130 & BOOK 1314 PAGE 362 ; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(11)(A) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 10th DAY OF JANUARY, 2012.
L-4693

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS Fax: (828) 628-1294
J. Barry West, PLS Telephone: (828) 628-1295
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-694

NO	DATE	DESCRIPTION	BY

MAJOR SUBDIVISION PLAT OF:

RIVER STONE SUBDIVISION PHASE 2B

(A PLANNED UNIT DEVELOPMENT)

PARENT PINS: 9652-00-0338, 9651-19-3606

HOOPERS CREEK TOWNSHIP, HENDERSON COUNTY, N.C.

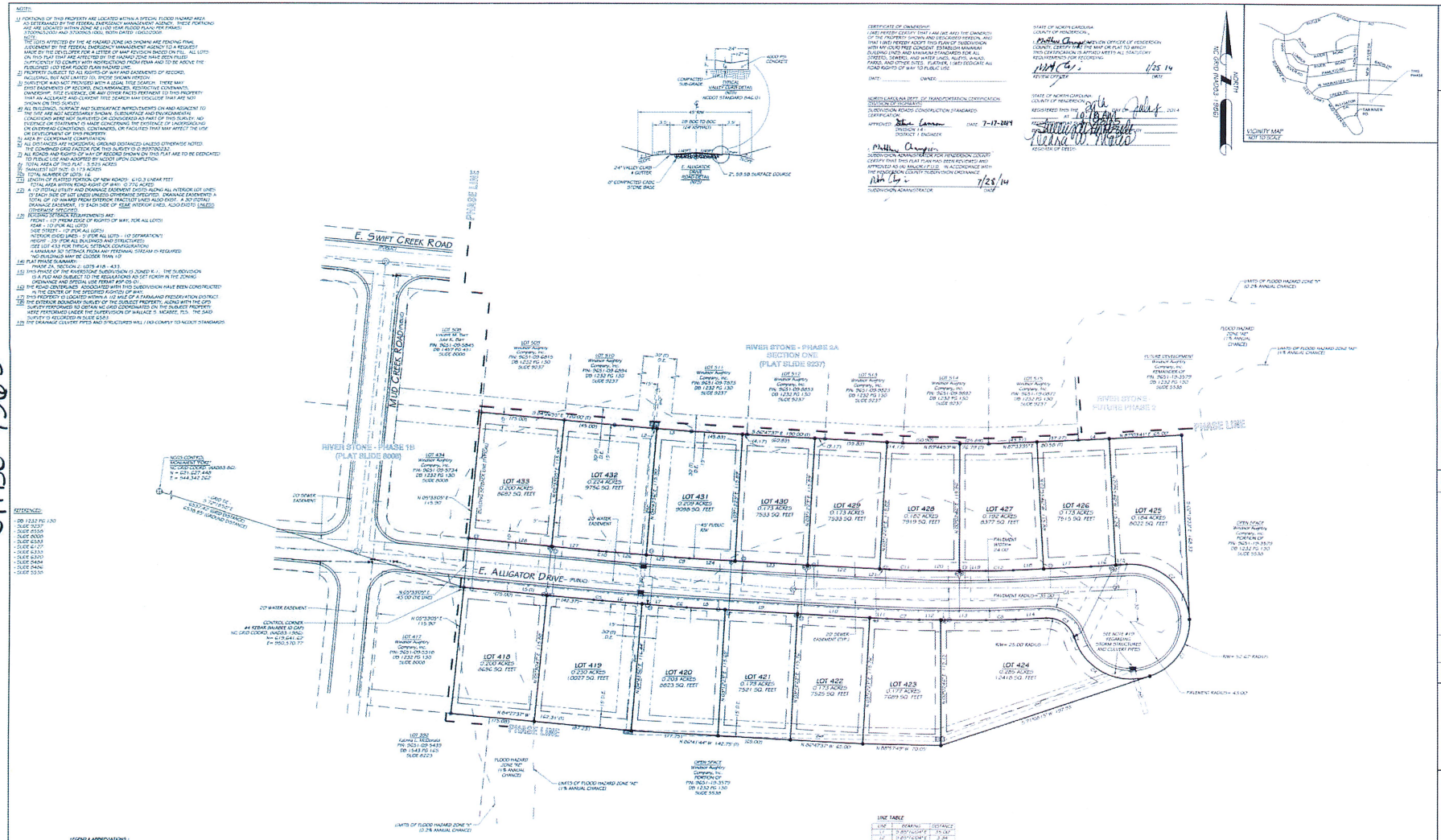
OWNER / DEVELOPER:
WINDSOR - AUGHTRY CO. INC.
PO BOX 16445 STATION B
GREENVILLE, SC 29606
PHONE: (864) 271-5855

DATE:	1-10-12
PROJECT NO.:	10126
DRAWING NO.:	G-12-2907
DRAWN BY:	JBW
SCALE:	1" = 40'

Slide 9365

NOTE:

1) PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THESE PORTIONS ARE LOCATED IN ZONE "AE" (ZONE AE IS USED FOR RATE MAPS STARTING 5/2002 AND SUCCEEDS ZONE A1-30, BUT IS STILL DEFINED AS ZONE A).
NOTE:
THE LOTS AFFECTED BY THE AE HAZARD ZONE AND SHOWN ARE PENDING FINAL JUDGEMENT BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY TO A REQUEST MADE BY THE DEVELOPER FOR A LETTER OF MAP REVISION BASED ON FILL. ALL LOTS ON THIS PLAT THAT ARE AFFECTED BY THE HAZARD ZONE HAVE BEEN FILLED SUFFICIENTLY TO COMPLY WITH RESTRICTIONS FROM FEMA AND TO BE ABOVE THE PUBLISHED 100 YEAR FLOOD PLAIN HAZARD LINE.
2) THIS SURVEY IS SUBJECT TO ALL EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.
4) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND STORAGE TANKS, SOLID WASTE, WETLANDS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
5) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
6) THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.9997802332.
7) ALL ROADS AND RIGHTS OF WAY OF RECORD SHOWN ON THIS PLAT ARE TO BE DEDICATED TO PUBLIC USE AND ADOPTED BY NCDOT UPON COMPLETION.
8) TOTAL AREA OF THIS PLAT - 3.523 ACRES
9) SMALLEST LOT SIZE - 0.173 ACRES
10) TOTAL NUMBER OF LOTS - 16
11) LENGTH OF STREETS (EXCLUSIVE OF NEW ROADS) - 2,103.3 LINEAR FEET
12) A 60' WIDE PUBLIC STREET ROAD RIGHT OF WAY - 0.770 ACRES
13) A 10' (TOTAL) UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL INTERIOR LOT LINES (5' EACH SIDE OF LOT LINES) UNLESS OTHERWISE SPECIFIED. DRAINAGE EASEMENTS A TOTAL OF 10' IN WIDTH FROM EXTERIOR TRACT/LOT LINES ALSO EXIST. A 30' (TOTAL) DRAINAGE EASEMENT, 15' EACH SIDE OF REAR INTERIOR LINES, ALSO EXISTS UNLESS OTHERWISE SPECIFIED.
13) REQUIRED SETBACK REQUIREMENTS ARE:
FRONT - 10' FROM EDGE OF RIGHTS OF WAY, FOR ALL LOTS)
REAR - 10' (FOR ALL LOTS)
SIDE STREET - 10' (FOR ALL LOTS)
INTERIOR SIDES - 5' (FOR ALL LOTS - 10' SEPARATION")
(10' SEPARATION BETWEEN ALL BUILDINGS AND STRUCTURES)
(SEE LOT 433 FOR TYPICAL SETBACK CONFIGURATION)
A MINIMUM 30' SETBACK FROM ANY PERENNIAL STREAM IS REQUIRED
"NO BUILDINGS MAY BE CLOSER THAN 10'
14) PLAT PHASE SUMMARY:
PHASE 2A, SECTION 1: LOTS 418 - 433.
15) THIS PHASE OF THE RIVERSTONE SUBDIVISION IS ZONED R-1. THE SUBDIVISION IS A PUD AND SUBJECT TO THE REGULATIONS AS SET FORTH IN THE ZONING ORDINANCE AND SPECIAL USE PERMIT #SP-05-01.
16) THE ROAD CENTERLINES ADJACENT TO THE SUBDIVISION HAVE BEEN CONSTRUCTED WITHIN THE PUBLIC RIGHTS OF WAY (EXCEPT AS NOTED OTHERWISE).
17) THIS PROPERTY IS LOCATED WITHIN A 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT.
18) THE EXTERIOR BOUNDARY SURVEY OF THE SUBJECT PROPERTY, ALONG WITH THE GPS SURVEY PERFORMED TO OBTAIN NC GRID COORDINATES ON THE SUBJECT PROPERTY, WERE PERFORMED UNDER THE SUPERVISION OF WALLACE S. MCABEE, PLS. THE GPS SURVEY IS RECORDED IN SLIDE 5283.
19) THE DRAINAGE CULVERT PIPES AND STRUCTURES WILL / WO COMPLY TO NCDOT STANDARDS



CERTIFICATE OF OWNERSHIP:
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES AND MINIMUM STANDARDS FOR ALL STREETS, SEWERS, AND WATER LINES, ALLEYS, WALKS, PARKS, AND OTHER SITES. FURTHER, I (WE) DEDICATE ALL ROAD RIGHTS OF WAY TO PUBLIC USE.

DATE: _____ OWNER: _____

NORTH CAROLINA DEPT. OF TRANSPORTATION CERTIFICATION DIVISION OF HIGHWAYS:
SUBDIVISION ROADS CONSTRUCTION STANDARDS CERTIFICATION:
APPROVED: _____ DATE: 7-17-2014
DIVISION 14 DISTRICT 1 ENGINEER

MADISON COUNTY
SUBDIVISION ADMINISTRATOR FOR HENDERSON COUNTY CERTIFY THAT THIS PLAT PLAN HAS BEEN REVIEWED AND APPROVED AS AN MAJOR LOT LINE IN ACCORDANCE WITH THE HENDERSON COUNTY SUBDIVISION ORDINANCE
_____ 7/25/14
SUBDIVISION ADMINISTRATOR DATE

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
I, Matthew Champion, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
_____ 1/25/14
REVIEW OFFICER DATE

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
REGISTERED THIS THE 26th DAY OF July, 2014
AT 10:18 AM
_____ REGISTER OF DEEDS

NORTH CAROLINA
PROFESSIONAL SEAL
L-4693
DARRYL WEST

I, J. DARRY WEST, CERTIFY THIS SURVEY CREATED A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, J. DARRY WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000(GPS); THAT THE BOUNDARIES NOT EXHIBITING ANY DEPARTURES IS 1:10,000(GPS); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 8th DAY OF JULY, 2014.
_____ L-4693

SCALE: 1" = 40'
40 20 0 40 80 120'

LEGEND & ABBREVIATIONS:

DB = DEED BOOK
PG = PAGE
R/W = RIGHT OF WAY
PIN = PARCEL IDENTIFICATION NUMBER
○ CALCULATED POINT (NOT MARKED IN FIELD)
◉ REGISTERED BOUNDARY MONUMENT (#4 REBAR, W. O CAP)
● PDS ROAMRY MONUMENT SET BY MCABEE (#4 REBAR W. O CAP)
CONC. = CONCRETE
CB CATCH BASIN (STORM DRAINAGE)
CP CURB PATCH
D.E. = DRAINAGE EASEMENT
FH FIRE HYDRANT
SANITARY SEWER CLEAN OUT
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
SD STORM DRAINAGE JUNCTION BOX
RCP STORM DRAINAGE PIPE (ALL ARE HDPE MATERIAL)
(T) = TOTAL DISTANCE
TYP = TYPICAL THROUGHOUT
WATER LINE
WATER METER
WATER VALVE

CURVE TABLE

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	52.67'	68.90'	S 34°04'21" W	72.53'
C2	52.67'	75.49'	N 48°03'50" W	84.07'
C3	25.00'	31.08'	S 54°43'50" W	33.47'
C4	52.67'	76.21'	S 62°51'13" E	85.20'
C5	522.50'	7.42'	S 54°51'29" E	7.42'
C6	522.50'	13.91'	S 55°51'53" E	13.91'
C7	522.50'	28.82'	S 58°03'25" E	28.83'
C8	522.50'	26.77'	N 59°34'42" E	26.77'
C9	477.50'	17.72'	N 59°51'50" W	17.72'
C10	477.50'	6.83'	N 64°51'09" W	6.83'
C11	477.50'	26.53'	S 58°02'23" E	26.53'
C12	477.50'	24.42'	S 55°54'42" E	24.47'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°16'04" E	75.32'
L2	S 85°16'04" E	3.34'
L3	S 85°16'04" E	37.12'
L4	N 87°00'03" E	27.73'
L5	S 84°51'57" E	27.73'
L6	S 85°16'04" E	15.90'
L7	S 85°16'04" E	26.17'
L8	S 84°43'57" E	54.60'
L9	S 84°43'57" E	63.00'
L10	S 84°43'57" E	15.30'
L11	S 84°43'57" E	15.37'
L12	S 84°51'14" E	19.50'
L13	S 87°51'14" E	40.42'
L14	N 87°06'33" E	27.12'
L15	S 86°11'54" E	9.32'
L16	S 86°11'54" E	15.42'
L17	S 87°06'33" W	42.50'
L18	S 87°06'33" W	27.12'
L19	N 89°51'14" W	23.59'
L20	N 89°51'14" W	36.30'
L21	N 84°43'57" W	8.78'
L22	N 84°43'57" W	45.60'
L23	N 84°43'57" W	63.00'
L24	N 84°43'57" W	47.10'
L25	N 85°16'04" W	26.17'
L26	N 85°16'04" W	15.90'
L27	N 84°25'55" W	42.37'
L28	N 84°25'55" W	15.43'

VICINITY MAP
NOT TO SCALE

DATE: 7/28/14
PROJECT #: 10-76
DRAWING #: C-14-4393
DRAWN BY: DW
SCALE: 1" = 40'

OWNER / DEVELOPER:
WINDSOR RUGBY CO. INC.
400 WESTGATE DRIVE, SUITE 100
GREENVILLE, SC 29607
PHONE: (864) 277-8555

MAJOR SUBDIVISION PLAT OF:

RIVER STONE SUBDIVISION
PHASE 2A, SECTION 1

PROPERTY OWNER: WINDSOR RUGBY CO. INC.

PARENT PIN: 9631-19-3579

NO.	DATE	DESCRIPTION	BY

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Fax (828) 628-1294
Telephone (828) 628-1295
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina 28730
www.mcabeesurveying.com Firm License Number: C-0544

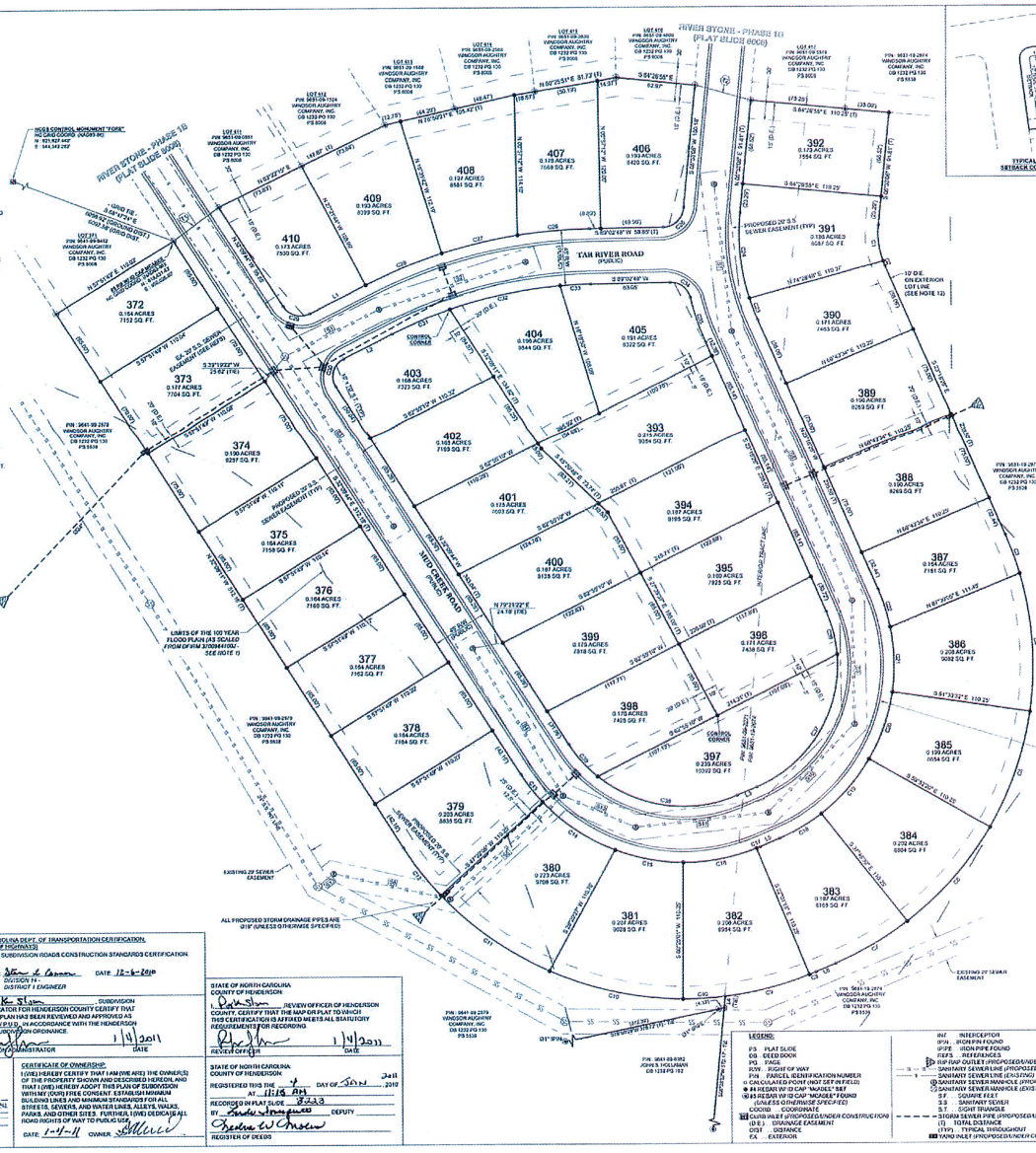
SLIDE 8223

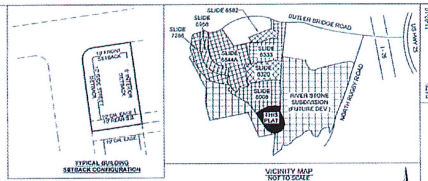
NOTES:

1) A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS PORTION IS LOCATED IN ZONE AE (100 YEAR FLOOD PLAIN) OF DFIRM 3700964100J DATED 10/02/2006. THE LIMITS OF THE 100 YEAR FLOOD PLAIN ARE SHOWN HEREON AS SCALED FROM THE SAID DFIRM.
NOTE:
THE LOTS AFFECTED BY THE AE HAZARD ZONE (AS SHOWN) ARE PENDING FINAL JUDGEMENT BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY TO A REQUEST MADE BY THE DEVELOPER FOR A LETTER OF MAP REVISION BASED ON FILL. ALL LOTS ON THIS PLAT THAT ARE AFFECTED BY THE HAZARD ZONE HAVE BEEN FILLED SUFFICIENTLY TO COMPLY WITH INSTRUCTIONS FROM FEMA AND TO BE ABOVE THE PUBLISHED 100 YEAR FLOOD PLAIN HAZARD LINE.
2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.
4) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
5) AREA BY COORDINATE COMPUTATION.
6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.9991823.
7) ALL ROADS AND RIGHTS OF WAY OF RECORD SHOWN ON THIS PLAT ARE TO BE DEDICATED TO PUBLIC USE AND ADOPTED BY HCDOT UPON COMPLETION.
8) TOTAL AREA OF THIS PLAT : 8.525 ACRES
9) SMALLEST LOT SIZE: 0.164 ACRES
10) TOTAL NUMBER OF LOTS: 40
11) TOTAL LINEAR FEET OF NEW ROADS: 1,709 LINEAR FEET
TOTAL AREA WITHIN ROAD RIGHT-OF-WAY : 1.725 ACRES
12) A 10' (TOTAL) UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL INTERIOR LOT LINES (5' EACH SIDE OF LOT LINES) UNLESS OTHERWISE SPECIFIED. DRAINAGE EASEMENTS A TOTAL OF 10' INWARD FROM EXTERIOR TRACT/LOT LINES ALSO EXISTS. A 20' (TOTAL) DRAINAGE EASEMENT, 10' EACH SIDE OF SEWER INTERIOR LINES, ALSO EXISTS UNLESS OTHERWISE SPECIFIED (AS SHOWN). (SEE TYPICAL SETBACK CONFIGURATION)
13) BUILDING SETBACK REQUIREMENTS ARE:
FRONT - 10' (FROM EDGE OF RIGHTS OF WAY, FOR ALL LOTS)
REAR - 10' (FOR ALL LOTS)
SIDE STREET - 10' (FOR ALL LOTS)
INTERIOR (SIDE) LINES - 5' (FOR ALL LOTS - 10' SEPARATION)
HEIGHT - 35' (FOR ALL BUILDINGS AND STRUCTURES)
(SEE TYPICAL SETBACK CONFIGURATION DETAIL)
A MINIMUM 30' SETBACK FROM ANY PERENNIAL STREAM IS REQUIRED.
NO BUILDINGS MAY BE CLOSER THAN 10'
14) PLAT PHASE SUMMARY:
PHASE 1D LOTS 372-410
15) THIS PHASE OF THE RIVERSTONE SUBDIVISION IS ZONED R-1. THE SUBDIVISION IS A PUD AND SUBJECT TO THE REGULATIONS AS SET FORTH IN THE ZONING ORDINANCE AND SPECIAL USE PERMIT #SP-05-01.
16) THE ROAD CENTERLINES ASSOCIATED WITH THIS SUBDIVISION WILL BE CONSTRUCTED IN THE CENTER OF THE SPECIFIED RIGHT(S) OF WAY.
17) THE PROPOSED SEWER EASEMENTS SHOWN HEREON ARE BASED ON PLANNED SEWER STRUCTURES TO BE CONSTRUCTED (UNDER CONSTRUCTION AT TIME OF THIS SURVEY). THE FINAL SEWER EASEMENT WILL BE BASED UPON THE CONSTRUCTED SEWER STRUCTURES. (SEE TYPICAL SEWER EASEMENT CONFIGURATION DETAIL)
18) THIS PLAT DOES NOT DISPLAY THE FUTURE WATER STRUCTURES THAT ARE TO BE CONSTRUCTED (UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY). THE FINAL WATER EASEMENTS WILL BE BASED UPON THE CONSTRUCTED WATER SYSTEM EASEMENTS WILL BE RECORDED AND DEDICATED TO THE CITY OF ASHEVILLE FOR MAINTENANCE OF THE WATER SYSTEM. REFER TO SITE DEVELOPMENT PLANS FOR THE LOCATION OF THESE PROPOSED WATER STRUCTURES.
19) THIS PROPERTY IS LOCATED WITHIN A 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT.

REFERENCES:

- DB 1227 PG 14
- DB 1222 PG 130
- PS 8008
- PS 5558
- PS 6320 (RIVER STONE SD SECTIONS 3A & 4B)
- PS 6444 A & B (RIVER STONE SD SECTIONS 1A,3B,4C,5B,7A)
- UNRECORDED SURVEY BY MCABEE & ASSOCIATES, PA FOR WINDSOR AUGHTRY COMPANY, INC. DATED 5-10-2005 AND BEARING DRAWING NUMBER G-06-1555.
- UNRECORDED SEWER EASEMENT PLAT OF RIVER STONE PHASE 1B BY MCABEE & ASSOCIATES, PA (BEARING PROJECT # 10128 AND DRAWING # G-10-2699.




SLIDE 6582
SLIDE 6356
SLIDE 7236
SLIDE 8008
SLIDE 8223
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SLIDE 8223

Slide 8008

RIVER STONE SUBDIVISION
SECTION 1B
(A PLANNED UNIT DEVELOPMENT)

MAJOR SUBDIVISION PLAT OF:

PARCEL ID No. 9641-66-4329

NO.	DATE	DESCRIPTION	BY
A	3/5/10	REVISED STORM DRAINAGE & ROAD WIDTHS	JBW

DATE:	10-01-09
PROJECT NO.:	10126
DRAWING NO.:	0-B-2004
DRAWN BY:	JBW
SCALE:	1" = 50'

OWNER/DEVELOPER:
WINDSOR AUGHTRY CO. INC
PO BOX 1000
ASHEVILLE, NC 28805
(828) 687-1000

HONEYCUTT GEODETIC SURVEY
HONEYCUTT@BELLSOUTH.NET

NORTH CAROLINA PROFESSIONAL SEAL L-4600 LAND SURVEYOR BARRY WEST

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Wallace B. McAbee, PLS
Eric E. McAbee, PLS
Fax: (828) 628-1294
Telephone: (828) 628-1295
P.O. Box 1000 Fletcher, NC 28732
www.mcabeesurvey.com Firm License Number: C-684

T:\PROJECTS\10126 Riverstone\dwg\Plat\Final.dwg PLOT: 3/5/2010 11:41:41 AM EST

NOTES:

1) A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS PORTION IS LOCATED IN ZONE AE (100 YEAR FLOOD PLAIN) OF BRIMM STREAM(HB), DATED HUGOLOW. THE LIMITS OF THE 100 YEAR FLOOD PLAIN ARE SHOWN HEREON AS SCALED FROM THE SAID BRIMM.
2) NOTE:
THE LOTS AFFECTED BY THE AE HAZARD ZONE (AS SHOWN) ARE PENDING FINAL JUDGEMENT BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY TO A REQUEST MADE BY THE DEVELOPER FOR A LETTER OF MAY REVISION BASED ON FILL. ALL LOTS ON THIS PLAT THAT ARE AFFECTED BY THE HAZARD ZONE HAVE BEEN FILLED SUFFICIENTLY TO COMPLY WITH INSTRUCTIONS FROM FEMA AND TO BE ABOVE THE PUBLISHED 100 YEAR FLOOD PLAIN ELEVATIONS.
3) ALL RIGHTS OF WAY, EASEMENTS, CONSERVATION AND EASEMENTS OF RECORDS, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
4) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THE PROPERTY OWNER'S TITLE. THE CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.
5) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OF EXTRAMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR MAINTENANCE OF THE PROPERTY.
6) AREA BY COORDINATE COMPUTATION.
7) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8) THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.9998(00).
9) ALL ROADS AND RIGHTS OF WAY OF RECORD SHOWN ON THIS PLAT ARE TO BE DEDICATED TO PUBLIC USE UNLESS NOTED OTHERWISE UPON COMPLETION.
10) TOTAL AREA OF THIS PLAT : 12.420 ACRES
11) SMALLEST LOT SIZE: 0.157 ACRES
12) TOTAL NUMBER OF LOTS: 64
13) LENGTH OF PLATTED PORTION OF NEW ROADS: 2637.1 LINEAR FEET
TOTAL AREA WITHIN ROAD RIGHT OF WAY: 3.941 ACRES
14) A 10' (TOTAL) UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL INTERIOR LOT LINES. A 20' (TOTAL) UTILITY AND DRAINAGE EASEMENT EXISTS ALONG DRAINAGE EASEMENTS. A TOTAL OF 10' MEASED FROM EXTERIOR TRACTS OF LINES ALSO EXISTS. A 10' (TOTAL) DRAINAGE EASEMENT, 10' EACH SIDE OF REAR INTERIOR LINES, ALSO EXISTS, UNLESS OTHERWISE SPECIFIED (AS SHOWN). (SEE TYPICAL SETBACK CONFIGURATION)
15) BUILDING SETBACK REQUIREMENTS ARE:
FRONT - 10' (FROM EDGE OF RIGHTS OF WAY, (FOR ALL LOTS)
REAR - 10' (FOR ALL LOTS)
SIDE STREET - 10' (FOR ALL LOTS)
INTERIOR (SIDE) LINES - 0' (FOR ALL LOTS) - 10' SEPARATION BETWEEN ADJACENT BUILDINGS (OR STRUCTURES)
(SEE TYPICAL SETBACK CONFIGURATION DETAIL)
A MINIMUM 30' SETBACK FROM ANY PERENNIAL STREAM IS REQUIRED.
NO BUILDINGS MAY BE CLOSER THAN 10'
16) PLAT SECTION SUMMARY:
THE SECTION ALL LOTS 361-368, 411-417, 430-462, 465-468 & 500.
17) THE PROPERTY IS LOCATED WITHIN A RIVERSTONE SUBDIVISION.
THE HOMEBOW ARE ZONED R-1. THE SUBDIVISION IS A PUD AND SUBJECT TO THE REGULATIONS AS SET FORTH IN THE ZONING ORDINANCE AND SPECIAL USE PERMIT #SP-04-01.
18) THE ROAD CENTERLINES ASSOCIATED WITH THIS SUBDIVISION ARE ASSUMED TO BE LOCATED IN THE CENTER OF THE DEDICATED RIGHTS OF WAY.
19) THE PROPOSED SEWER EASEMENTS SHOWN HEREON ARE BASED ON PLANNED SEWER STRUCTURES TO BE CONSTRUCTED (CONSTRUCTION NOT COMPLETE AT THE TIME OF THIS SURVEY). THE FINAL SEWER EASEMENT WILL BE REDEFINED AND DEDICATED TO THE CITY OF ASHEVILLE FOR MAINTENANCE OF THE SEWER STRUCTURES. (SEE TYPICAL SEWER EASEMENT CONFIGURATION DETAIL)
20) THIS PLAT DOES NOT DISPLAY THE FUTURE WATER STRUCTURES THAT ARE TO BE CONSTRUCTED (CONSTRUCTION NOT STARTED AT THE TIME OF THIS SURVEY). UPON COMPLETION OF THE CONSTRUCTION OF THE WATER SYSTEM WATER EASEMENTS WILL BE REDEFINED AND DEDICATED TO THE CITY OF ASHEVILLE FOR MAINTANANCE OF THE WATER SYSTEM. REFER TO SITE DEVELOPMENT PLANS FOR THE LOCATION OF THESE PROPOSED WATER STRUCTURES.
21) THIS PROPERTY IS LOCATED WITHIN A 1/2 MILE OF A FAIRALAND PRESERVATION DISTRICT.

BOUNDARY CALL LINE TABLE

LINE	BEARING	DISTANCE
L1	S 34°36'06"E	56.03'
L2	S 42°42'00"E	42.50'
L3	S 42°42'00"E	0.54'
L4	S 42°42'00"E	31.64'
L5	S 42°21'00"E	29.12'
L6	S 42°42'00"E	8.32'
L7	S 42°42'00"E	23.32'
L8	(N34°36'06"E)	(N34°36'06"E)
L9	S 30°33'06"W	26.23'
L10	S 38°36'06"W	24.42'
L11	S 42°42'00"W	34.18'
L12	N 42°42'00"W	44.42'
L13	N 42°42'00"W	14.42'
L14	N 42°42'00"W	14.42'
L15	N 42°42'00"W	0.42'
L16	N 42°42'00"W	11.88'
L17	N 42°42'00"W	24.92'
L18	N 42°42'00"W	29.24'
L19	N 42°42'00"W	38.34'
L20	N 42°42'00"W	53.92'
L21	N 42°42'00"W	23.14'
L22	N 42°42'00"W	23.14'
L23	N 42°42'00"W	23.14'
L24	N 42°42'00"W	22.12'
L25	S 38°36'06"E	12.12'
L26	S 30°33'06"W	36.42'
L27	S 30°33'06"W	113.92'

BOUNDARY CALL CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	225.00'	55.40'	55.40'	S 35°50'06"E
C2	225.00'	29.60'	29.64'	N 38°36'06"W
C3	225.00'	64.00'	64.00'	S 51°50'06"E
C4	225.00'	7.53'	7.53'	S 45°11'11"E
C5	425.00'	26.30'	26.30'	S 40°03'44"E
C6	425.00'	16.33'	16.33'	S 38°34'31"E
C7	175.00'	14.32'	14.32'	S 45°50'31"E
C8	175.00'	4.69'	4.69'	S 42°57'31"E
C9	175.00'	43.46'	43.34'	S 35°55'31"E
C10	175.00'	14.34'	14.34'	S 27°24'31"E
C11	14.00'	14.64'	13.94'	S 56°15'31"E
C12	225.00'	34.97'	34.93'	S 51°31'31"E
C13	225.00'	34.97'	34.93'	S 47°56'31"E
C14	225.00'	32.03'	32.00'	S 43°21'31"E
C15	225.00'	14.32'	14.32'	S 39°46'31"E
C16	125.00'	130.09'	125.12'	S 80°25'31"W
C17	225.00'	34.97'	34.94'	S 38°25'31"W
C18	225.00'	64.14'	63.94'	S 21°31'31"W
C19	225.00'	64.00'	64.00'	S 38°31'31"W
C20	225.00'	2.48'	2.48'	S 51°31'31"W
C21	14.00'	24.73'	22.32'	N 11°28'31"E
C22	125.00'	31.50'	31.41'	N 50°25'31"E
C23	125.00'	47.90'	47.61'	N 75°36'31"E
C24	175.00'	16.00'	16.00'	N 54°50'00"E

CURVE TABLE

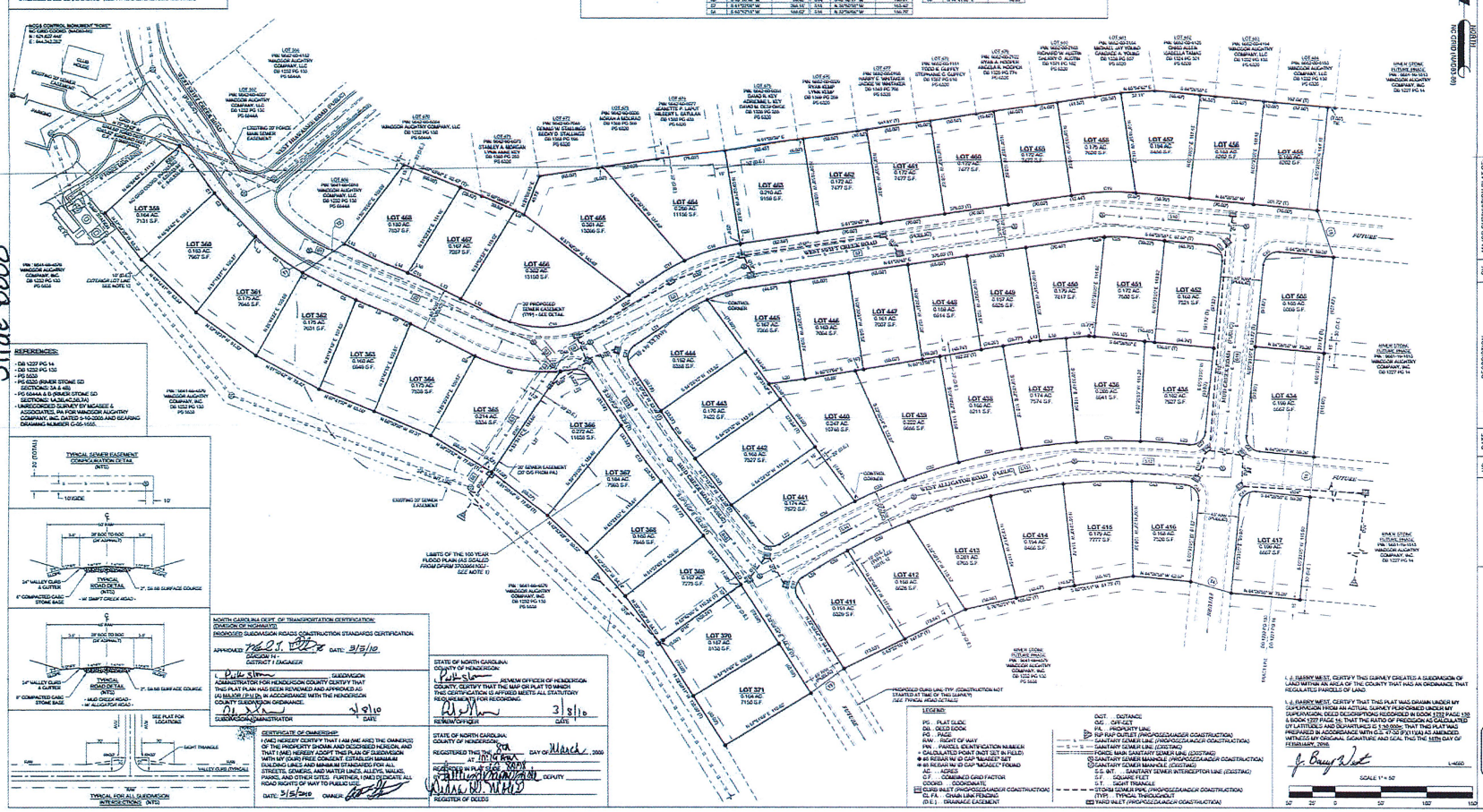
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C25	175.00'	24.94'	24.92'	N 49°50'00"E
C26	14.00'	21.11'	19.12'	S 38°50'00"E
C27	14.00'	21.11'	19.12'	S 38°50'00"W
C28	175.00'	24.94'	24.92'	N 49°50'00"E
C29	175.00'	12.31'	12.31'	N 54°50'00"E
C30	175.00'	12.31'	12.31'	N 54°50'00"E
C31	14.00'	21.11'	19.12'	S 38°50'00"E
C32	14.00'	21.11'	19.12'	S 38°50'00"W
C33	175.00'	24.94'	24.92'	N 49°50'00"E
C34	175.00'	12.31'	12.31'	N 54°50'00"E
C35	175.00'	12.31'	12.31'	N 54°50'00"E
C36	14.00'	21.11'	19.12'	S 38°50'00"E
C37	14.00'	21.11'	19.12'	S 38°50'00"W
C38	175.00'	24.94'	24.92'	N 49°50'00"E
C39	175.00'	12.31'	12.31'	N 54°50'00"E
C40	175.00'	12.31'	12.31'	N 54°50'00"E
C41	14.00'	21.11'	19.12'	S 38°50'00"E
C42	14.00'	21.11'	19.12'	S 38°50'00"W
C43	14.00'	21.11'	19.12'	S 38°50'00"E
C44	14.00'	21.11'	19.12'	S 38°50'00"W
C45	14.00'	21.11'	19.12'	S 38°50'00"E
C46	14.00'	21.11'	19.12'	S 38°50'00"W
C47	14.00'	21.11'	19.12'	S 38°50'00"E
C48	14.00'	21.11'	19.12'	S 38°50'00"W
C49	14.00'	21.11'	19.12'	S 38°50'00"E
C50	14.00'	21.11'	19.12'	S 38°50'00"W
C51	14.00'	21.11'	19.12'	S 38°50'00"E
C52	14.00'	21.11'	19.12'	S 38°50'00"W
C53	14.00'	21.11'	19.12'	S 38°50'00"E
C54	14.00'	21.11'	19.12'	S 38°50'00"W
C55	14.00'	21.11'	19.12'	S 38°50'00"E
C56	14.00'	21.11'	19.12'	S 38°50'00"W
C57	14.00'	21.11'	19.12'	S 38°50'00"E
C58	14.00'	21.11'	19.12'	S 38°50'00"W
C59	175.00'	12.31'	12.31'	N 54°50'00"E

PROPOSED SEWER EASEMENT CENTER LINE CALL TABLE

LINE	BEARING	DISTANCE
L1	S 42°21'00"E	19.79'
L2	S 42°21'00"E	258.54'
L3	S 30°33'06"E	39.61'
L4	S 30°33'06"E	8.58'
L5	S 30°33'06"W	127.58'
L6	S 30°33'06"W	29.52'
L7	S 41°25'06"W	266.18'
L8	S 42°21'00"W	169.62'

TIE LINE CALL TABLE

LINE	BEARING	DISTANCE
T1	N 76°25'41"E	34.50'
T2	N 76°25'41"E	75.50'
T3	S 13°52'07"W	48.16'
T4	S 13°52'07"W	48.37'
T5	S 09°25'06"W	45.04'
T6	S 15°15'00"E	54.62'



REFERENCES:
- DB 1227 PG 14
- DB 1253 PG 130
- PG 5520
- PG 6520 (RIVER STONE GD SECTION2: SA & 4B)
- PG 5444A & B (RIVER STONE GD SECTION2: 1A,1B,2,4C,5A)
- UNRECORDED SURVEY BY MCABEE & ASSOCIATES, PA FOR WINDSOR AUGHTRY COMPANY, INC. DATED 9-10-2005 AND BEARING DRAWING NUMBER C-05-1665.

TYPICAL SEWER EASEMENT CONFIGURATION DETAIL (NTS)

TYPICAL ROAD DETAIL (NTS)
24' VALLEY CURB & GUTTER
8" COMPACTED CABC STONE BASE
- 36' BOC TO BOC
- 2", 9A 9B SURFACE COURSE
- 4' SWIFT CHECK ROAD -

TYPICAL ROAD DETAIL (NTS)
24' VALLEY CURB & GUTTER
8" COMPACTED CABC STONE BASE
- 36' BOC TO BOC
- 2", 9A 9B SURFACE COURSE
- HUD CHECK ROAD -
- 44' ALLEY/ROAD -

SEE PLAT FOR LOCATIONS
SIGHT TRIANGLE
VALLEY CURB (TYPICAL)
TYPICAL FOR ALL SUBDIVISION INTERSECTIONS (NTS)

NORTH CAROLINA DEPT. OF TRANSPORTATION CERTIFICATION:
DIVISION OF HIGHWAYS:
PROPOSED SUBDIVISION ROADS CONSTRUCTION STANDARDS CERTIFICATION
APPROVED: DATE: 3/5/10
DIVISION 14
DISTRICT 1 ENGINEER

I, SUBDIVISION ADMINISTRATOR FOR HENDERSON COUNTY CERTIFY THAT THIS PLAT PLAN HAS BEEN REVIEWED AND APPROVED AS: (A) MAJOR / (B) MINOR IN ACCORDANCE WITH THE HENDERSON COUNTY SUBDIVISION ORDINANCE.
SUBDIVISION ADMINISTRATOR — DATE 3/5/10

CERTIFICATE OF OWNERSHIP:
I (WE) 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, ESTABLISH MINIMUM BUILDING LINES AND MINIMUM STANDARDS FOR ALL STREETS, SEWERS, AND WATER LINES, ALLEYS, WALKS, PARKS, AND OTHER SITES. FURTHER, I (WE) DEDICATE ALL ROAD RIGHTS OF WAY TO PUBLIC USE.
DATE: 3/5/2010 OWNER:

STATE OF NORTH CAROLINA:
COUNTY OF HENDERSON:
I, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER — DATE 3/5/10

STATE OF NORTH CAROLINA:
COUNTY OF HENDERSON:
REGISTERED THIS THE 5TH DAY OF March, 2010 AT 10:17 O'CLOCK A.M.
REGISTER OF DEEDS — DEPUTY

LEGEND:

PG. PLAT GUIDE	DGT. DISTANCE
DG. DEED BOOK	OG. OFF-SET
PG. PAGE	P.L. PROPERTY LINE
R/W. RIGHT OF WAY	RIP RAP OUTLET (PROPOSED/UNDER CONSTRUCTION)
PIN. PARCEL IDENTIFICATION NUMBER	SANITARY SEWER LINE (PROPOSED/UNDER CONSTRUCTION)
+ CALCULATED POINT (NOT SET IN FIELD)	SANITARY SEWER LINE (EXISTING)
● 45 REBAR W/ ID CAP "MCABEE" SET	FORCE MAIN SANITARY SEWER LINE (EXISTING)
○ 45 REBAR W/ ID CAP "MCABEE" FOUND	SANITARY SEWER MANHOLE (PROPOSED/UNDER CONSTRUCTION)
AC. ACRES	SANITARY SEWER MANHOLE (EXISTING)
C.F. COMBINED GRID FACTOR	S.S. INT. SANITARY SEWER INTERCEPTOR LINE (EXISTING)
COORD. COORDINATE	S.F. SQUARE FEET
CURB INLET (PROPOSED/UNDER CONSTRUCTION)	S.T. SIGHT TRIANGLE
CL FA. CHAIN LINK FENCING	STORM SEWER PIPE (PROPOSED/UNDER CONSTRUCTION)
(D.E.) DRAINAGE EASEMENT	(TYP) TYPICAL THROUGHOUT
	YARD INLET (PROPOSED/UNDER CONSTRUCTION)

I, J. BARRY WEST, CERTIFY THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, J. BARRY WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DELED DESCRIPTIONS RECORDED IN BOOK 1253 PAGE 130 & BOOK 1227 PAGE 14; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(11)(A) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 16TH DAY OF FEBRUARY, 2010.

L-4600

SCALE 1" = 50'