SURVEYOR'S NOTES:

THE INITIAL POSITIONS FOR THIS PROJECT WERE PRODUCED FROM RAPID STATIC GPS OBSERVATIONS (MIN. 15 MINUTE SESSIONS) UTILIZING TRIMBLE DUAL FREQUENCY 5800 RECEIVERS AND WERE COMPUTED BY NGS UTILIZING THE ON-LINE POSITIONING USER SERVICE (OPUS) AND ARE RELATIVE TO THE FOLLOWING NGS CORS BASE STATIONS.

BASE STATIONS USED

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DJ9536	TN13 TDOT DISTRICT 13 CORS ARP	N355637.031	W0831226.416	57571.9
DM6192	P779 PARI_OBS_NC_2008 CORS ARP	N351206.964	W0825220.902	58634.4
DE8230	MARI MARION CORS ARP	N353913.385	W0815716.172	62868.3
DH3874	NCSY SW COMMUNITY COLL CORS ARP	N352052.407	W0831223.388	63861.8
DJ7856	TND6 DANDRIDGE 6 CORS ARP	N360115.731	W0831812.540	69359.4
DM3991	NCNE NEWLAND 2007 CORS ARP	N360439.958	W0815440.293	78729.4
DL2762	NCBC BRYSON CITY CORS ARP	N352221.562	W0833023.371	85875.4

NEAREST NGS PUBLISHED CONTROL POINT

AA5578 CEDAR HILL AZ MK N354214.023 W0823932.709 1343.8

ELEVATIONS ARE NAVD 1988 (GEOID MODEL=GEOID12A)

AVERAGE COMBINED GRID FACTOR = 0.9998101300.

UNITS ARE IN U.S. SURVEY FEET UNLESS DESIGNATED OTHERWISE

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)

OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

Line	Bearing	Distance
L1	S 56° 38' 47" E	15.00'
L2	S 56° 38' 47" E	15.00'
L3	N 33° 13' 07" E	15.40'
L4	N 56° 46' 53" W	30.00'
L5	S 11° 42' 50" E	56.64'
L6	S 21° 26' 20" E	68.76'
L7	N 57° 54' 03" E	30.67'
L8	N 61° 30' 20" E	30.87'
L9	N 61° 05' 33" E	41.63'
L10	N 61° 05' 33" E	45.00'
L11	N 61° 05' 33" E	35.93'
L12	S 37° 21' 31" E	12.41'
L13	S 61° 39' 03" W	54.49'
L14	N 37° 21' 31" W	12.41'
L15	N 57° 18' 42" W	30.00'
L16	N 57° 18' 42" W	10.28'
L17	N 33° 13' 07" E	66.93' (TIE LINE)

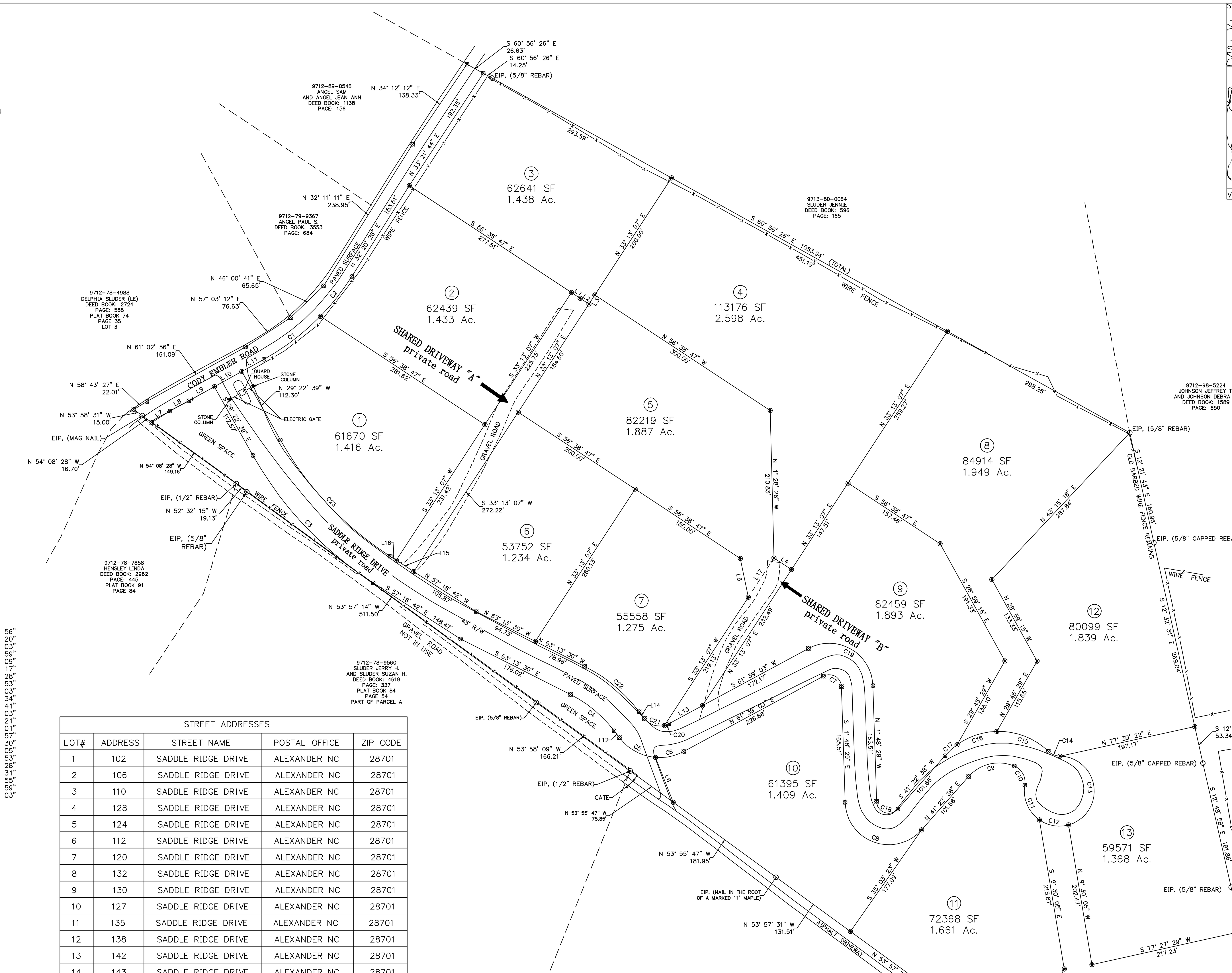
Curve	Radius	Chord Bearing	Chord Distance	Arc Length	Tangent	Delta
C1	347.55'	N 52° 42' 14" E	101.44'	101.80'	51.27'	16° 46' 56"
C2	347.78'	N 38° 19' 36" E	72.54'	72.67'	36.47'	11° 58' 20"
C3	518.40'	S 43° 20' 40" E	250.25'	252.74'	128.94'	27° 56' 03"
C4	181.11'	S 50° 17' 31" E	81.07'	81.76'	41.59'	25° 51' 59"
C5	72.50'	S 61° 19' 06" E	58.88'	60.64'	32.22'	47° 55' 09"
C6	72.50'	N 78° 11' 11" E	41.27'	41.85'	21.52'	33° 04' 17"
C7	17.50'	S 60° 04' 43" E	29.77'	35.60'	28.30'	116° 32' 28"
C8	62.50'	S 70° 12' 55" E	116.23'	149.24'	157.92'	136° 48' 53"
C9	57.50'	N 77° 06' 10" E	67.15'	71.71'	41.36'	71° 27' 03"
C10	25.00'	S 28° 40' 02" E	31.13'	33.60'	19.89'	77° 00' 34"
C11	50.00'	S 22° 44' 05" E	53.84'	56.85'	31.94'	65° 08' 41"
C12	50.00'	S 80° 21' 27" E	42.34'	43.72'	23.37'	50° 06' 03"
C13	50.00'	N 7° 04' 39" W	98.94'	142.54'	341.47'	163° 20' 21"
C14	25.00'	N 67° 30' 19" W	18.12'	18.54'	9.72'	42° 29' 01"
C15	102.50'	N 68° 53' 17" W	78.86'	80.95'	42.72'	45° 14' 57"
C16	102.50'	S 71° 24' 59" W	60.18'	61.08'	31.48'	34° 08' 30"
C17	102.50'	S 47° 51' 41" W	23.15'	23.20'	11.65'	12° 58' 05"
C18	17.50'	N 70° 12' 55" W	32.54'	41.79'	44.22'	136° 48' 53"
C19	62.50'	N 60° 04' 43" W	106.32'	127.13'	101.08'	116° 32' 28"
C20	27.50'	S 68° 54' 48" W	6.95'	6.97'	3.50'	14° 31' 31"
C21	27.50'	N 70° 35' 29" W	30.14'	31.90'	18.02'	66° 27' 55"
C22	226.11'	N 50° 17' 31" W	101.21'	102.08'	51.92'	25° 51' 59"
C23	473.40'	N 43° 20' 40" W	228.53'	230.80'	117.74'	27° 56' 03"

LEGEND

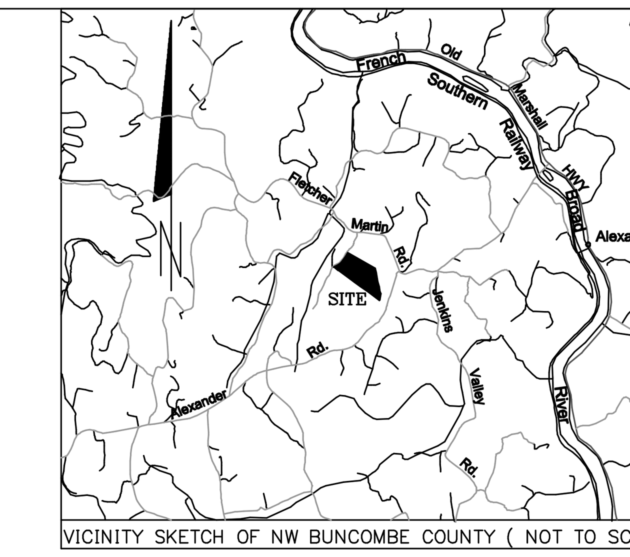
- ◉ SET 5/8" CAPPED REBAR
- O EIP= EXISTING IRON PIPE
- ⊠ POINT NOT SET
- F/H= FIRE HYDRANT
- O W/M= WATER METER
- ● U.P.E&T.= UTILITY POLE (ELECTRIC & TELEPHONE)
- SIGN

BLDG= BUILDING
CPP= CORRUGATED PLASTIC PIPE
CMP= CORRUGATED METAL PIPE
U/G= UNDER GROUND
CONC= CONCRETE

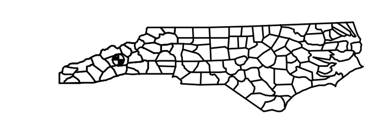
=SUBJECT PROPERTY BOUNDARY LINE
=ADJOINING PROPERTY LINE
=FENCE LINE
=OVERHEAD ELECTRIC LINE



STREET ADDRESSES				
LOT#	ADDRESS	STREET NAME	POSTAL OFFICE	ZIP CODE
1	102	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
2	106	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
3	110	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
4	128	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
5	124	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
6	112	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
7	120	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
8	132	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
9	130	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
10	127	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
11	135	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
12	138	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
13	142	SADDLE RIDGE DRIVE	ALEXANDER NC	28701
14	143	SADDLE RIDGE DRIVE	ALEXANDER NC	28701



VICINITY SKETCH OF NW BUNCOMBE COUNTY (NOT TO SCALE)



CERTIFICATION BLOCK

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL ROAD RIGHTS OF WAY AND OTHER SITES AND EASEMENTS TO PUBLIC USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.

______________ DATE

______________________________ Doug Thompson
Representative of the owners.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

____
REVIEW OFFICER
DATE: ___________________

REGISTERED THIS THE ______DAY OF______________, 2018.

AT________ AM. PM. RECORDED IN BOOK_______,PAGE______.

DREW REISINGER, REGISTER OF DEEDS, BUNCOMBE COUNTY

BY: ______________________________ DEPUTY

Certification of Private Roads

The roads within this subdivision are designated as private. The road maintenance agreement, in accordance with G.S. 136-102.6, is or will be recorded in the Office of the Register of Deeds for Buncombe County. Buncombe County Government shall not be responsible for maintenance or repair of the roads within this subdivision. I hereby certify that I am the developer and/or financially responsible party of this property shown and described hereon, and shall maintain said private roads and repair any deterioration, defects or defaults, including but not limited to subgrade, base course, or asphalt, until said roads are dedicated to a responsible party.

Date __________

Developer/Financially Responsible Party

____
Doug Thompson
Representative of the owners.

Statement of Waste Water Treatment and Water Service

The waste water treatment and water service are provided by individual lot owners and Buncombe County Government shall not be responsible for maintenance or repair of said waste water treatment and water systems within this subdivision.

Buncombe County
Case Number SUB2016-00274

Certification of Road Grades and Suitability

State of North Carolina, Buncombe County, I, John B Young certify that the newly constructed road grades were calculated under my supervision from an actual survey made under my supervision and do not exceed 13.63% percent. Witness my original signature, registration number, and seal this 25th day of September, 2018

Official Seal

Professional Land Surveyor
Registration Number L-2964

Certificate of Approval

This final plat has been reviewed by the Buncombe County Planning and Development Department and meets the requirements for a major subdivision. This approval shall be void unless the final plat is recorded in the office of the Buncombe County Register of Deeds within 180 days from the date of approval.

Date ____________

County Planner ____________________

Shared Driveway Statement

Shared Driveway "A" shall be for the exclusive use of lots 1,2,3, & 6.

Shared Driveway "B" shall be for the exclusive use of lots 4 & 5.

I, JOHN B. YOUNG, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5206, PAGE 215 BOOK 5237, PAGE 1172 THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE BUNCOMBE COUNTY GIS AND OTHER PUBLIC SOURCES. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THE GLOBAL POSITIONING SYSTEM OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2, STANDARDS FOR GEODETIC NETWORKS AT THE 95% CONFIDENCE LEVEL USING VRS NETWORK;

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

ACCORDING TO NORTH CAROLINA FLOOD INSURANCE RATE MAP (FIRM) #3700971200J, EFFECTIVE DATE: JANUARY 6, 2010, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 25th DAY OF September, 2018.

JOHN B. YOUNG, PLS
N.C. NO. L-2964

NORTH CAROLINA PROFESSIONAL SEAL L-2964 LAND SURVEYOR JOHN B. YOUNG

REVISIONS			FIELD PARTY TG RH	INITIAL DATE 6-1-2016	JOB FILE No. 16016-D-1624
No	DATE	BY	DRAWN BY JY RH	DATE 9-25-2018	PRECISION 1:10000
			1" = 80'		AREA BY D.M.D.
			LEAST SQUARES ADJUSTEMENT		ADJ per ANGLE=1.8 SECONDS
			DWG FILE: 16020_SUB		PSD FILE: 16020
			DEED BOOK 5237 PAGE 1172, PLAT BOOK 74 PAGE 35, AND OTHERS AS LISTED HEREON		

GRAPHIC SCALE 80 40 0 80 160 240

A SUBDIVISION OF SADDLE RIDGE ESTATES

OWNED BY:
VIEWPOINT OF NC, LLC,
SURVEYED FOR:
DOUG THOMPSON
FRENCH BROAD TOWNSHIP
BUNCOMBE COUNTY, N.C.

NC Survey, P.C.
*** PROFESSIONAL LAND SURVEYORS ***
50 N MERRIMON AVE ST 109, ASHEVILLE, NORTH CAROLINA, 28804
PHONE:(828)252-1530
PROFESSIONAL CORPORATION No. C-0268

SHEET
1 OF 1