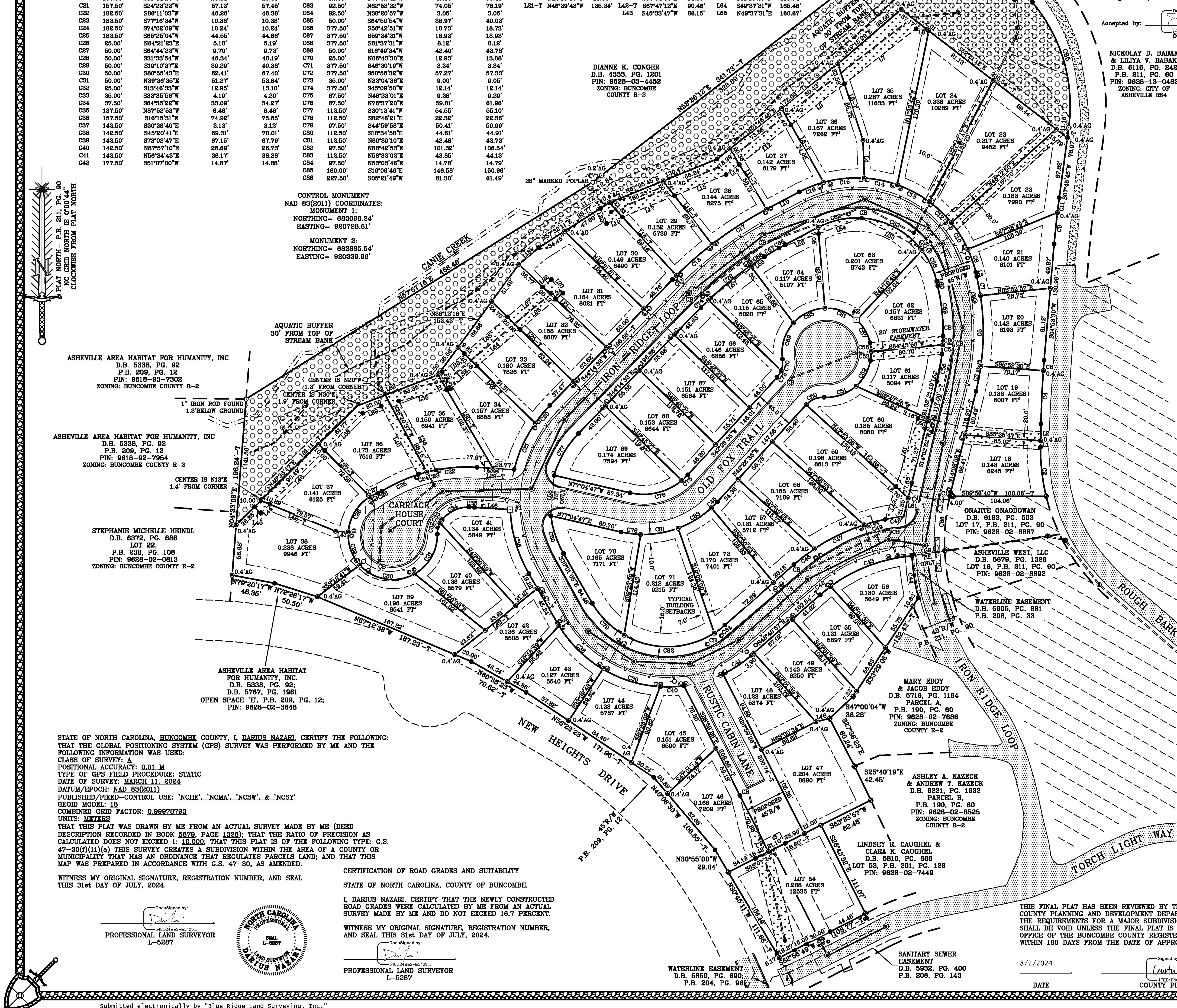
Docusign Envelope ID: 2134B16A-A194-47AB-80B2-37FDAE095450

CURVE TABLE

CURVE	RADIUS	CHORD DIRECTION	CHORD DISTANCE	ARC LENGTH	CURVE	RADIUS	CHORD DIRECTION	CHORD DISTANCE	ARC LENGTH
C1	227.50'	S13°28'41"W	4.53'	4.53'	C43	177.50'	S69°27'12"W	97.47'	98.73'
C2	220.00'	S06°23'53"E	55.59'	55.74'	C44	264.67'	S08°35'17"E	47.61'	47.68'
C3	272.50'	N11°01'39"E	28.72'	28.73'	C45	112.50'	N44°52'12"E	9.53'	9.53'
C4	1040.00'	S02°34'42"W	59.52'	59.53'	C46	222.50'	S52°26'57"W	28.98'	29.00'
C5	272.50'	N00°19'50"W	79.03'	79.31'	C47	222.50'	S64°12'15"W	62.10'	62.30'
C6	1040.00'	S04°32'23"W	11.68'	11.68'	C48	222.50'	S81°12'55"W	20.85'	20.86'
C7	272.50'	N10°57'51"W	21.83'	21.84'	C49	222.50'	S75°22'40"W	24.47'	24.48'
C8	137.50'	N18°55'53"W	27.18'	27.22'	C50	25.00'	S67°17'16"W	21.82'	22.58'
C9	1039.99'	S05°50'12"W	35.33'	35.33'	C51	50.00'	N70°47'59"E	38.02'	39.00'
C10	137.50'	N31°55'47"W	35.07'	35.17'	C52	50.00'	N29°19'43"E	32.76'	33.38'
C11	1039.99'	S07°16'28"W	16.87'	16.87'	C53	50.00'	N04°16'14"E	10.34'	10.36'
C12	137.50'	N46°26'17"W	34.38'	34.47'	C54	227.50'	N04°50'03"E	10.25'	10.25'
C13	137.50'	N62°05'34"W	40.52'	40.67'	C55	227.50'	N10°05'12"E	31.43'	31.46'
C14	137.50'	N76°28'30"W	37.84'	37.96'	C56	50.00'	N07°17'41"W	9.81'	9.83'
C15	137.50'	S84°00'51"W	45.87'	46.09'	C57	50.00'	N30°13'23"W	29.73'	30.19'
C16	137.50'	S66°19'36"W	29.15'	29.21'	C58	92.50'	N25°19'57"W	38.69'	38.98'
C17	422.50'	S57°17'38"W	72.87'	72.96'	C59	227.50'	N06°07'03"W	56.57'	56.72'
C18	422.50'	S46°44'12"W	53.20'	53.24'	C60	227.50'	N02°17'03"E	10.00'	10.00'
C19	422.50'	S44°41'05"W	6.52'	6.52'	C61	50.00'	N69°52'05"W	38.02'	39.00'
C20	157.50'	S39°32'27"W	25.82'	25.85'	C62	92.50'	S77°52'41"W	49.86'	50.49'
C21	157.50'	S24°23'23"W	57.13'	57.45'	C63	92.50'	N62°53'22"W	74.05'	76.19'
C22	182.50'	S86°11'03"W	46.26'	46.38'	C64	92.50'	N38°20'57"W	3.05'	3.05'
C23	182.50'	S77°16'24"W	10.38'	10.38'	C65	50.00'	S64°50'54"W	38.97'	40.03'
C24	182.50'	S74°02'09"W	10.24'	10.24'	C66	377.50'	S56°42'51"W	18.73'	18.73'
C25	182.50'	S65°25'04"W	44.55'	44.66'	C67	377.50'	S59°34'21"W	18.93'	18.93'
C26	25.00'	N64°21'23"E	5.16'	5.19'	C68	377.50'	S61°37'31"W	8.12'	8.12'
C27	50.00'	S64°44'22"W	9.70'	9.72'	C69	50.00'	S16°49'34"W	42.40'	43.76'
C28	50.00'	S31°33'54"W	46.34'	48.19'	C70	25.00'	N06°43'30"E	12.93'	13.08'
C29	50.00'	S19°10'37"E	39.29'	40.38'	C71	377.50'	S46°20'19"W	3.34'	3.34'
C30	50.00'	S80°55'43"E	62.41'	67.40'	C72	377.50'	S50°56'32"W	57.27'	57.33'
C31	50.00'	N29°36'25"E	51.27'	53.84'	C73	25.00'	N32°04'36"E	9.00'	9.05'
C32	25.00'	S13°46'33"W	12.95'	13.10'	C74	377.50'	S45°09'50"W	12.14'	12.14'
C33	25.00'	S33°35'56"W	4.19'	4.20'	C75	67.50'	N46°23'01"E	9.28'	9.29'
C34	37.50'	S64°35'22"W	33.09'	34.27'	C76	67.50'	N76°37'20"E	59.81'	61.96'
C35	137.50'	N87°52'53"W	6.46'	6.46'	C77	112.50'	S30°12'41"W	54.55'	55.10'
C36	157.50'	S16°15'31"E	74.92'	75.65'	C78	112.50'	S82°46'21"E	22.32'	22.36'
C37	142.50'	S30°38'40"E	3.12'	3.12'	C79	97.50'	S44°59'58"E	50.41'	50.99'
C38	142.50'	S45°20'41"E	69.31'	70.01'	C80	112.50'	S18°34'58"E	44.61'	44.91'
C39	142.50'	S73°02'47"E	67.15'	67.79'	C81	112.50'	N80°39'10"E	42.48'	42.73'
C40	142.50'	N87°57'10"E	26.69'	26.73'	C82	97.50'	N88°42'53"E	101.32'	106.54'
C41	142.50'	N56°24'43"E	38.17'	38.28'	C83	112.50'	N58°32'02"E	43.85'	44.13'
C42	177.50'	S51°07'00"W	14.87'	14.88'	C84	97.50'	N53°03'46"E	14.78'	14.79'
					C85	180.00'	S16°06'46"E	146.58'	150.96'
					C86	227.50'	S05°21'49"W	61.30'	61.49'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°51'17"W	6.95'	L22	N49°37'31"E	12.85'	L44	S45°33'47"W	14.32'
L2	S00°51'17"W	19.19'	L23	S40°22'29"E	20.00'	L45	N44°26'13"W	10.00'
L3	S13°15'36"E	4.99'	L24	S49°37'31"W	10.65'	L46	S86°32'05"E	39.97'
L4	N01°50'57"W	42.26'	L25–T	N45°31'51"W	128.02'	L47–T	S30°01'05"E	64.46'
L5–T	N16°09'26"W	90.28'	L26–T	N45°31'51"W	121.21'	L48	S76°30'03"W	15.66'
L6	N85°38'40"W	12.60'	L27	N49°37'31"E	51.89'	L49	S17°58'16"W	38.43'
L7	S52°30'24"W	101.35'	L28	S49°37'31"W	52.29'	L50	S73°46'32"E	10.83'
L8–T	N29°32'17"W	95.46'	L29–T	S86°32'05"E	41.74'	L51	S17°58'16"W	80.54'
L9	S52°30'24"W	75.59'	L30–T	S30°28'50"E	121.58'	L52	N11°40'54"E	52.60'
L10	N62°14'29"E	41.51'	L31	N76°35'45"E	3.36'	L53	N62°53'22"W	74.05'
L11–T	N31°27'33"W	79.07'	L32	N49°37'31"E	32.47'	L54	S70°01'42"W	51.24'
L12	S52°30'24"W	73.04'	L33	S49°37'31"W	39.07'	L55	S70°01'42"W	47.31'
L13–T	N37°39'12"W	89.67'	L34	S76°35'45"W	4.44'	L56	S52°35'28"W	18.69'
L14	S52°30'24"W	18.76'	L35	S76°35'45"W	55.42'	L57	S52°17'22"W	57.24'
L15	S67°44'23"W	62.39'	L36	S28°20'37"E	87.91'	L58	S04°30'58"W	45.49'
L16–T	S42°41'12"E	110.97'	L37–T	S44°20'44"E	82.58'	L59	S80°54'45"W	37.19'
L17	S67°44'23"W	63.19'	L38	N45°33'47"E	59.71'	L60	S13°15'36"E	4.99'
L18	S49°55'48"W	29.25'	L39	S69°03'58"W	22.14'	L61–T	S13°40'01"W	38.91'
L19	S67°44'23"W	19.15'	L40	N28°20'37"W	87.15'	L62–T	N69°01'35"E	96.35'
L20	N22°15'37"W	18.36'	L41	S86°02'36"E	14.36'	L63–T	S51°19'26"W	118.64'
L21–T	N46°39'43"W	135.24'	L42–T	S67°47'12"E	90.46'	L64	S49°37'31"W	165.46'
			L43	S45°33'47"W	86.15'	L65	N49°37'31"E	160.67'



STORMWATER MANAGEMENT RESTRICTIONS & REQUIREMENTS

This developement is bound by an approved stormwater management plan on file with the Buncombe County Stormwater Management Program, stormwater permit STW2022–00041, STW2018–00039, and a recorded Operations and Maintenance Agreement. Any changes in land cover, additional development or redevelopment that would increase stormwater runoff will require submittal of an amended stormwater management plan.

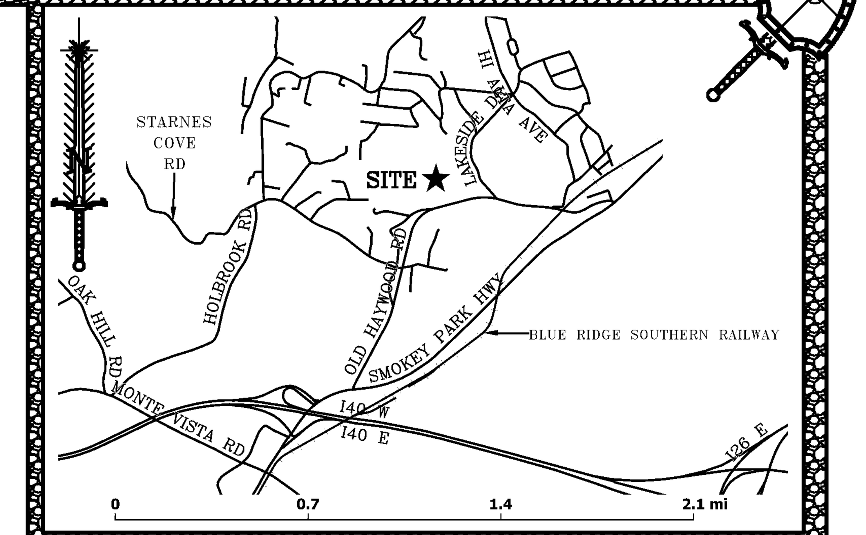
The Developer assumes sole responsibility for the operation and maintenance of stormwater management control measures associated with this development until accepted by a property owner's association or lot owner (collectively, Owner). Before improvements are accepted for maintenance by the Owner, the Developer shall certify to Buncombe County and the Owner that all components of the approved stormwater management plan are complete and functioning as designed. Subsequent to acceptance by the Owner, operation and maintenance shall be transferred with title as each property is conveyed.

Each Owner of any portion of the Properties served by this development is jointly and severally responsible for maintenance of stormwater control measures and associated costs. Each Owner of any portion of the Development has a right of contribution against all other Owners for payment of such costs and expenses to the extent that the Owner having such right of contribution pays more than such Owner's pro rata share thereof, such pro rata share being determined either by other assessment provisions of the covenants or by dividing the acreage of such Owner's portion of the development by the total acreage of the development.

All drainage and stormwater easements shown on this plat are conveyed and dedicated to the Property Owner's Association (if applicable) and Buncombe County for access, maintenance, and inspection of the stormwater management system.

Accepted by: DocuSigned by: C5543E57851E491... Owner

Approved by: DocuSigned by: Alexandra Blue 0D99860B476F441... Buncombe County Stormwater Administrator



VICINITY MAP

ADDRESSES

LOT	HOUSE NUMBER	STREET	LOT	HOUSE NUMBER	STREET
18	317	IRON RIDGE LOOP	44	361	IRON RIDGE LOOP
19	319	IRON RIDGE LOOP	45	601	RUSTIC CABIN LANE
20	321	IRON RIDGE LOOP	46	603	RUSTIC CABIN LANE
21	323	IRON RIDGE LOOP	47	604	RUSTIC CABIN LANE
22	325	IRON RIDGE LOOP	48	367	IRON RIDGE LOOP
23	327	IRON RIDGE LOOP	49	369	IRON RIDGE LOOP
24	329	IRON RIDGE LOOP	54	607	RUSTIC CABIN LANE
25	331	IRON RIDGE LOOP	55	371	IRON RIDGE LOOP
26	333	IRON RIDGE LOOP	56	373	IRON RIDGE LOOP
27	335	IRON RIDGE LOOP	57	409	OLD FOX TRAIL
28	337	IRON RIDGE LOOP	58	411	OLD FOX TRAIL
29	339	IRON RIDGE LOOP	59	413	OLD FOX TRAIL
30	341	IRON RIDGE LOOP	60	415	OLD FOX TRAIL
31	343	IRON RIDGE LOOP	61	417	OLD FOX TRAIL
32	345	IRON RIDGE LOOP	62	419	OLD FOX TRAIL
33	347	IRON RIDGE LOOP	63	420	OLD FOX TRAIL
34	349	IRON RIDGE LOOP	64	418	OLD FOX TRAIL
35	501	CARRIAGE HOUSE COURT	65	416	OLD FOX TRAIL
36	503	CARRIAGE HOUSE COURT	66	414	OLD FOX TRAIL
37	505	CARRIAGE HOUSE COURT	67	412	OLD FOX TRAIL
38	507	CARRIAGE HOUSE COURT	68	410	OLD FOX TRAIL
39	506	CARRIAGE HOUSE COURT	69	406	OLD FOX TRAIL
40	504	CARRIAGE HOUSE COURT	70	403	OLD FOX TRAIL
41	502	CARRIAGE HOUSE COURT	71	405	OLD FOX TRAIL
42	357	IRON RIDGE LOOP	72	407	OLD FOX TRAIL
43	359	IRON RIDGE LOOP			

NOTES

- Δ TOTAL AREA LOTS 18–49, 54–72= 8.32 ACRES; TOTAL AREA OPEN SPACE= 1.78 ACRES; TOTAL AREA OF ROADWAYS= 2.66 ACRES; TOTAL AREA PHASE II= 12.76 ACRES
- Δ CORNERS ARE FLUSH WITH THE GROUND UNLESS NOTED
- Δ DISTANCES ARE HORIZONTAL GROUND
- Δ THERE MAY BE FEATURES AND IMPROVEMENTS NOT SHOWN
- Δ PROPERTY IS SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD
- Δ INFORMATION PERTAINING TO PROPERTY OWNERS IS NOT TO BE CONSTRUED AS A TITLE CERTIFICATION.
- Δ PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FIRM #3700962800J. EFFECTIVE: JANUARY 6, 2010
- Δ PROPERTY IS ZONED BUNCOMBE COUNTY R–2 BUILDING SETBACKS: FRONT= 10'; SIDE= 7'; REAR= 15'
- Δ PROJECT WAS APPROVED UNDER BUNCOMBE COUNTY ZPH 2022–00017
- Δ PER ZPH 2022–00017, PARKING SPACES MAY BE LOCATED IN THE RIGHT–OF–WAY
- Δ PER ZPH 2022–00017, MINIMUM SPACING BETWEEN BUILDINGS IS 14 FEET
- Δ PARCELS DESIGNATED AS OPEN SPACE WILL NOT BE FURTHER DEVELOPED
- Δ ROADWAYS WITHIN PHASE II WILL BE PRIVATELY MAINTAINED

LEGEND

●	POINT NOT FOUND OR SET
	5/8" REBAR & CAP PREVIOUSLY SET
	5/8" REBAR & CAP SET THIS SURVEY
	5/8" REBAR FOUND
	CONCRETE CONTROL MONUMENT SET
	FIRE HYDRANT
	SANITARY SEWER MANHOLE & 8" PVC
	STORM SEWER MANHOLE & CPP
	6" DUCTILE IRON PIPE WATERLINE
	SANITARY SEWER CLEANOUT
	POWER RISER
	CABLE RISER
	WATER METER
AG	ABOVE GROUND
CB	CATCH BASIN
CPP	CORRUGATED PLASTIC PIPE
FIRM	FLOOD INSURANCE RATE MAP
NAD	NORTH AMERICAN DATUM
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT OF WAY
–T	TOTAL
	SURVEYED BOUNDARY
	BOUNDARY– NOT SURVEYED UNLESS USED AS A TIE
	EDGE OF WATER LINE EASEMENT UNLESS NOTED
	BUILDING SETBACK
	PROPOSED STORMWATER EASEMENT
	ASPHALT & CONCRETE CURB & GUTTER
	CONCRETE
	ASHEVILLE WEST PHASE I
	PROPOSED OPEN SPACE

Statement of Waste Water Treatment and Water Service

The waste water treatment service is provided by the Metropolitan Sewerage Dristict and water service is provided by the City of Asheville and Buncombe County Government shall not be responsible for maintenance or repair of said waste water treatment and water systems within this subdivision.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY 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.

8/1/2024 DATE — DocuSigned by: C5543E57851E491... OWNER

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.

8/1/2024 DATE — DocuSigned by: C5543E57851E491... DEVELOPER/FINANCIALLY RESPONSIBLE PARTY

PHASE II
ASHEVILLE WEST SUBDIVISION

SUBDIVISION CASE #SUB2018–00195
OWNER OF RECORD: ASHEVILLE WEST, LLC
PO BOX 571, ASHEVILLE, NC 28802
PIN: 9628–02–5987
LOWER HOMINY TOWNSHIP, BUNCOMBE COUNTY, N.C.
REFERENCES: D.B. 5679, PG. 1326; P.B. 211, PG. 90;
WATER LINE EASEMENT FOR THE CITY OF ASHEVILLE– P.B. 241, PG. 163;
SANITARY SEWER EASEMENT SURVEY– P.B. 243, PG. 28

60' 0' 60' 120' 180'
SCALE: 1"= 60' JOB: 24–064–D DATE: JULY 31, 2024

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/2/2024 1:58:50 PM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 244 PG 73

BLUE RIDGE LAND SURVEYING, INC.

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LICENSE C–0463
251 SUITE B, HAYWOOD ST – ASHEVILLE, N.C. – 28801
P.O. BOX 3091 – ASHEVILLE, N.C. – 28802
PHONE: (828) 252–6092

STATE OF NORTH CAROLINA, BUNCOMBE COUNTY, I, DARIUS NAZARI, CERTIFY THE FOLLOWING: THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY WAS PERFORMED BY ME AND THE FOLLOWING INFORMATION WAS USED:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.01 M
TYPE OF GPS FIELD PROCEDURE: STATIC
DATE OF SURVEY: MARCH 11, 2024
DATUM/EPOCH: NAD 83(2011)
PUBLISHED/FIXED–CONTROL USE: 'NCHE', 'NCMA', 'NCSW', & 'NCSY'
GEOID MODEL: 18
COMBINED GRID FACTOR: 0.99978793
UNITS: METERS
THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME (DEED DESCRIPTION RECORDED IN BOOK 5679, PAGE 1326); THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1: 10,000; THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47–30(f)(11)(a) THIS SURVEY CREATES A SUBDIVISION WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS LAND; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47–30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 31st DAY OF JULY, 2024.

DocuSigned by: 548D04BE2FE5409...
PROFESSIONAL LAND SURVEYOR
L–5287

NORTH CAROLINA PROFESSIONAL SEAL L–5287 LAND SURVEYOR DARIUS NAZARI

CERTIFICATION OF ROAD GRADES AND SUITABILITY

STATE OF NORTH CAROLINA, COUNTY OF BUNCOMBE,

I, DARIUS NAZARI, CERTIFY THAT THE NEWLY CONSTRUCTED ROAD GRADES WERE CALCULATED BY ME FROM AN ACTUAL SURVEY MADE BY ME AND DO NOT EXCEED 16.7 PERCENT.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 31st DAY OF JULY, 2024.

DocuSigned by: 548D04BE2FE5409...
PROFESSIONAL LAND SURVEYOR
L–5287

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.

8/2/2024 DATE — Signed by: Courtney S. Glance 4FEB4F46A77E4FA... COUNTY PLANNER

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

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

DATE 8/2/2024 REVIEW OFFICER Signed by: Courtney S. Glance 4FEB4F46A77E4FA...

Submitted electronically by "Blue Ridge Land Surveying, Inc."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.