

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. PANEL NO. 37021C0350 C DATED: MAY 6, 1996

THE PROPERTIES SHOWN ARE SUBJECT TO THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DROVERS ROAD PRESERVE AS RECORDED IN DB 3572 PG 1.

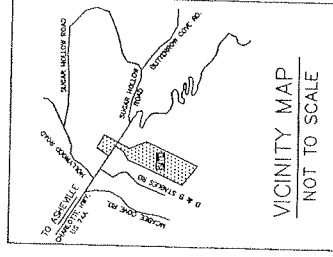
A 10' DRAINAGE AND UTILITY EASEMENT EXIST ALONG ALL LOT LINES, BEING 10' FROM FRONT AND REAR LOT LINES AND 5' EITHER SIDE OF INTERNAL LOT LINES AS SET OUT IN THE RESTRICTIVE COVENANTS FOR DROVERS ROAD PRESERVE AS RECORDED IN DB 3572 PG 1.

REFERENCE:

DROVERS ROAD PRESERVE  
 DB 2887 PG 339 PB 90 PG 164  
 DB 3572 PG 01 RESTRICTIVE COVENANTS  
 DB 3498 PG 612 CONSERVATION EASEMENT  
 PIN 9695-00-72-4747

SETBACKS

FRONT	REAR	SIDE
60'	20'	60'



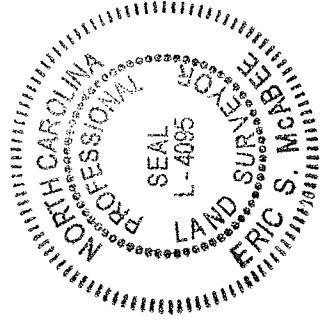
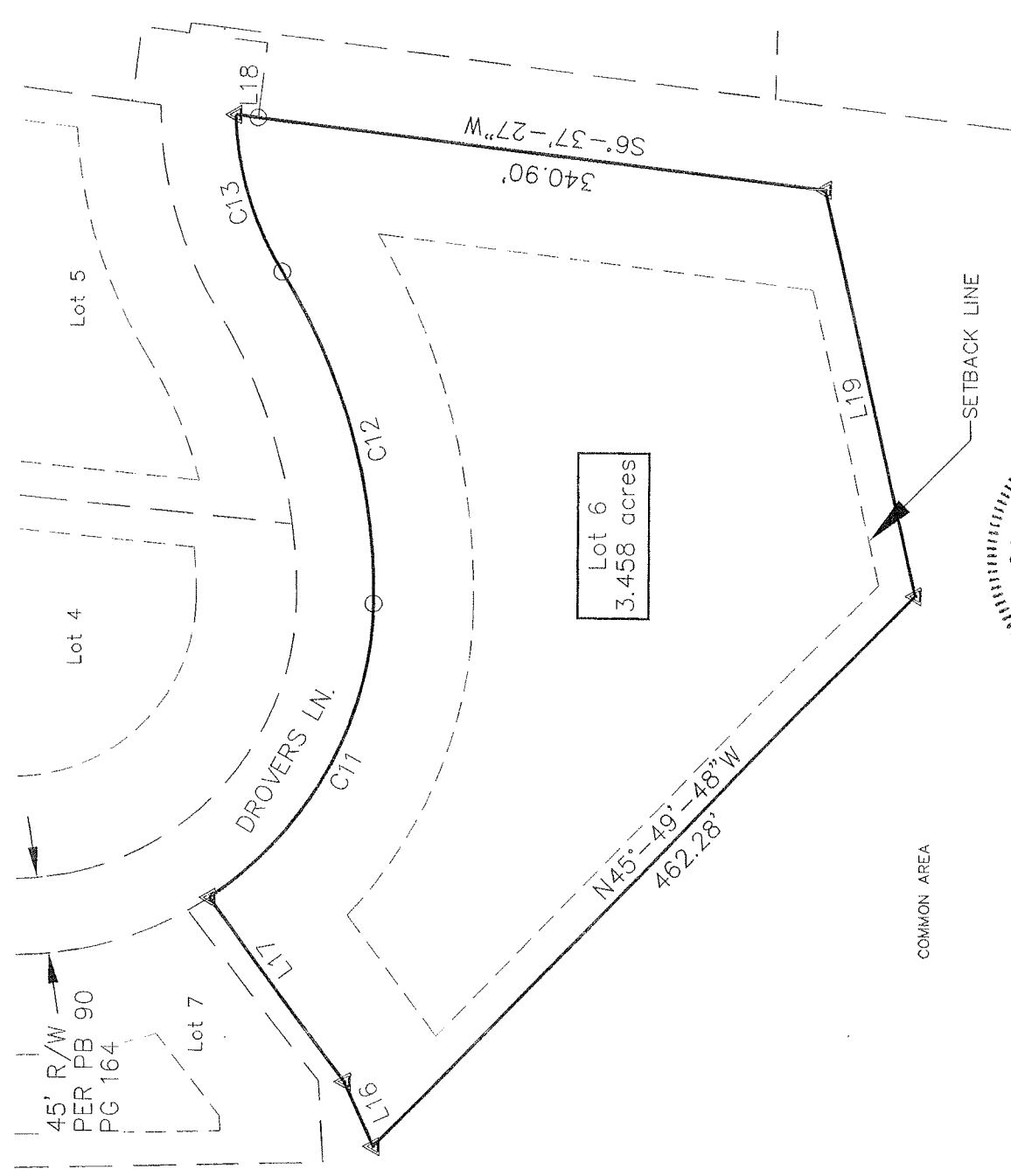
LEGEND:

- ▲ ... REBAR SET
- ... POINT NOT SET
- R/W ... RIGHT OF WAY
- PB ... PLAT BOOK
- DB ... DEED BOOK
- PG ... PAGE



Curve	Radius	Chord Bearing and Distance	Arc Length
C11	214.21'	S 61°-23'-17" E 200.24'	208.35'
C12	360.96'	N 74°-20'-21" E 203.92'	206.73'
C13	186.76'	N 73°-04'-14" E 97.55'	98.70'

Line	Bearing	Distance
L16	N 66°-23'-43" E	42.30'
L17	N 53°-30'-17" E	135.32'
L18	S 6°-37'-27" W	13.57'
L19	S 77°-07'-17" W	246.74'



I, ERIC S. MCABEE, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OF LAND.

I, Eric S. McAbee, certify that this map was drawn under my supervision from an actual survey by me, deed description recorded in Book 2887 Page 339; that the ratio of precision as calculated by latitudes and departures is 1:10,000+

Witness my hand and seal this JULY 1, 2004

*Eric S. McAbee* L-4095

SURVEY OF  
 LOT 6 - DROVERS ROAD PRESERVE  
 PIN 9695-00-72-4747  
 85 DROVERS LANE  
 FAIRVIEW TOWNSHIP  
 BUNCOMBE COUNTY, NC  
 SCALE 1"=100' DATE 07-01-2004

MCABEE & ASSOCIATES, PA  
 ERIC S. MCABEE, PLS  
 3 MCABEE TRAIL  
 FAIRVIEW, NC 28730  
 TELEPHONE 828-628-1295

SCALE 1"=100'

