

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 9695-00-52-8956

SETBACKS

FRONT 50' REAR 50' SIDE 50'

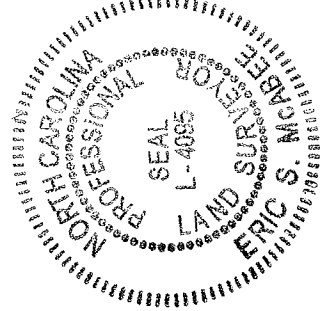
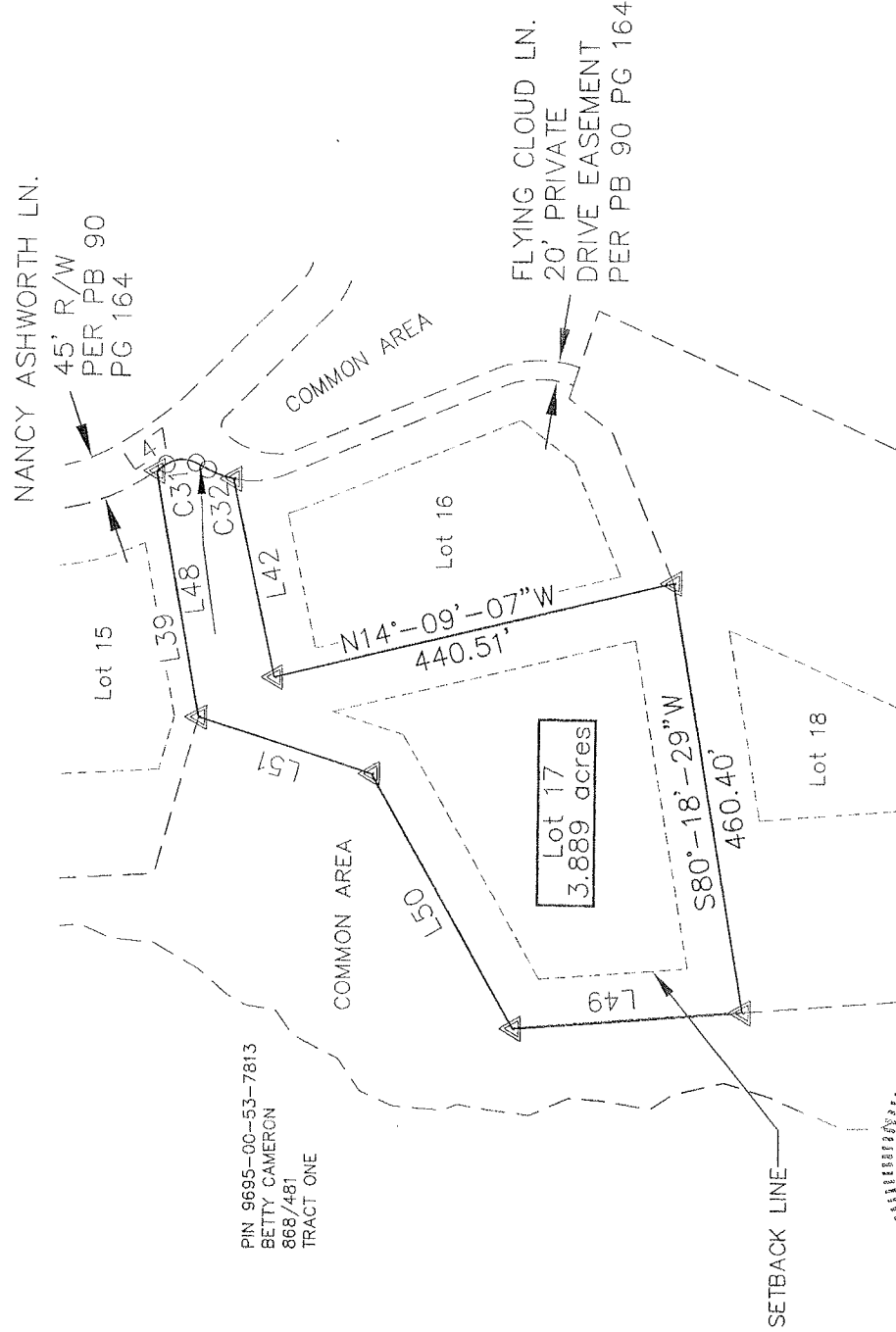
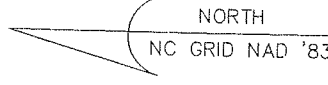
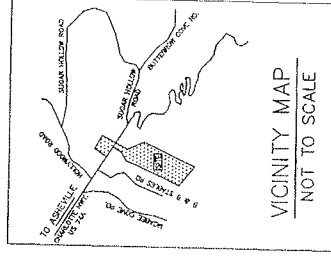
PIN 9695-00-53-7813
 BETTY CAMERON
 868/481
 TRACT ONE

Curve	Radius	Chord Bearing and Distance	Arc Length
C31	30.00'	S 3°-50'-23" E 31.14'	32.74'
C32	100.00'	S 19°-06'-17" W 28.95'	29.05'

Line	Bearing	Distance
L39	S 79°-45'-10" W	265.65'
L42	N 77°-36'-56" E	215.27'
L47	S 35°-06'-27" E	12.08'
L48	S 27°-25'-41" W	14.11'
L49	N 4°-53'-00" W	246.79'
L50	N 60°-07'-09" E	306.74'
L51	N 17°-03'-08" E	194.22'

LEGEND:

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



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 17 - DROVERS ROAD PRESERVE
 PIN 9695-00-52-8956
 309 FLYING CLOUD LANE
 FAIRVIEW TOWNSHIP
 BUNCOMBE COUNTY, NC
 SCALE 1"=200' DATE 07-01-2004
 MCABEE & ASSOCIATES, PA
 ERIC S. MCABEE, PLS
 3 MCABEE TRAIL
 FAIRVIEW, NC 28730
 TELEPHONE 828-628-1295

SCALE 1"=200'



Date: 5/29/02
 County: Buncombe
 Lot number: 17

SOIL / SITE EVALUATION

Owner: Flying Cloud LTD Proposed Facility: 3-4 bedroom houses

Location: Hwy. 74 Fairview

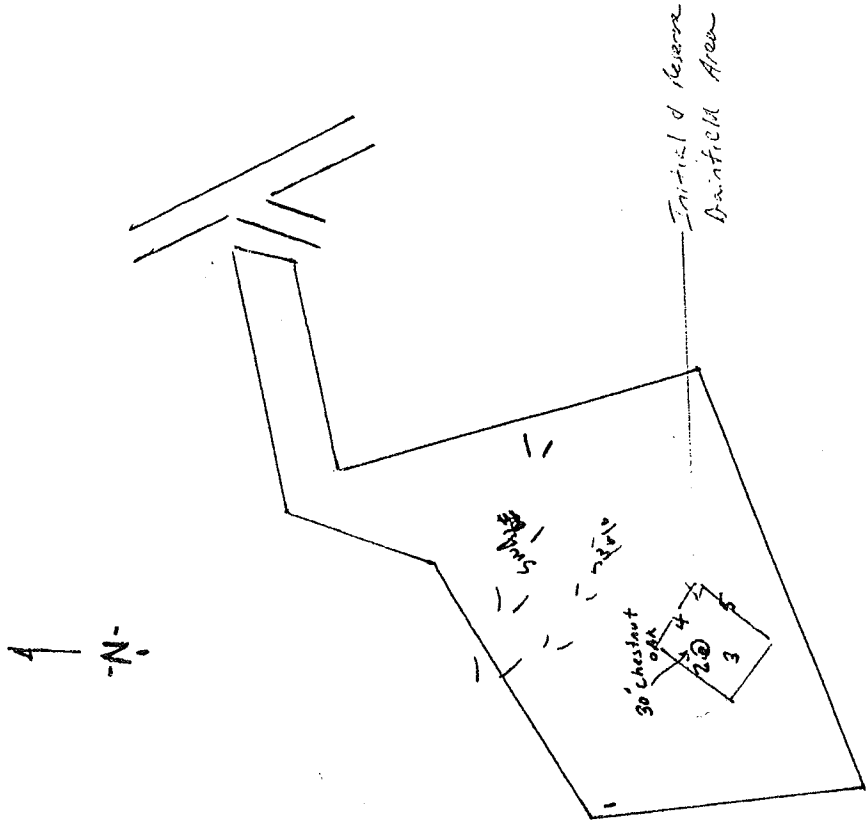
Water Supply: Private Public Well Spring Other

Evaluation Method: Auger Boring Pit Cut

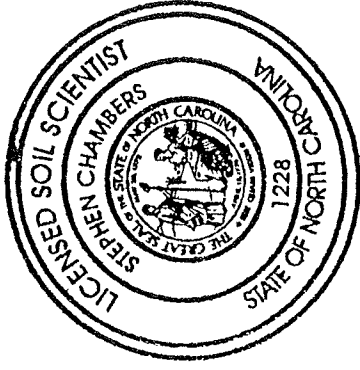
Profile #	Landscape Position	Slope %	Horizon	Depth Inches	Texture	Structure	Consistence	Mineralogy	Mottle Color	Matrix Color	Other Profile Factors	
17-1	Linear Convex Footslope	12%	A	0-6	SL	Gr	VFr	so,po NE			Witness condition 26"	
			Bt	6-26	SCL	SBK	Fr	ss,sp SE				Soil Depth
			BC	26-36	SCL	SBK	Fr	ss,sp SE		6/1-6/2		Restrictive Horizon
17-2	Linear Convex Sideslope	25%	A	0-4	SL	Gr	VFr	so,po NE			Witness condition	
			Bt	4-32	SCL	SBK	Fr	ss,sp SE				Soil Depth 38"
			BC	32-38	SCL	SBK	Fr	ss,sp SE				Restrictive Horizon
			A/R	Roots								
17-3	Linear Convex Sideslope	20%	A	0-4	SL	Gr	VFr	so,po NE			LTAR - .45 (10" LDP)	
			Bt	4-26	SCL	SBK	Fr	ss,sp SE				Witness condition
			BC	26-34	SCL	SBK	Fr	ss,sp SE				Soil Depth 34"
			C	34-48	SL	-	Fr	ss,po SE				Restrictive Horizon
17-4	Linear Convex Sideslope	26%	A	0-6	SL	Gr	VFr	so,po NE			Profile Classification PS	
			Bt	6-34	SCL	SBK	Fr	ss,sp SE				LTAR - .45 (10" LDP)
			BC	34-46	SCL	SBK	Fr	ss,sp SE				Witness condition
17-5	Concave Sideslope/ Shoulder	24%	A	0-6	SL	Gr	VFr	so,po NE			Witness condition	
			AB	6-18	SL	SBK	Fr	ss,sp SE				Soil Depth 48"
			Bt	18-38	SCL	SBK	Fr	ss,sp SE				Restrictive Horizon
			BC	38-48	SL	SBK	Fr	ss,po SE				Profile Classification PS
											LTAR - .5	

Comments: A/R=Auger Refusal. Soil witness conditions in boring 17-1 on lower footslope landscape. Borings 17-2 through 17-5 contain excellent sandy clay loam textures in the argillic horizons overlying sandy loam textured saprolite. Residual parent material.

DROVER'S ROAD FOREST
Lot 17



LTAR: .45 gallons/day/ft²ft
System proposal: 10" Large Diameter Pipe
14" width trenches
18" lower sidewall depth



1 inch ~ 200'