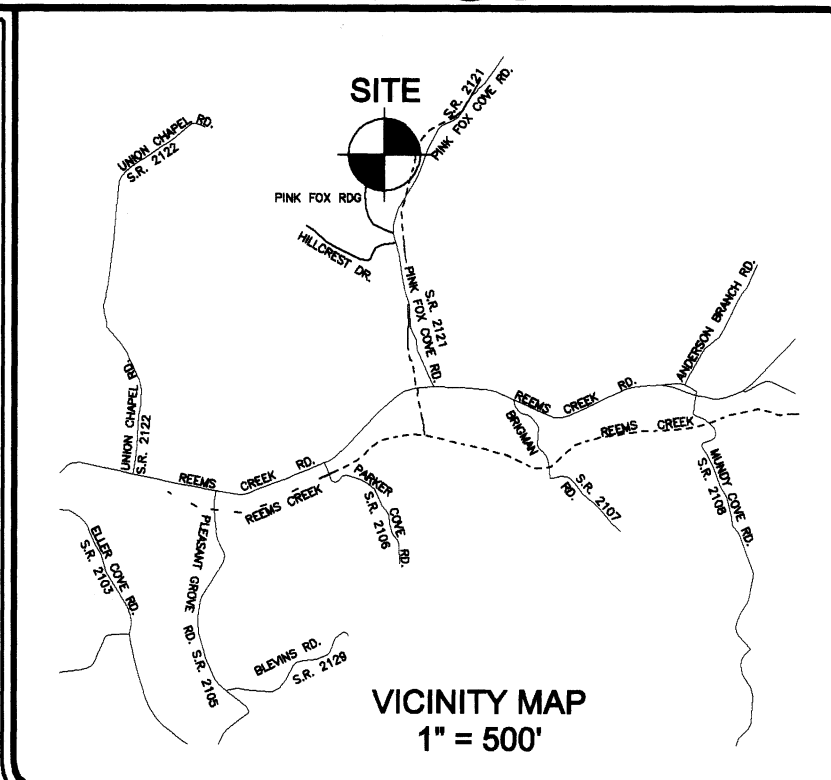
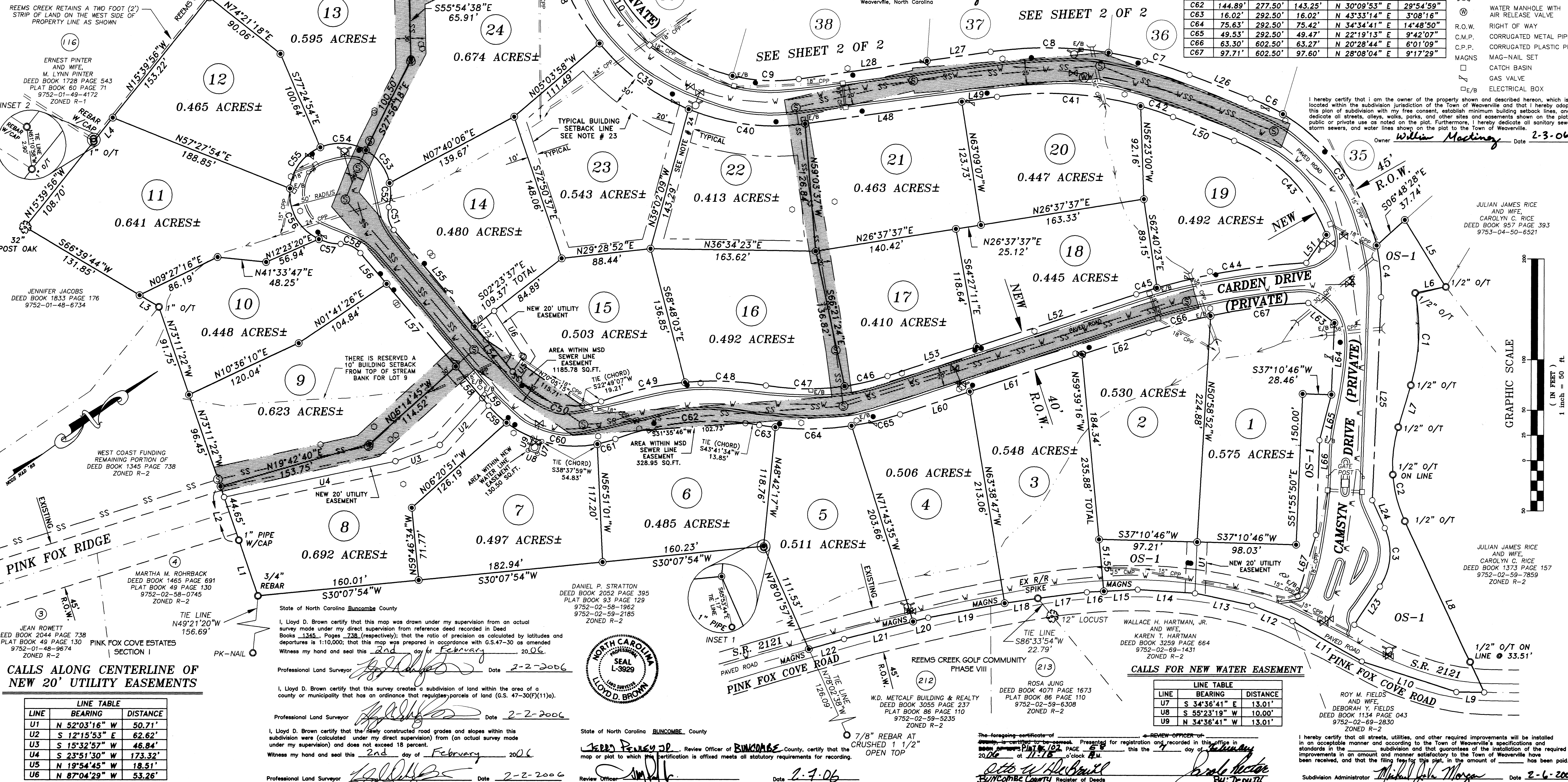


NOTES:

- ALL AREAS INCLUDE ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND OR EASEMENTS EITHER ACQUIRED OR CLAIMED.
- AREAS DETERMINED BY COORDINATE METHOD.
- ALL CORNERS ARE AS NOTED.
- THE CURRENT OWNER OF RECORD IS WEST COAST FUNDING AS PER DEED BOOK 1345 PAGE 738.
- RECORD REFERENCE: P.B. 50 PG. 49 - P.B. 20 PG. 1 - D.B. 1345 PG. 738
- PARCEL I.D. NUMBER: 9753-03-40-7568
- RAW ERROR OF CLOSURE FOR FIELD TRAVERSE WAS 1:10,000.
- THE DISTANCES ON THIS MAP ARE UNADJUSTED HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
- THE CURRENT ZONING FOR SUBJECT PARCELS IS ZONED R-2.
- ALL ROADS WITHIN SUBDIVISION ARE TO BE (PRIVATE) AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL NEW LOTS LIE WITHIN THE TOWN LIMITS OF WEAVERVILLE.
- FIELD WORK PERFORMED BETWEEN 9/05 - 12-05 AND PLAT PREPARED ON 12-14-05.
- THE TOTAL NUMBER OF PARCELS BEING SUBDIVIDED IN PHASE 1 IS 46.
- THE TOTAL AREA IN PHASE 1 IS = 29.70 ACRES± (1,293,756.14 sq.ft.).
- THE TOTAL AREA UNDER NEW RIGHT OF WAY IS 3.81 ACRES± (165,865.68 sq.ft.).
- THE TOTAL AREA OF EXISTING RIGHT OF WAY IS 0.22 ACRES± (9,777.90 sq.ft.).
- THE TOTAL AREA OF OPEN SPACE IS 0.839 ACRES± (36,547.18 sq.ft.).
- THERE IS RESERVED A 20' WATERLINE EASEMENT ALONG ALL WATERLINES WITHIN THE SUBDIVISION FOR THE TOWN OF WEAVERVILLE.
- REEMS CREEK GOLF COMMUNITY RETAINS A TWO FOOT (2') WIDE STRIP OF LAND ADJACENT TO LANDOWNERS, WITHIN THERE SUBDIVISION.
- ALL NATURAL GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION LINES ARE TO BE INSTALLED AND ALL BE UNDERGROUND.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY FLOOD ZONE AS PER FIRM MAP #37021C0184 C DATED MAY 6th, 1996.
- LOTS 1, 2, 3, 8, 10, 11, 18 AND 19 ARE SUBJECT TO A 25' BUILDING SETBACK FROM THE TOP OF THE CREEK BANK.
- ALL FRONT BUILDING SETBACKS MUST MAINTAIN A MINIMUM OF 75' OF YARD FRONTAGE FROM SIDE LINE TO SIDE LINE IF THE STANDARD 30' SETBACK FROM EDGE OF R.O.W. IS TO NARROW. SEE LOT 22 AND LOT 23 FOR TYPICAL LAYOUT.
- THERE IS RESERVED A 10' UTILITY EASEMENT ALONG ALL PROPERTY LINES.
- THERE IS RESERVED A 5' BUFFER ALONG ALL EXTERIOR PROPERTY LINES IN WHICH NO UTILITY CONSTRUCTION SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DEVELOPER.
- REEMS CREEK RETAINS A TWO FOOT (2') STRIP OF LAND ON THE WEST SIDE OF PROPERTY LINE AS SHOWN



OWNER / DEVELOPER
WEST COAST FUNDING, INC.
P.O. BOX 342324
TAMPA, FLORIDA 33694
WILLIAM MARTINEZ
(PRESIDENT)

PLAT OF MAJOR SUBDIVISION FOR FOX LAIR CROSSING SUBDIVISION PHASE 1 SHEET 1 OF 2
BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1345 PAGE 738
REEMS CREEK TOWNSHIP - TOWN OF WEAVERVILLE
BUNCOMBE COUNTY - NORTH CAROLINA

V&M
Vaughn & Melton
1318-P PATTON AVENUE
ASHEVILLE, NC 28806
828-253-2796
Charlotte, NC 704-895-9051
Greenville, TN 423-639-0271
Knoxville, TN 865-546-5800
Lenoir, KY 859-263-4399
Middleboro, KY 606-248-6600
www.vaughnmelton.com
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DRAWING TITLE:
PLAT OF MAJOR SUBDIVISION FOR FOX LAIR CROSSING SUBDIVISION
DWG. NO.:
1
DATE:
2-2-2006
SCALE:
1" = 50'
JOB NO.:
30067-01
CHECKED:
R.L. STEPP
DRAWN:
L.D. BROWN

CALLS ALONG CENTERLINE OF NEW 20' UTILITY EASEMENTS

LINE	BEARING	DISTANCE
U1	N 52°03'16" W	50.71'
U2	S 12°15'53" E	62.62'
U3	S 15°32'57" W	46.84'
U4	S 23°51'30" W	173.32'
U5	N 19°54'45" W	18.51'
U6	N 87°04'29" W	53.26'

CALLS FOR NEW WATER EASEMENT

LINE	BEARING	DISTANCE
W1	S 34°36'41" E	13.01'
W2	S 55°23'19" W	10.00'
W3	N 34°36'41" W	13.01'

I hereby certify that all streets, utilities, and other required improvements will be installed in an acceptable manner and according to the Town of Weaverville's specifications and standards in the subdivision and that guarantee of the installation of the required improvements in an amount and manner satisfactory to the Town of Weaverville has been received, and that the filing fee for this plat, in the amount of \$1,000.00, has been paid.

Subdivision Administrator: *William Martinez* Date: 2-2-2006

I, Lloyd D. Brown, certify that this map was drawn under my supervision from an actual survey made under my direct supervision from reference deed recorded in Deed Books 1345, Pages 738 (respectively); that the ratio of precision as calculated by latitudes and departures is 1:10,000; that this map was prepared in accordance with G.S. 47-30 as amended; Witness my hand and seal this 2nd day of February 2006.

Professional Land Surveyor: *Lloyd D. Brown* Date: 2-2-2006

I, Lloyd D. Brown, certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land (G.S. 47-30(f)(1)(a)).

Professional Land Surveyor: *Lloyd D. Brown* Date: 2-2-2006

I, Lloyd D. Brown, certify that the newly constructed road grades and slopes within this subdivision were (calculated) under my direct supervision from (an actual survey made under my supervision) and does not exceed 18 percent.

Witness my hand and seal this 2nd day of February 2006.

Professional Land Surveyor: *Lloyd D. Brown* Date: 2-2-2006

State of North Carolina, Buncombe County

I, Lloyd D. Brown, certify that this map was drawn under my supervision from an actual survey made under my direct supervision from reference deed recorded in Deed Books 1345, Pages 738 (respectively); that the ratio of precision as calculated by latitudes and departures is 1:10,000; that this map was prepared in accordance with G.S. 47-30 as amended; Witness my hand and seal this 2nd day of February 2006.

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