P.B. 102 PG. 54

CALLS ALONG MARGIN OF NEW ROAD RIGHT OF WAYS

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C5	164.49'	202.50'	160.00'	N 89°47'51" W	46°32'28"
C6	35.50'	202.50'	35.46'	S 61°54'35" W	10°02'41"
C7	83.21'	392.50'	83.05'	S 50°48'50" W	12°08'48"
C8	117.17'	392.50'	116.74'	S 36°11'18" W	17°06'16"
C9	66.10'	177.50'	65.71'	S 38°18'13" W	21°20'06"
C10	291.42'	177.50'	259.78'	N 83°59'39" W	94°04'09"
C11	22.52'	177.50'	22.51'	N 33°19'29" W	7°16'10"
C12	183.35'	147.50'	171.77'	N 05°55'16" E	71°13'20"
C13	41.33'	1977.50'	41.33'	N 42°07'52" E	1°11'51"
C14	183.32'	1977.50'	183.26'	N 45°23'08" E	5°18'42"
C15	42.01'	1977.50'	42.01'	N 48°39'00" E	1°13'02"
C16	33.72'	502.50'	33.72'	N 47°20'09" E	3°50'43"
C17	20.43'	327.50'	20.43'	N 47°12'01" E	3°34'28"
C18	38.29'	327.50'	38.27'	N 52°19'46" E	6°41'55"
C19	43.04'	232.50'	42.98'	N 50°22'31" E	10°36'26"
C20	15.14'	119.69'	15.13'	N 41°26'53" E	7°14'49"
C21	29.90'	124.69'	29.83'	N 30°57'20" E	13°44'16"
C22	22.10'	68.69'	22.00'	S 28°36'34" W	18°25'48"
C23	9.45'	74.69'	9.44'	S 41°26'53" W	7°14'49"
C24	34.71'	187.50'	34.66'	S 50°22'31" W	10°36'26"
C25	66.74'	372.50'	66.65'	S 50°32'46" W	10°15'57"
C26	30.70'	457.50'	30.70'	S 47°20'09" W	3°50'43"
C27	30.32'	2022.50'	30.32'	S 48°49'44" W	0°51'33"
C28	87.55'	2022.50'	87.54'	S 47°09'34" W	2°28'48"
C29	130.49'	2022.50'	130.47'	S 44°04'16" W	3°41'48"
C30	24.37'	2022.50'	24.37'	S 41°52'39" W	0°41'26"
C31	24.33'	192.50'	24.32'	S 37°54'39" W	7°14'34"
C32	48.93'	192.50'	48.80'	S 27°00'27" W	14°33'50"
C33	37.88'	192.50'	37.82'	S 14°05'17" W	11°16'31"
C34	108.25'	192.50'	106.83'	S 07°39'35" E	32°13'13"
C35	19.89'	192.50'	19.88'	S 26°43'48" E	5°55'13"
C36	58.76'	222.50'	58.59'	S 37°15'22" E	15°07'54"
C37	67.20'	222.50'	66.95'	S 53°28'29" E	17°18'20"
C38	121.83'	222.50'	120.32'	S 77°48'50" E	31°22'23"
C39	110.99'	222.50'	109.84'	N 72°12'32" E	28°34'53"
C40	117.60'	222.50'	116.23'	N 42°46'38" E	30°16'55"
C41	143.43'	347.50'	142.42'	N 39°27'39" E	23°38'57"
C42	33.98'	347.50'	33.96'	N 54°05'11" E	5°36'07"
C43	134.63'	157.50'	130.57'	N 81°22'33" E	48°58'37"

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S 56°53'14" W	64.84'
L27	S 27°38'10" W	63.73'
L28	S 27°38'10" W	127.98'
L29	N 41°31'56" E	29.81'
L30	N 41°31'56" E	81.14'
L31	N 49°15'30" E	132.44'
L32	N 45°24'47" E	117.50'
L33	N 45°04'18" E	14.33'
L34	S 52°10'32" E	5.00'
L35	N 65°54'48" W	5.00'
L36	N 24°05'12" E	26.71'
L37	N 65°54'48" W	45.00'
L38	S 24°05'12" W	21.09'
L39	N 65°54'48" W	6.23'
L40	S 52°10'32" E	6.00'
L41	S 45°04'18" W	14.33'
L42	S 45°24'47" W	41.22'
L43	S 45°24'47" W	76.28'
L44	S 49°15'31" W	37.92'
L45	S 49°15'30" W	94.51'
L46	S 41°31'56" W	72.56'
L47	S 41°31'56" W	38.39'
L48	N 27°38'10" E	156.50'
L49	N 27°38'10" E	35.22'
L50	N 56°53'14" E	64.84'

CALLS ALONG CENTERLINE OF NEW 20' UTILITY EASEMENTS

LINE TABLE		
LINE	BEARING	DISTANCE
U10	N 01°34'28" E	49.70'
U11	N 24°42'55" E	75.53'

CALLS ALONG CENTERLINE OF NEW 20' DRIVE EASEMENTS

LINE TABLE		
LINE	BEARING	DISTANCE
D1	N 37°47'22" W	43.19'
D2	N 27°42'58" W	31.96'

State of North Carolina Buncombe County

I, Lloyd D. Brown certify that this map was drown 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 _____ 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)11-A.

Professional Land Surveyor _____ Date 2-2-2006

NORTH CAROLINA PROFESSIONAL SEAL L-3929 LAND SURVEYOR LLOYD D. BROWN

State of North Carolina Buncombe County

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 _____ Date 2-2-2006

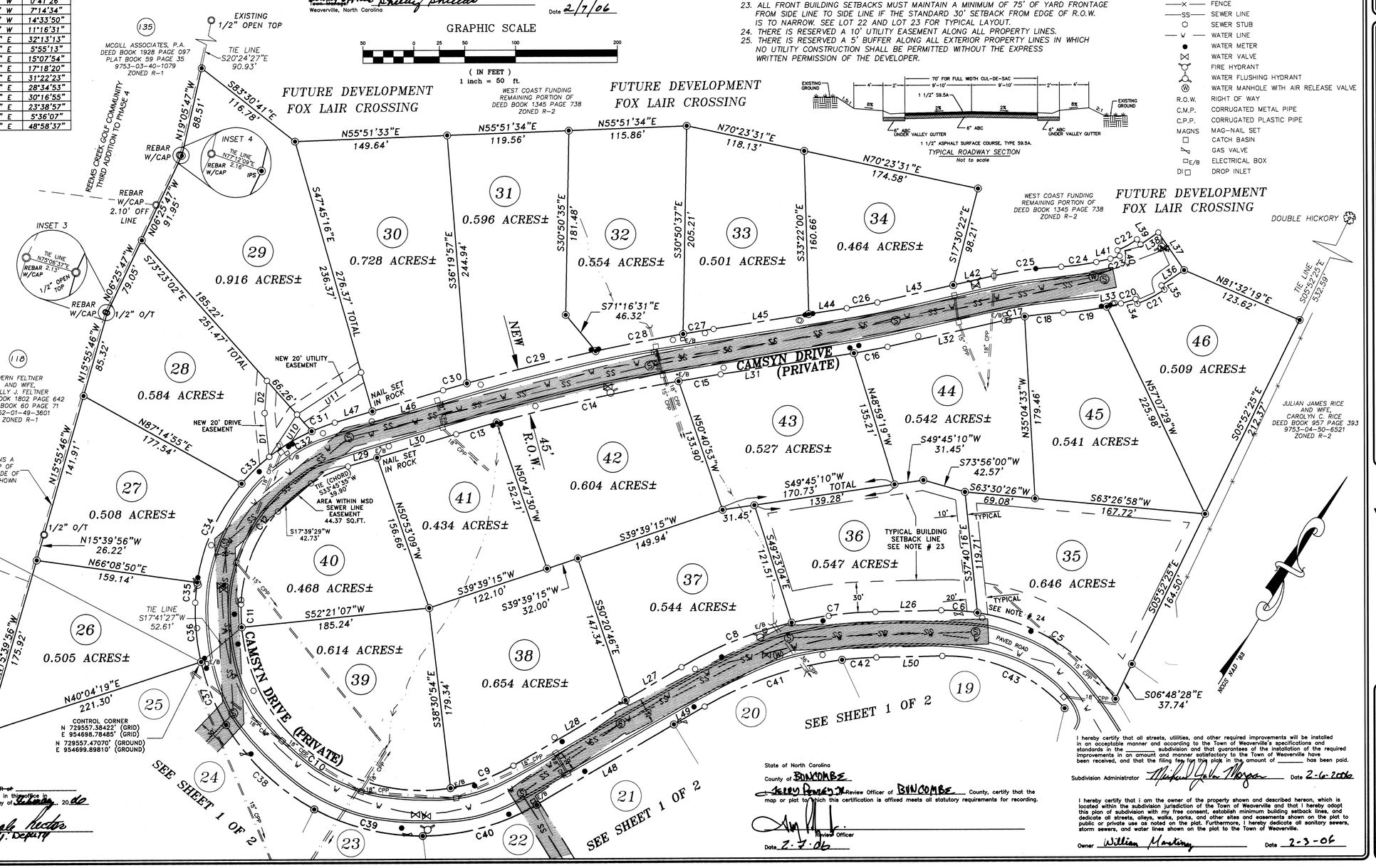
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Weaverville, North Carolina and that this plat has been approved by the Town Council of Weaverville for recording in the Office of Register of Deeds of Buncombe County.

Zoning Officer / Town Manager, Weaverville, North Carolina _____ Date 2/7/06

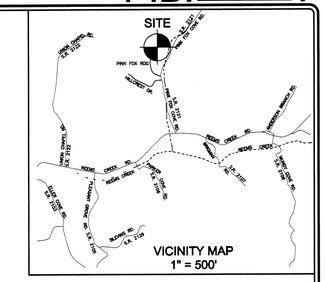
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



TYPICAL ROADWAY SECTION
Not to scale



LEGEND

- EXISTING IRON PIN
- IRON PIN SET 5/8" REBAR W/CAP
- POINT NOT SET
- SEWER MANHOLE
- UTILITY POLE
- FENCE
- SEWER LINE
- SEWER STUB
- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER FLUSHING HYDRANT
- WATER MANHOLE WITH AIR RELEASE VALVE
- R.O.W. RIGHT OF WAY
- C.M.P. CORRUGATED METAL PIPE
- C.P.P. CORRUGATED PLASTIC PIPE
- MAGNS MAG-NAIL SET
- CATCH BASIN
- GAS VALVE
- E/B ELECTRICAL BOX
- DI DROP INLET

NOTES:

1. ALL AREAS INCLUDE ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND OR EASEMENTS EITHER ACQUIRED OR CLAIMED.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. ALL CORNERS ARE AS NOTED.
4. THE CURRENT OWNER OF RECORD IS WEST COAST FUNDING AS PER DEED BOOK 1345 PAGE 738.
5. RECORD REFERENCE: P.B. 50 PG. 49 – P.B. 20 PG. 1 – D.B. 1345 PG. 738
6. PARCEL I.D. NUMBER: 9753-03-40-7568
7. RAW ERROR OF CLOSURE FOR FIELD TRAVERSE WAS 1:10,000.
8. THE DISTANCES ON THIS MAP ARE UNADJUSTED HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
9. THE CURRENT ZONING FOR SUBJECT PARCELS IS ZONED R-2.
10. ALL ROADS WITHIN SUBDIVISION ARE TO BE (PRIVATE) AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. ALL NEW LOTS LIE WITHIN THE TOWN LIMITS OF WEAVERVILLE.
12. FIELD WORK PERFORMED BETWEEN 9/05 – 12-05 AND PLAT PREPARED ON 12-14-05.
13. THE TOTAL NUMBER OF PARCELS BEING SUBDIVIDED IN PHASE 1 IS 46.
14. THE TOTAL AREA IN PHASE 1 IS = 29.70 ACRES± (1,293,756.14 sq.ft.).
15. THE TOTAL AREA UNDER NEW RIGHT OF WAY IS 3.81 ACRES± (165,865.68 sq.ft.).
16. THE TOTAL AREA OF EXISTING RIGHT OF WAY IS 0.22 ACRES± (9,777.90 sq.ft.).
17. THE TOTAL AREA OF OPEN SPACE IS 0.839 ACRES± (36547.184 sq.ft.).
18. THERE IS RESERVED A 20' WATERLINE EASEMENT ALONG ALL WATERLINES WITHIN THE SUBDIVISION FOR THE TOWN OF WEAVERVILLE.
19. REEMS CREEK GOLF COMMUNITY RETAINS A TWO FOOT (2') WIDE STRIP OF LAND ADJACENT TO LANDOWNERS, WITHIN THERE SUBDIVISION.
20. ALL NATURAL GAS LINES, TELEPHONE LINES, ELECTRIC LINES AND CABLE TELEVISION LINES ARE TO BE INSTALLED AND ALL BE UNDERGROUND.
21. SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY FLOOD ZONE AS PER FIRM MAP #370210C0184 C DATED MAY 6th, 1996.
22. LOTS 1, 2, 3, 8, 10, 11, 18 AND 19 ARE SUBJECT TO A 25' BUILDING SETBACK FROM THE TOP OF THE CREEK BANK.
23. 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.
24. THERE IS RESERVED A 10' UTILITY EASEMENT ALONG ALL PROPERTY LINES.
25. 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.

Doc ID: 017053050001 Type: CRP
Recorded: 02/07/2006 at 11:23:36 AM
Fee Amt: $21.00 Page 1 of 1
Workflow# 2000820
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 102 PG 59

~~The foregoing certificate of _____, a REVIEW OFFICER of _____ County, is certified to be correct.~~ Presented for registration and recorded in this office in BOOK 102 OF MAPS PAGE 59, this the 7 day of February, 2006 at 11:12 o'clock A.M.

Otto W. DeBruhl
~~BUNCOMBE COUNTY~~ Register of Deeds By: Deputy

State of North Carolina
County of BUNCOMBE

I, Jerry Pomeroy Jr. 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 2-7-06

Subdivision Administrator _____ Date 2-6-2006

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 guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Weaverville have been received, and that the filing fee for this plat in the amount of _____ has been paid.

I hereby certify that I am the owner of the property shown and described hereon, which is located within the subdivision jurisdiction of the Town of Weaverville and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements shown on the plat to public or private use as noted on the plat. Furthermore, I hereby dedicate all sanitary sewers, storm sewers, and water lines shown on the plat to the Town of Weaverville.

Owner William Martinez Date 2-3-06

REVISIONS

NO.	DATE	DESCRIPTION

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 SHEET 2 OF 2
PHASE 1
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-F PATTON AVENUE
ASHEVILLE, NC 28806
828-253-2796
Charlotte, NC 704-895-9051
Greeneville, TN 423-639-0271
Knoxville, TN 865-546-5800
Lexington, KY 859-263-4399
Middlesboro, KY 606-248-6600
www.vaughnmelton.com

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DRAWN:	R.L. STEPP
CHECKED:	L.D. BROWN
JOB NO:	30067-01
SCALE:	1" = 50'
DATE:	FEBRUARY 1st, 2006
FILE NAME:	FINAL SHT 2.DWG
DRAWING TITLE:	PLAT OF MAJOR SUBDIVISION FOR FOX LAIR CROSSING SUBDIVISION
DWG.	2 OF 2
DRAWING NO:	2