

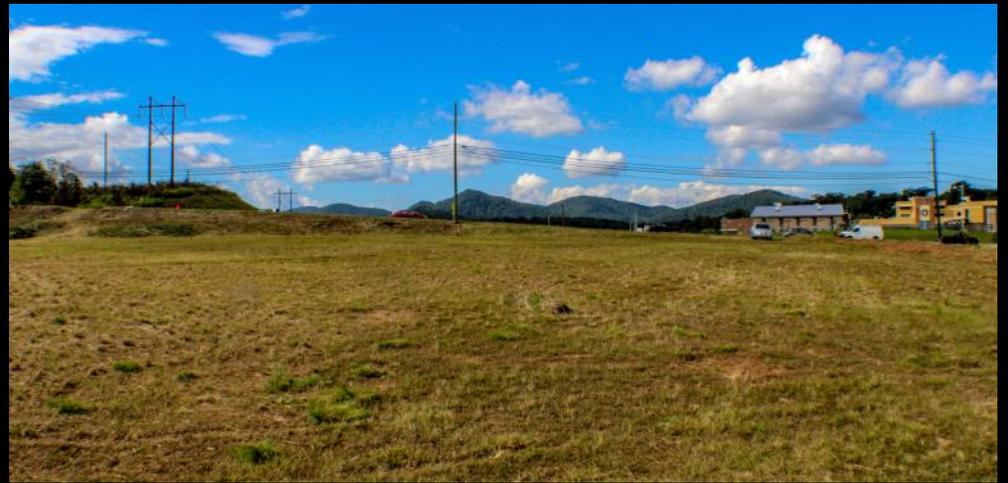
# 1130 Sand Hill Road, Asheville

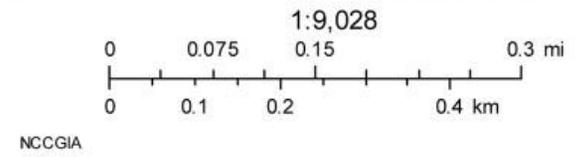


Subject  
Property  
2.85 Acres

- ⇒ **\$689,000**
- ⇒ Level 2.85 acre tract
- ⇒ Conveniently corner location of Sardis Rd & Sand Hill Rd
- ⇒ Zoned C-I; perfect for retail, commercial or light industrial
- ⇒ City water, county sewer onsite. Electric and natural gas available nearby
- ⇒ Developer ready, with all engineering files, soil test, survey and topo available

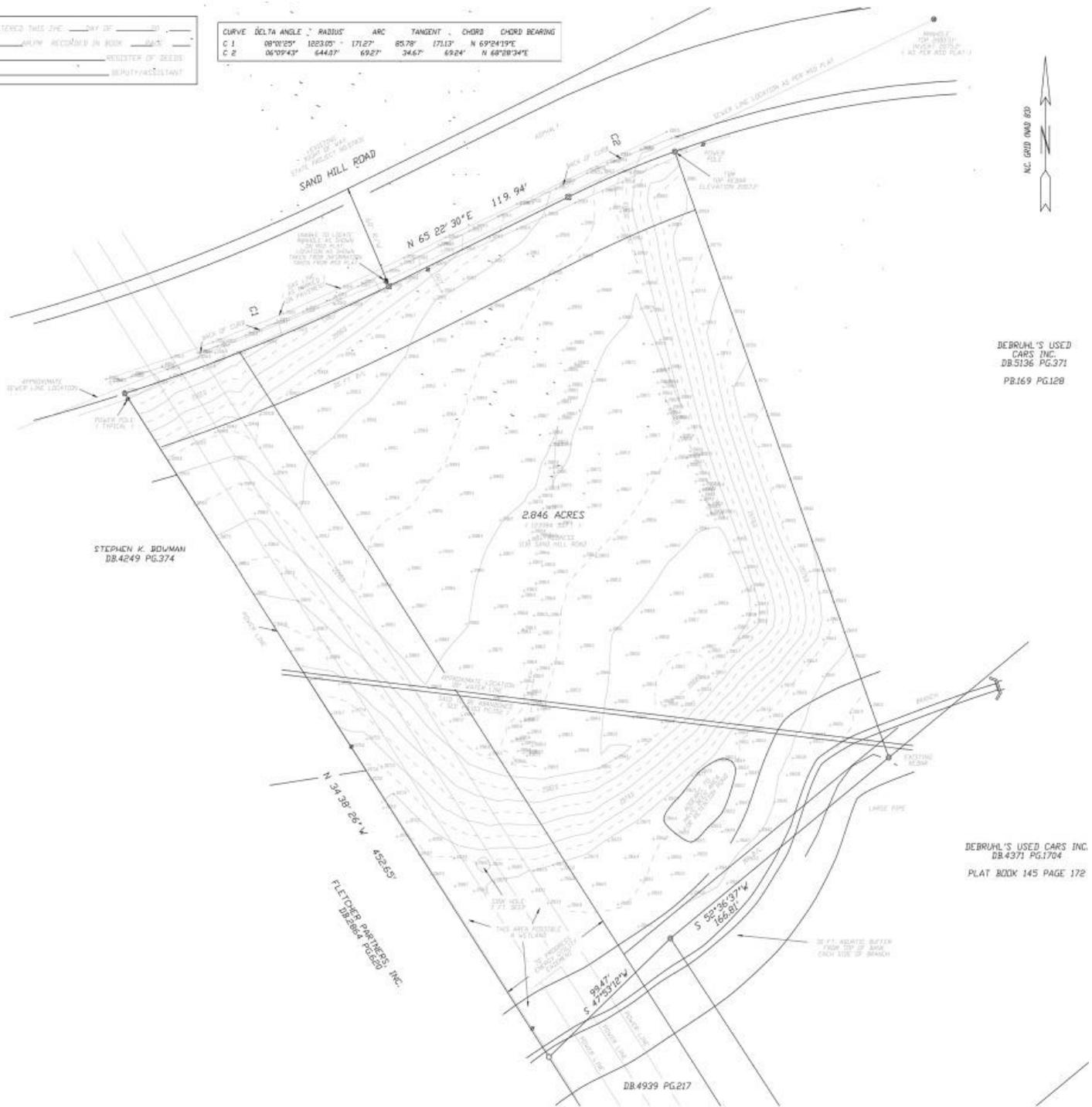






REGISTERED THIS JUNE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 AT \_\_\_\_\_ COUNTY RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 REGISTER OF DEEDS  
 BY \_\_\_\_\_ DEPUTY REGISTRAR

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	08°00'25"	1223.05'	171.27'	85.78'	171.13'	N 69°24'19"E
C 2	06°09'43"	644.67'	69.27'	34.67'	69.24'	N 68°08'34"E



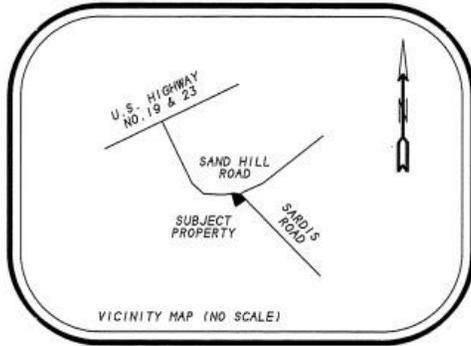
DEBRUHL'S USED  
 CARS INC.  
 DB 5136 PG. 371  
 PB. 169 PG. 128

DEBRUHL'S USED CARS INC.  
 DB 4371 PG. 1704  
 PLAT BOOK 145 PAGE 172

STEPHEN K. BOLMAN  
 DB 4249 PG. 374

DB 4939 PG. 217

**J. GLENN HAYNES P.L.S.**  
 97 DOGWOOD GROVE ROAD  
 ASHEVILLE, NORTH CAROLINA  
 PHONE NUMBER 7-8874  
 TELE. (888) 254-8166  
 FAX. 254-9907



REGISTERED THIS THE 11 DAY OF March 20 15  
 AT 12:21 AM, PM RECORDED IN BOOK 181 PAGE 118  
 BY Drew Reisinger REGISTER OF DEEDS  
 BY Debra Dunter DEPUTY/ASSISTANT

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	08°01'25"	1223.05'	171.27'	85.78'	171.13'	N 69°24'19"E
C 2	06°09'43"	644.07'	69.27'	34.67'	69.24'	N 68°28'34"E

A SUBDIVISION FOR (CURRENT OWNER)

SCOTT E. BANKS

SAND HILL ROAD  
 LOWER HOMINY TOWNSHIP  
 BUNCOMBE COUNTY, NORTH CAROLINA

PLAT REFERENCE - PB.81 PG.97  
 DEED REFERENCE - DB.4939 PG.217

PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY OF RECORD THIS MAP IN NOT TRANSFERABLE, AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY J. GLENN HAYNES THE MAP IS PROVIDED FOR THE PARTIES NAMED HEREON.



LEGEND OF SYMBOLS

- EXISTING MONUMENT
- MONUMENT SET
- ⊙ EXISTING IRON PIPE OR PIN
- IRON PIPE OR PIN SET
- UNMARKED POINT
- ⊙ AS INDICATED AT POINT
- ⊙ TREE "TYPE" AS NOTED
- ⊙ FIRE HYDRANT
- ⊙ MANHOLE
- ⊙ WATER METER
- ⊙ POWER OR TELEPHONE POLE

STEPHEN K. BOWMAN  
 DB.4249 PG.374

LINE	BEARING	DISTANCE
L 2	S 35°08'11"E	209.60'
L 3	N 52°36'37"E	249.18'
L 4	S 56°52'51"E	63.25'
L 5	S 52°36'37"W	19.50'
L 6	N 36°59'07"W	139.31'
L 7	S 86°19'57"W	123.53'
L 8	N 65°22'30"E	119.94'

- BOUNDARY LINE
- - - LINES PLATTED FROM DEEDS OR RECORDED PLATS OR AS NOTED
- - - OVERHEAD UTILITY LINES AS NOTED
- - - SEWER LINE OR AS NOTED
- - - OLD DEED OR RECORDED LINES OR AS NOTED

NOTE:

AREAS DETERMINED BY COORDINATE METHOD  
 PROPERTY CORNERS MARKED AS NOTED  
 PROPERTY LINES NOT MARKED, UNLESS NOTED OTHERWISE.

ALL DISTANCES AS SHOWN ARE U.S. SURVEY FOOT

NOTE:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, OR BUILDING RESTRICTION LINES NOT SHOWN. ALL PROPERTY OWNERSHIPS WERE TAKEN FROM CURRENT TAX RECORDS ONLY.

Approved by the City of Asheville, N.C., Planning and Development Department, on the 11th day of March, 2015, provided the plat is registered in the office of Register of Deeds of Buncombe County, N.C., within 30 days from date of this approval.

Signed: Jennifer S. Blivins  
 City of Asheville Planning and Development

NOTE:

THE 20 FT. WIDE ACCESS ROAD WILL BE CONSTRUCTED USING 6" OF COMPACTED ABC STONE, 5" BINDER COURSE AND 2" ASPHALT OVERLAY.

FINANCIAL SURETY IN THE FORM LETTER OF CREDIT #SB94352 FROM FIRST CITIZENS BANK HAS BEEN PROVIDED TO THE CITY OF ASHEVILLE TO ENSURE CONSTRUCTION OF THE ACCESS ROAD.

THE RIGHT OF WAY AND ASSOCIATED ROAD INFRASTRUCTURE IS TO PROVIDE PERMANENT INGRESS/EGRESS AND UTILITY ACCESS TO ALL LOTS SERVED BY THE RIGHT OF WAY. THIS ROAD WILL BE PRIVATELY CONSTRUCTED AND MAINTAINED AND THE CITY OF ASHEVILLE WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE ROAD.

**J. GLENN HAYNES P.L.S.**  
 97 DOGWOOD GROVE ROAD  
 ASHEVILLE, NORTH CAROLINA  
 FIRM NUMBER F-0874  
 TELE. (828) 254-8466  
 FAX. 254-8907

STATE OF NORTH CAROLINA  
 COUNTY OF BUNCOMBE

I, Jennifer S. Blivins, REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 Signed: Jennifer S. Blivins 3/11/15  
 REVIEW OFFICER DATE

- 1. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- 2. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- 3. ANY ONE OF THE FOLLOWING:
  1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OF LAND, OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATER COURSE;
  2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATER COURSE;
  3. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- 4. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN

I, J. GLENN HAYNES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK, 4939, PAGE 217, ECT. 1(OTHER)); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, SEE, PAGE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:13000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 7. DAY OF MAY, A.D., 2015



SURVEYOR  
 L-1306  
 LICENSE NUMBER

(REMAINING AREA)  
 9.999 ACRES  
 (435576 SQ. FT.)  
 SCOTT E. BANKS  
 DB.4939 PG.217  
 PB.81 PG.97

Doc ID: 028133690001 Type: CRP  
 Recorded: 03/11/2015 at 12:21:04 PM  
 Fee Amt: \$81.00 Page 1 of 1  
 Work Low 0000270896-0001  
 Buncombe County, NC  
 Drew Reisinger Register of Deeds  
 BK 181 PG 118

SUBJECT PROPERTY ZONED C1  
 MINIMUM SETBACKS:  
 FRONT: 35 FT.  
 SIDE: NONE  
 REAR: 10 FT.  
 TOTAL AREA TO BE SUBDIVIDED 12.846 ACRES

TIE TO N.C. GRID STATION SARDIS FROM POINT "A" S 56°57'07"E 1255.46' (GRID)  
 \*SARDIS: N 671294.851' E 919774.328' (MAD 831)  
 POINT "A": N 671979.38' E 918722.19' (MAD 831)  
 ALL DISTANCES AS SHOWN ARE HORIZONTAL SURFACE MEASUREMENTS UNLESS NOTED OTHERWISE. A COMBINED FACTOR OF 0.99976 SHOULD BE APPLIED TO OBTAIN GRID LENGTHS.  
 NO SOIL DISTURBANCE MAY OCCUR IN ACQUATIC BUFFER AREA

# Cross Property Client Full

**1130 Sand Hill Road, Asheville NC 28806**

MLS#: <b>3437253</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>9617-81-1840-00000</b>	List Price: <b>\$689,000</b>
Status: <b>Active</b>	Tax Location: <b>Asheville</b>	County: <b>Buncombe</b>	
Subdivision: <b>None</b>	Tax Value: <b>\$279,300</b>	Zoning Desc:	
Zoning: <b>CI</b>		Deed Reference: <b>5310/551</b>	
Legal Desc: <b>as shown in Buncombe County registry book 5310 page 551</b>			
Elevation: <b>2000-2500 ft. Elev.</b>			



General Information

Type: **Commercial**  
 Can be Divided?:  
 \$/Acres: **\$241,754.39**

School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Unspecified**

Land Information

Approx Acres: **2.85**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:  
 Lot Desc: **Level**

Utility/Plan Information

Sewer: **County Sewer, None**  
 Water: **City Water, None**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Conventional**  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

Features

Fixtures Exceptions: <b>No</b>	Street: <b>Paved</b>
Access: <b>State Road</b>	HOA Subj Dues:
Suitable Use: <b>Commercial, Industry, Other - See Media/Remarks</b>	Confirm Spcl Assess: <b>Remarks</b>
Subject To HOA: <b>None</b>	
Proposed Spcl Assess: <b>No</b>	

**Public Remarks:** Asheville commercial 2.85 acre tract zoned CI, ideally located on the corner of Sand Hill Road and Sardis Road. Developer ready, with all engineering files, soil test, survey and topo available. City water, county sewer, electric and natural gas available. Retail, commercial, light industrial use.

**Directions:** From downtown Asheville, take I-240 West to exit 1B/Brevard Road/NC 191. Turn left onto Brevard Road/NC 191 South. Turn right onto S. Bear Creek Road. Follow approximately 1.1 miles, then turn left onto Sand Hill Road. Follow 2.4 miles to property on left.

Listing Information

DOM: <b>272</b>	CDOM: <b>272</b>	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Close Price:	LTC: