

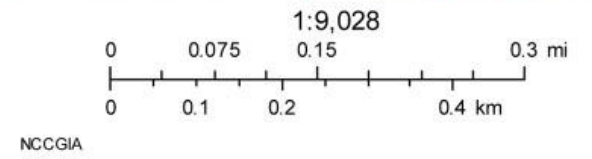
1130 Sand Hill Road, Asheville



- ⇒ **\$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

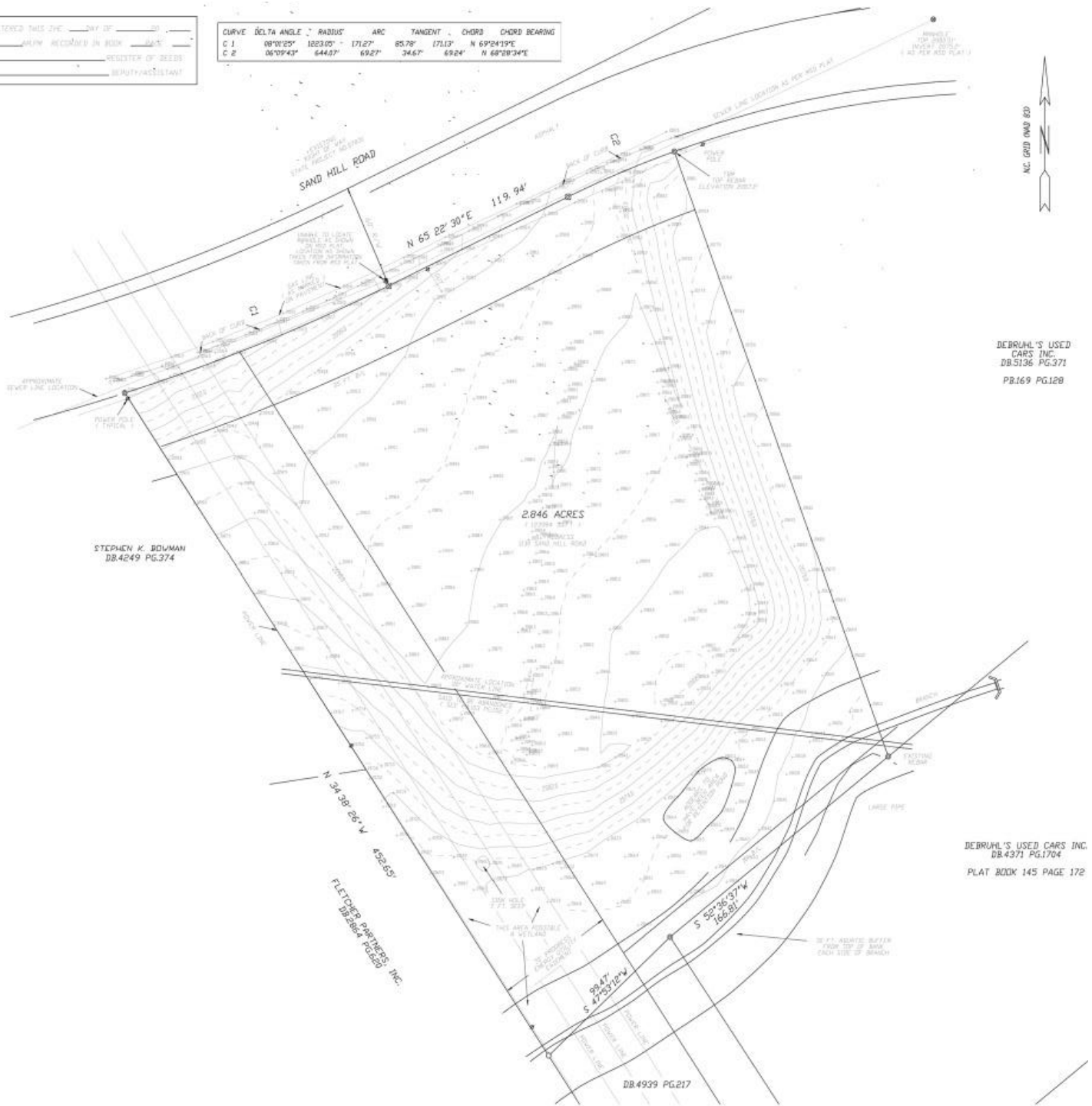






REGISTERED THIS 2ND DAY OF _____
 AT _____ COUNTY RECORDED IN BOOK _____ PAGE _____
 REGISTER OF DEEDS
 BY _____ DEPUTY REGISTRAR

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



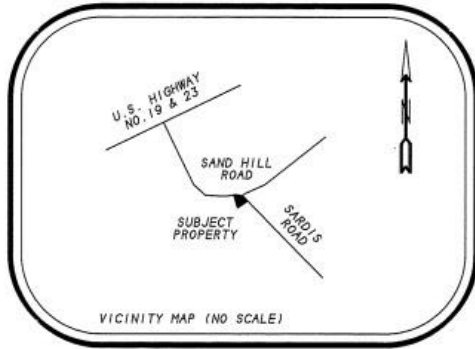
DEBRUHL'S USED CARS INC.
 DB 5136 PG. 371
 PB. 169 PG. 128

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.L.C.
 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.

SCALE 1" = 100' MAY 7, 2014
 PIN # 9617-81-5395

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 1255.40' (GRID)
 *SARDIS:
 N 671294.851'
 E 919774.328'
 1MAD 831

SUBJECT PROPERTY FLOOD ZONE X
 FIRM MAP MAP NUMBER 370098/700J
 EFFECTIVE DATE: JAN. 6, 2010
 POINT "A"
 N 671979.38'
 E 918722.19'
 1MAD 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#: 3583234	Category: Commercial	Parcel ID: 9617-81-1840-00000	List Price: \$689,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$279,300	Zoning Desc:	
Zoning: CI		Deed Reference: 5310/551	
Road Front:		Cross Street:	
Legal Desc: plat 0181/0118			
Approx Acres: 2.85	Approx Lot Dim:	Flood Plain:	
Comm Loc:		Elevation: 2000-2500 ft. Elev.	



General Information

Type: **Other**
 Secondary Type: **N/A**
 Documents:
 Restrictions: **Other - See Media/Remarks**
 Restrictions Rmks: **zoning**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **0**
 Construct Status:
 Prop Compl Date:
 Construction Type:
 # of Bldgs:
 # of Units:
 # of Rentals:
 # of Stories:
 Baths Total:

Listing Information

Trans Type: **For Sale**
 Sale/Lease Incl: **Land**
 In City: **Yes**
 \$/Acre: **\$241,754**
 Potential Income:

Square Footage

Min Sqft Avail: **0**
 Max Sqft Avail: **0**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft:
 Warehouse Sqft:
 Garage Sqft:
 Total:

Additional Information

Prop Fin: **Conventional**
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Recent: **01/16/2020 : NEWS : ->ACT**

Features

Total Parking:	# of Docks:	# Drive In Doors:	Rail Service:
Fixtures Exceptions: No		Wall Rvalue:	
Access: State Road			

Utilities

Utilities: Electricity, Gas, Telephone, Underground	Proposed Spcl Assess: No
Confirm Spcl Assess: No	Remarks

Public Remarks: **Asheville commercial 2.85 acre tract zoned CI, ideally located on the corner of Sardis Road and Sand Hill 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.**