



I, ROBERT K. BRADY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1397, PAGE 344); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800); AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

3rd DAY OF OCTOBER, A.D. 2017.

Robert K. Brady, Jr.
ROBERT K. BRADY, JR., PLS-3359



I, Robert K. Brady, Jr., certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey:
Class of survey: Class B
Horizontal Positional accuracy: 0.008
Type of GPS (or GNSS) field procedure: Real-Time Kinematic network
Date(s) of survey: 08/27/2017
Datum/EPOCH: NAD 83 (2011) (EPOCH2010.000)
Published/field control: VRS
Geoid model: GEOID12B
Combined factor: 0.99979331
Units: U.S. Foot
Horizontal positions are referenced to NAD83(2011)

3rd DAY OF OCTOBER, A.D. 2017.

Robert K. Brady, Jr.
ROBERT K. BRADY, JR., PLS-3359

STATE OF NORTH CAROLINA
COUNTY OF SULLY
FILE FOR REGISTRATION ON THE ____ DAY OF ____
2017, AT ____ AND RECORDED IN
PLAT BOOK ____ PAGE ____
BY: _____
REGISTER OF DEEDS
BY: _____
DEPUTY

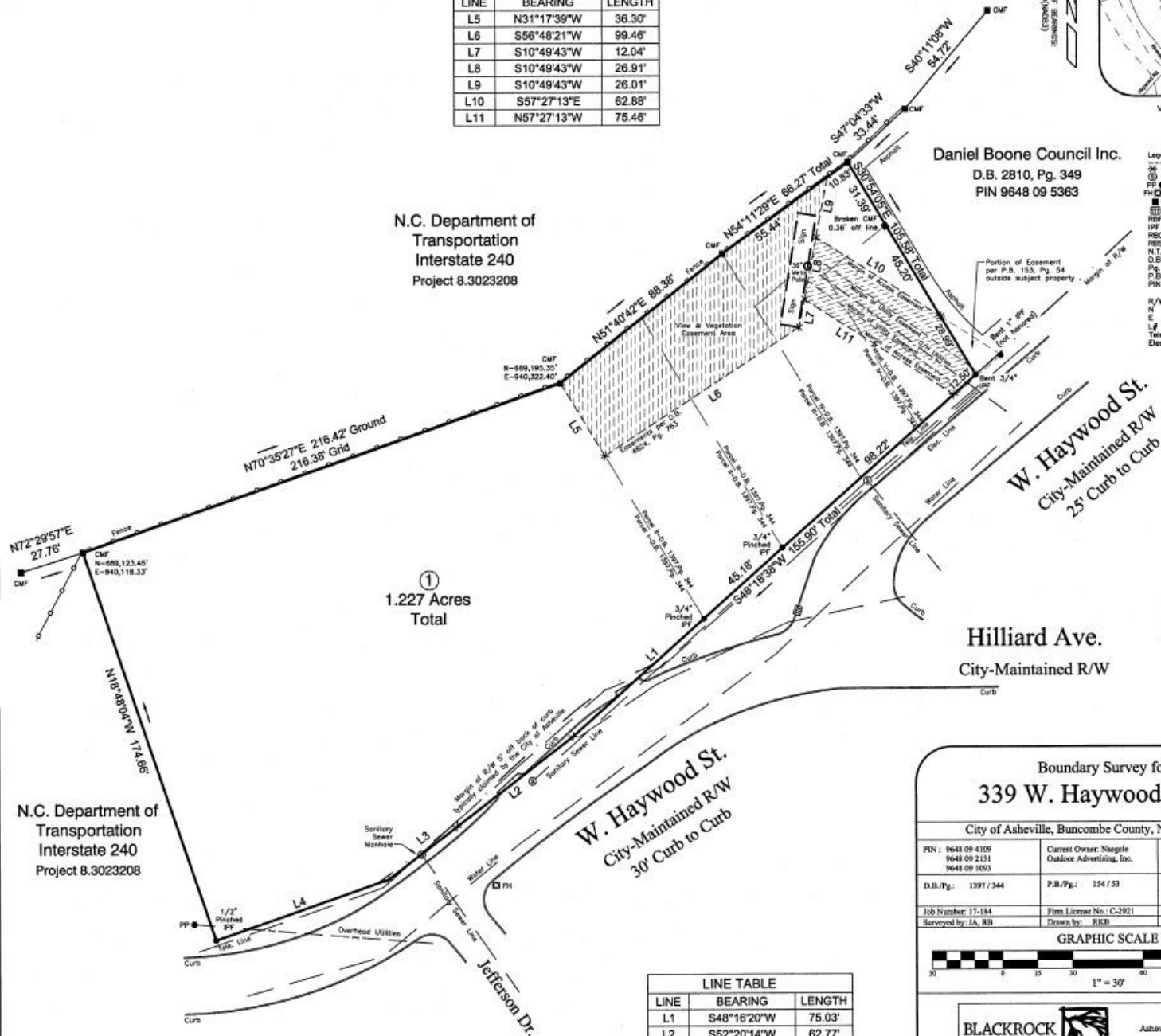
GENERAL NOTES:

1. Property subject to all easements, rights-of-way and restrictions of record
 2. Lines not surveyed are shown as broken lines from information referenced on the face of this plat
 3. The area shown hereon was computed using the coordinate computation method
 4. Subject property is not located within a flood hazard area according to flood insurance community 370002, panel 8645, suffix J dated January 6, 2010
 5. Location of utilities, whether public or private, is based upon field location of visible appurtenances and point marks made by utility locators
 6. All distances are horizontal ground measured in US Feet
 7. This plat has been prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by the title examination.
 8. This map does not transfer to anyone other than the persons or business named in the title block and may not be used without written authorization from Blackrock Surveying and Land Design, P.C.
 9. NB Building Setback Standards
Front: 15 feet, except that the minimum setback may be reduced to zero feet in pedestrian-oriented areas where road widening is not anticipated provided that all parking is located to the side or rear and not closer to the street than the lotface of the principal structure, and where pedestrian-oriented design features are incorporated in building and site design.
- Side: None required.
Rear: None required.
Corner lot, street side: 15 ft.

**LINE TABLE FOR SIGN EASEMENT
PER P.B. 153, PG. 54**

LINE	BEARING	LENGTH
L5	N31°17'39"W	36.30'
L6	S58°48'21"W	99.46'
L7	S10°49'43"W	12.04'
L8	S10°49'43"W	26.91'
L9	S10°49'43"W	26.01'
L10	S57°27'13"E	62.88'
L11	N57°27'13"W	75.46'

N.C. Department of
Transportation
Interstate 240
Project 8.3023208



VICINITY MAP (N.T.S.)

Daniel Boone Council Inc.
D.B. 2810, Pg. 349
PIN 9648 09 5363

- Legend**
- CP Calculated Point
 - SM Sanitary Sewer Manhole
 - PP Power Pole
 - PH Fire Hydrant
 - CMF Concrete Monument Found
 - RIF Rebar Found
 - IPF Iron Pipe Found
 - RBC Rebar and Cap Found
 - RDS Rebar Set
 - N.T.S. Not to Scale
 - D.B. Deed Book
 - Page Page
 - P.B. Plat Book
 - PIN Parcel Identification Number
 - R/W Right-of-Way
 - N North
 - E Easting
 - Line Tag Line Tag
 - Tele. Telecommunications
 - Elec. Electric

Hilliard Ave.
City-Maintained R/W

N.C. Department of
Transportation
Interstate 240
Project 8.3023208

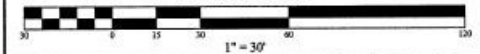
W. Haywood St.
City-Maintained R/W
30' Curb to Curb

**Boundary Survey for
339 W. Haywood Street**

City of Asheville, Buncombe County, North Carolina

PIN: 9648 09 4109 9648 09 2151 9648 09 1053	Current Owner: Naegele Outdoor Advertising, Inc.	Address: 399 W. Haywood St. Asheville, NC 28801
D.B./Pg.: 1397/344	P.B./Pg.: 154/33	Zoning: NB
Job Number: 17-114	Firm License No.: C-2921	Date: 09/26/2017
Surveyed by: JA, RB	Drawn by: RKB	PLS: Robert K. Brady, Jr.

GRAPHIC SCALE



LINE TABLE

LINE	BEARING	LENGTH
L1	S48°16'20"W	75.03'
L2	S52°20'14"W	62.77'
L3	S52°27'20"W	37.01'
L4	S70°46'20"W	78.03'

**BLACKROCK
SURVEYING
& LAND DESIGN, P.C.**

PO Box 8302
Asheville, North Carolina 28814
phone: 828-225-4341
fax: 828-225-4342
www.blackrocksurveying.com



1
6,360 Sq.Ft.

2
4,014 Sq.Ft.

3
4,110 Sq.Ft.

4
6,549 Sq.Ft.

5
6,039 Sq.Ft.

6
5,420 Sq.Ft.

7
4,806 Sq.Ft.

8
4,560 Sq.Ft.

9
4,464 Sq.Ft.

10
7,121 Sq.Ft.

N70°35'27"E 63.62'

N70°35'27"E 40.69'

N70°35'27"E 40.69'

N70°35'27"E 40.39'

N70°35'27"E 31.02'

N51°40'42"E 9.11'

N51°40'42"E 39.65'

N51°40'42"E 39.61'

N64°11'29"E 66.27'

S30°34'05"E 105.88'

N18°48'04"W 174.66'

N18°48'04"W 113.51'

S70°46'20"W 40.00'

S70°46'20"W 18.03'

S52°27'20"W 24.77'

S52°27'20"W 21.75'

S52°20'14"W 35.02'

S48°16'20"W 5.03'

S48°16'20"W 40.11'

S48°16'20"W 29.68'

S48°16'38"W 10.11'

S70°35'27"W 28.29'

S70°35'27"W 28.29'

S31°35'32"E 158.25'

S31°35'32"E 145.07'

S31°35'32"E 129.49'

S31°35'32"E 116.97'

S31°35'32"E 114.61'

S31°35'51"E 112.24'

S48°18'38"W 65.79'

S48°18'38"W 40.00'

S70°46'20"W 20.00'

CHICKEN HILL: ASHEVILLE'S OLDEST NEIGHBORHOOD

Chicken Hill is a mill village in Asheville, North Carolina, that dates back to the 1880s. Imbued with rich history and excellent location, this hip and funky neighborhood is a charming place to live. A short walk to downtown, to the River Arts District, and to the French Broad River makes Chicken Hill an ideal place to live, work and play. The whimsical home designs, front porches and landscaping of the Chicken Hill Co-Operative encourage pedestrian traffic and create a pleasant sense of community. Traditional city planning concepts from around 1900 through the 1920s are coming to be regarded as a watershed era in the history of urban design. Chicken Hill offers our growing city of Asheville a unique opportunity to embrace its rich history and move into a progressive healthy future, "Toward an Architecture of Community."



Cross Property Client Full

339 W Haywood Street, Asheville NC 28801

MLS#: 3405682	Category: Commercial	Parcel ID: 9648-09-4109-0000	List Price: \$1,500,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$161,400	Zoning Desc:	
Zoning: CB-1		Deed Reference: 5640-293	
Road Front:		Cross Street:	
Legal Desc: 1.23 unimproved acres in Buncombe County, Deed Bk/Pg 5640/293-6		Flood Plain:	
Approx Acres: 1.23	Approx Lot Dim:		



General Information

Type: **Unimproved Commercial**
 Secondary Type: **Other**
 Documents:
 Restrictions: **Other**

Restrictions Rmks: **Call Agent**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **9999**
 Construct Status:
 Construction Type:
 # of Bldgs: **0**
 # of Units: **0**
 # of Rentals:
 # of Stories: **0**
 Baths Total:

Listing Information

Trans Type: **For Sale**
 Sale/Lease Incl: **Land**
 In City: **No**
 \$/Acre: **\$1,219,512**
 Potential Income:

Square Footage

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

Additional Information

Prop Fin:
 Assumable:
 Ownership: **Seller owned for less than one year**
 Publicly Maint Rd: **Yes**
 Special Conditions: **None**

Recent: **07/02/2018 : NEWs : ->ACT**

Total Parking:	# of Docks:	# Drive In Doors:	Rail Service:
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Subject To HOA:	Subject to CCRs: No
Confirm Spcl Assess: No	Proposed Spcl Assess: No

Public Remarks: **Near Chicken Hill community and walkable to downtown via sidewalk. Great mountain views. Suitable for commercial residential or both. 3 parcels/PINs: 964809410900000, 964809213100000, 964809109300000. Recently rezoned to CB-1 zoning (Community Business District). Subject to the permanent easement of billboard sign on property.**

DOM: 0	CDOM: 0	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Closed Price:	LTC:

Prepared By: Scott Carter

Cross Property Client Full

339 W Haywood Street, Asheville NC 28801

MLS#: 3405711	Category: Lots/Acres/Farms	Parcel ID: 9648-09-4109-0000	List Price: \$800,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Subdivision:	Tax Value: \$161,400	Zoning Desc:	
Zoning: CB-1		Deed Reference: 5640-293	
Legal Desc: .50 unimproved acres in Buncombe County, Deed Bk/Pg 5640/293-6			



General Information

Type: **Lot**
 Can be Divided?: **Yes**
 \$/Acres: **\$1,600,000.00**

Land Information

Approx Acres: **0.50**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:

Additional Information

Prop Fin:
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

School Information

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

Utility/Plan Information

Sewer: **Tap Fee Required**
 Water: **Connection Fee Required**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Suitable Use: **Commercial, Multi-Family, Residential**

Subject To HOA: None	HOA Subj Dues: No	Association Information
Proposed Spcl Assess: No		Assoc Fee: _____
		Confirm Spcl Assess: _____
		Subject to CCRs: _____
		Remarks _____

Public Remarks: **Near Chicken Hill community and walkable to downtown via sidewalk. Great mountain views. Includes PIN 964809410900000 and a portion of PIN 964809213100000 for a total of approximately .50 acres. Suitable for commercial, residential or both. Recently rezoned to CB-1 (Community Business District). Can also be sold with PINs 964809213100000 and 964809109300000. Subject to the permanent easement of billboard sign on property.**

DOM: 52	CDOM: 52	Listing Information
UC Dt:	DDP-End Date:	Closed Dt: _____
		Close Price: _____
		Slr Contr: _____
		LTC: _____

Prepared By: Scott Carter

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Based on information submitted to CarolinaMLS. All data is obtained from various sources and may not have been verified by broker or CarolinaMLS. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

Cross Property Client Full

339 W Haywood Street, Asheville NC 28801

MLS#: 3427403	Category: Commercial	Parcel ID: 9648-09-4109-0000	List Price: \$480,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$161,400	Zoning Desc:	
Zoning: CB-1		Deed Reference: 5640-293	
Road Front:		Cross Street:	
Legal Desc: .38 unimproved acres in Buncombe County, Deed Bk/Pg 5640/293-6		Flood Plain:	
Approx Acres: 0.38	Approx Lot Dim:	Elevation:	
Comm Loc: General Business District, Other			



General Information

Type: **Unimproved Commercial**
 Secondary Type: **Other**
 Documents:
 Restrictions: **Other**
 Restrictions Rmks: **Call Broker**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **9999**
 Construct Status:
 Construction Type:
 # of Bldgs: **0**
 # of Units: **0**
 # of Rentals:
 # of Stories: **0**
 Baths Total:

Additional Information

Prop Fin:
 Assumable:
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Listing Information

Trans Type: **For Sale**
 Sale/Lease Incl: **Land**
 In City: **No**
 \$/Acre: **\$1,263,158**
 Potential Income:

Square Footage

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

Recent: **08/23/2018 : NEWS : ->ACT**

Features

Lake/Water Amenities: None	# of Docks:	# Drive In Doors:	Rail Service: No
Total Parking:		Floor Rvalue:	
Sprinkler: None			
Access: Paved Road			

Utilities

Utilities: **Cable, City Sewer, City Water, Gas, Other**

Association Information

Subject To HOA:
 Confirm Spcl Assess: **No**
 Subject to CCRs: **No**
 Proposed Spcl Assess: **No**

Remarks

Public Remarks: **Near Chicken Hill community and walkable to downtown via sidewalk. Great mountain views. Suitable for commercial residential or both. Recently rezoned to CB-1 (Community Business District). Can also be sold with PINs 964809213100000 and 964809109300000. Subject to the permanent easement of billboard sign on property.**

Listing Information