

TABLE OF CONTENTS

<u>ARTICLE NUMBER</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
1	PROJECT DESCRIPTION	2
2	PHYSICAL CONDITIONS/CONTRACT PLANS	2
3	PROJECT COORDINATION	2 - 5
3.1	Intent of Plans and Specifications	
3.2	Interpretation of Estimate	
3.3	Time of Completion	
3.4	Pre-Construction Conference	
3.5	Progress Meetings	
3.6	Utility Owners	
4	USE OF EASEMENTS AND RIGHT OF WAY	6 - 7
4.1	Special Provision Detail Sheets	
5	SPECIAL REQUIREMENTS	7 - 9
5.1	Street Cut Permits and Project Access	
5.2	Maintenance of Traffic	
5.3	Service Line Connections	
5.4	Permits	

ARTICLE 1 - PROJECT DESCRIPTION

Scope of Work

- 1.1 The work to be performed shall consist of the construction of the **Mountainbrook Road @ Chunn's Cove Road Sewer Rehabilitation (MSD Project No. 2010112)** project for the Metropolitan Sewerage District of Buncombe County, North Carolina. The project shall generally consist of the furnishing of all services, supplies, materials and equipment, and performing of all labor for the construction and installation of approximately 2,713 L.F. of 8-inch DIP and 491 L.F. of 8-inch HDPE mainline sewer, including manholes and all appurtenances related thereto.
- 1.2 The work shall be performed under unit price contract, and shall consist of furnishing all materials, supplies, and equipment; performing all labor and services incidental to or necessary for the complete construction of the project in accordance with the Plans and Specifications; and maintenance of each completed portion of the work until final acceptance of the entire project by the DISTRICT, unless otherwise approved by the ENGINEER.

ARTICLE 2 - PHYSICAL CONDITIONS/CONTRACT PLANS

- 2.1 **Physical Conditions.** There have been no subsurface explorations or reports utilized in the preparation of these contract documents.
- 2.2 **Contract Plans.** The work shall be performed in accordance with these specifications and contract plans, which are incorporated herein as part of the contract and which are identified by the following numbers and titles:

<u>Sheet No.</u>	<u>Description</u>
C-1	Index of Drawings and Location Map
PL-1	Sanitary Sewer Overall Plan
PL-2	Sanitary Plan & Profile Line "A"
PL-3	Sanitary Plan & Profile Line "B" & "C"
PL-4	Sanitary Plan & Profile Line "D" & "E"
PL-5	Sanitary Plan & Profile Line "F"
D-1	Sanitary Sewer Details
D-2	Sanitary Sewer Erosion Control Details

ARTICLE 3 - PROJECT COORDINATION

3.1 Intent of Plans and Specifications

The intent of the Plans and Specifications is to prescribe a complete work that the CONTRACTOR undertakes to do in full compliance with the Contract. The CONTRACTOR shall do all work as provided in the Plans, Special Conditions Detail Sheets, Specifications and other parts of the Contract and shall do such

Section V: Special Conditions

additional, extra, and incidental work as may be considered necessary to complete the work in a satisfactory and acceptable manner. Any work or material not shown on the Plans or described in the Specifications, but which may be fairly implied as included in any item of the Contract, shall be performed and/or furnished by the CONTRACTOR without additional charge therefore. The CONTRACTOR shall furnish all labor, materials, tools, equipment and incidentals necessary to the prosecution of the work.

3.2 Interpretation of Estimate

The quantities of the work and materials shown on the Proposal form or on the Plans are believed to approximately represent the work to be performed and materials to be furnished and are to be used for comparison of bids. Payment to the CONTRACTOR will be made only for the actual quantities of work performed or materials furnished in accordance with the Plans and Specifications and it is understood that the quantities may be increased or decreased as hereinafter provided without in any way invalidating the bid prices.

3.3 Time of Completion

The CONTRACTOR shall commence work to be performed on the project under this agreement on a date to be specified in a written Notice to Proceed from the DISTRICT and shall duly complete all work under this agreement within **ninety (90) consecutive calendar days** from said date. For each day in excess of the completion time limits specified above, the CONTRACTOR shall pay the DISTRICT the sum of Three Hundred Dollars (\$300.00) as liquidated damages reasonably estimated in advance to cover the losses incurred by the DISTRICT by reason of failure of said CONTRACTOR to complete the work within the time specified, such time being in the essence of this Contract and a material consideration thereof.

3.4 Pre-Construction Conference

Prior to starting any construction work on this project, a conference will be held in the Construction Office of the DISTRICT for the purpose of verifying general construction procedures, expediting the handling of shop drawings and schedules, and to establish a working understanding between the parties concerned on the project. Present at the conference shall be a responsible representative of the CONTRACTOR and the CONTRACTOR's job superintendent. The time of the conference shall be as agreed upon by the CONTRACTOR and DISTRICT.

3.5 Progress Meetings

The CONTRACTOR and any subcontractors, material suppliers or vendors whose presence is necessary or requested shall attend meetings, referred to as Progress Meetings, when requested by the DISTRICT for the purpose of discussing the

Section V: Special Conditions

execution of the work. Each meeting will be held at the time and place designated by the DISTRICT. A schedule for monthly meetings will be agreed upon at the pre-construction conference. The ENGINEER will call for and schedule additional meetings if necessary. All decisions, instructions and interpretations made at these meetings shall be binding and conclusive on the CONTRACTOR and such decisions, instructions and interpretations shall be confirmed in writing by the DISTRICT.

The proceedings of these meetings will be recorded and the CONTRACTOR will be furnished with a reasonable number of copies for his use and for his distribution to the subcontractors' material suppliers and vendors involved.

- 3.6 Utility owners within the vicinity of the Project may include, but are not limited to, those listed below. The CONTRACTOR shall contact N.C. OneCall Center for utility locations within public rights of way and easements before digging, as required by NC State Statutes.

Call NC OneCall Center, Inc. (locators for Buncombe County) at "811".

<u>Utility / Agency</u>	<u>Phone</u>
Asheville Dispatch City Road Closures	828-252-1122
Asheville	
Public Works Department	828-232-4567
Streets Division	828-259-5852
	Chad Bandy 828-782-0546
	Jerry Yates 828-778-8938
	Rick Gath 828-777-4053
Storm Water	828-259-5973
	Tony Chapman 828-777-5665
	Amy Deyton 828-782-0755
Water Department	828-259-5975
	Travis Mortier 828-778-0191
	Jeremy Godfrey 828-778-0953
	Michele Smith 828-777-3539
Asheville Transit Bus Lines	828-253-5691
AT&T Telephone Co.	877-737-2478
	Chip Lance 828-258-7058
	Jenny Stamey 828-251-8949

Section V: Special Conditions

Black Mountain Public Works Director Water Department	Jamie Matthews	828-669-8610 828-778-5525 828-419-9300 x 1
Buncombe County Board of Education Transportation Department		828-232-4240
Buncombe Co. Emergency Services Fire, Police - NON EMERGENCIES ONLY County Road Closures		828-250-6650
Buncombe County Planning Director		828-250-4830
Charter Spectrum	Don Pullen Karen Allison	828-367-8763 864-598-0816
Dominion Gas	Richard Walsh	877-776-2427 828-273-8446
Duke Energy	Guard House Power Outages Seth McFee	828-687-5206 800-827-5118 828-271-6271
ERC Fiber	Lewis Lance	828-350-2415 866-372-7110
M.S.D. of Buncombe County Construction Director Sewer Maintenance Division		828-225-8262 828-255-0061
Norfolk Southern RR	James Peck	828-808-0366
NCDOT Highway Division	Nick Dorato	828-298-2741
Weaverville Town Hall Public Works		828-645-7116 828-645-0606 x 400
Woodfin Street Department Water District		828-253-4887 828-253-5551 x 8

ARTICLE 4- USE OF EASEMENTS AND RIGHT OF WAY

4.1 Right of Way Special Provision Detail Sheets and Easements

Easement widths are shown on the Plans and Easement Plats. The Plats (not to scale) are included at the end of the Specifications. If requested, scaled copies of the same will be provided to the CONTRACTOR. Exceptions to the typical details are shown as applicable on the Plans.

The CONTRACTOR shall comply with all provisions of the SPDS and easement agreement that may be applicable to his construction process or the general construction of this project.

Unless otherwise specified, all items in these SPDS shall be considered incidental to the mainline sewer construction. Any compensation to the CONTRACTOR for these items shall be included in the per linear foot bid unit price for the mainline sewer pipe, unless otherwise specified herein or listed in the Bid Schedule.

The SPDS and easement maps are attached for the following properties:

<u>Name of Property Owner</u>	<u>PIN No.</u>	<u>SPDS</u>
Seth M. Ellis & Leonora Stefanile	9659-13-3631	No
Ronald J. Harris & Fyffe A. Aschenbrenner	9659-13-2449	Yes
Thomas J. Peterson	9659-13-3466	Yes
Joshua N. & Jennifer D. Wilcox	9659-13-5415	No
William J. & Tina J. Porter	9659-13-5545	Yes
Robert F. & Sylvia G. Aucremanne	9659-13-5656	Yes
Susan W. Hendrickson	9659-13-5787	Yes
The Wildes at Chunns Cove POA	9659-13-1153	Yes
Harold D. & Laura N. Mahan	9659-13-4193	Yes
Helen A. Harris	9659-13-4071	Yes
Garrett M. Gomez	9659-12-4869	Yes
Robin L. & James M. Mackinnon	9659-12-4758	Yes
Myra A. Zachrich	9659-12-4758	Yes

Ronald J. Harris & Fyffe A. Aschenbrenner: Item 1 of this SPDS has been included in the Bid Form unit price for "Tree Removal Large Pine". Item 2 shall be considered incidental to the mainline sewer construction.

Thomas J. Peterson: Item 1 and 2 of this SPDS shall be considered incidental to the mainline sewer construction.

William J. & Tina J. Porter: Item 1 this SPDS shall be considered incidental to the mainline sewer construction.

Section V: Special Conditions

Robert F. & Sylvia G. Aucremanne: Item 1 of this SPDS shall be considered incidental to the mainline sewer construction.

Susan W. Hendrickson: Item 1 of this SPDS has been included in the Bid Form unit price for "Bituminous Asphalt Resurfacing 1.5" Min. Depth".

The Wildes at Chunn's Cove POA: Item 2 and 3 of this SPDS shall be considered incidental to the mainline sewer construction.

Harold D. & Laura N. Mahan: Item 1 and 2 of this SPDS shall be considered incidental to the mainline sewer construction.

Helen A. Harris: Omit item 1 of this SPDS, this has been completed by the homeowner. Item 2 shall be considered incidental to the mainline sewer construction.

Garrett M. Gomez: Item 1 of this SPDS has been included in the Bid Form unit price for "Coir Matting". Item 2 and 3 shall be considered incidental to the mainline sewer construction.

Robin L. & James M. Mackinnon: Item 1 of this SPDS shall be considered incidental to the mainline sewer construction. Item 2 has been included in the Bid Form unit price for "Tree Removal Large Pine".

ARTICLE 5 - SPECIAL REQUIREMENTS

5.1 Street Cut Permits and Project Access

NCDOT Roads

Work within NCDOT maintained roadways shall be performed under the NCDOT encroachment permit, which is obtained by the ENGINEER.

City of Asheville Roads

Work performed within City of Asheville streets will require a street-cut permit. It shall be the CONTRACTOR's responsibility to obtain such permits prior to beginning work within said public right of way.

Other Municipalities

Work performed in other municipally-owned public roadways may require a street-cut permit. It shall be the CONTRACTOR's responsibility to obtain such permits prior to beginning work within said public right of way.

Section V: Special Conditions

All costs associated with NCDOT Encroachments, street-cut permits, and their conditions/requirements shall be included within the various bid items, and no extra or separate payment will be made by the DISTRICT to the CONTRACTOR.

This also includes parking-meter closure fees, where there is an additional charge for existing parking meters on a closed public street.

Where the project work area is not within a Public Street or roadway, the CONTRACTOR shall use existing drives and parking lots as may be reasonable and necessary; however, he shall keep such usage to the minimum required and in accordance to the terms and conditions of the DISTRICT's Right of Way Policy and the recorded Easement Agreement between the DISTRICT and the Property Owner(s).

The CONTRACTOR shall maintain reasonable access to all properties and drives during construction. Any trench excavations within drive or parking lot that is used for direct access to such property shall be backfilled and provided with an all-weather surface at the end of each day's work. Where the Property Owner SPDS specifies conditions different from the above, the SPDS shall take precedent.

5.2 Maintenance of Traffic

Access to homes and businesses shall be maintained at all times to the properties along and abutting streets disturbed by construction, unless otherwise approved by the ENGINEER. On streets disturbed by construction, a minimum of one lane (with flagmen) shall be maintained at all times and further provided that adequate signing and control is provided as required by the AASHTO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS and NCDOT Guidelines.

All lane closures and traffic measures shall be coordinated with and meet the minimum requirements of each municipality. Flagmen shall be provided on each end of the closed section or at intermediate points where the closed section is in excess of 250' or where the line of sight is impaired.

5.3 Sewer Service Line Connections

Sewer service connections to the existing lines shall be re-connected to the new lines in accordance to the NC Plumbing Codes. Payment for sewer service cleanouts shall be paid on a per unit installed basis at the bid unit price. Where more than 5 feet of 4" or 6" PVC or DIP service line is required to reconnect the existing service to the new sewer mains and/or manholes, the CONTRACTOR shall be compensated for the appropriate linear footage of 4" or 6" pipe installed at the bid unit price for the appropriate size pipe. The first 5 feet of sewer service lateral beyond the point of reconnection, shall be considered as incidental to the project work scope and shall not be included in above calculations of 4" or 6" PVC or DIP service line installed.

Section V: Special Conditions

5.4 **Non-Discharge Permit**

Non-Discharge Permit for Mountainbrook Rd @ Chunns Cove Rd will be provided prior to construction.

SPECIAL PROVISIONS DETAIL SHEET

May 26, 2021

Project: Mountainbrook Road @ Chunns Cove Rd. GSR
MSD of Buncombe County Project #2010112

Agent: Wesley G. Banner

Parcel Number: 9659-13-2449

Owner: Ron J. Harris & Fyffe A. Aschenbrenner

Phone: Captain Ron Harris (828) 707-8916
Fyffe Aschenbrenner (828) 707-8916

Address: 2 Mountainbrook Road, Asheville, NC 28805

Engineer Approval: DARIN PROSSER  5/26/21

1. The contractor shall remove the large white pine tree (covered in English ivy) located at (Line B) P.I. STA.0+60 (Right). This tree is located at the outer edge of the permanent sewer easement and lies within the temporary construction easement. The contractor shall remove this tree in its entirety. All slash, logs and stumps shall be hauled off by the contractor.
2. The contractor shall restore any fencing that is removed or damaged due to sewer line construction with the same type and quality materials as the existing fence (wood panel fencing). Owner understands contractor may re-install the existing fence material as long as it has not been damaged.

NORTH CAROLINA GRID
NAD 83 - 2011

Line	Bearing	Distance
L1	N 19° 29' 42" E	29.54'
L2	N 62° 08' 55" E	38.12'
L3	S 77° 29' 33" E	104.36'
L4	S 16° 08' 30" W	16.15'
L5	N 77° 52' 16" W	92.12'
L6	S 62° 08' 55" W	57.56'
L7	N 19° 29' 42" E	22.15'
L8	S 16° 08' 30" W	15.04'
L9	N 77° 52' 16" W	85.81'
L10	S 62° 08' 55" W	68.40'
L11	N 19° 29' 42" E	12.75'
L12	S 77° 39' 46" E	12.40'
L13	N 17° 09' 11" E	12.08'
L14	S 77° 29' 33" E	14.02'
L15	S 62° 08' 55" W	38.12'

NC GRID
COORDINATES
N=693521.58
E=951178.57

I, M. Dale Cipar, certify that this plot was drawn under my supervision from an actual survey made under my supervision from deed description that are recorded in Book 1837 Page 107; that the boundaries not surveyed are clearly indicated as drawn from information found in Book — Page —; that the ratio of precision as calculated does not exceed 1:10000; that the Global Positioning System observations were performed to the Geospatial Accuracy Standards, Part 2; Standards for Geodetic Networks at the 95% confidence using RTK Network (VRS); and that this plot meets the requirements of The Standards of Practice for Land Surveying in North Carolina (NCAC 56.1800).

Witness my original signature, registration number and seal this 13th day of October, A.D., 2020

Professional Land Surveyor
License Number L-3036



JOB #7874

REVISIONS:	Date	Revisions Made	Int.
8-12-21		NAME REVISION	DC
Cipar, Ingle, Anders & Associates Inc. 69 N. MARKET ST. ASHEVILLE NC Professional Surveyors 828-258-0287 C-0260 www.cisurveying.com			

NOGS STATION "CHUNN"
PID:FB4331
N=890188.97
E=950138.92
NAD 83-NSRS 2011

SETH M. ELLIS
LEONORA STEFANILE
D.B. 5826 PG. 256
9659-13-3631

BELLSOUTH TELECOMMUNICATIONS
D.B. 1829 PG. 654

RONALD J. HARRIS
FYFFE A. ASCHENBRENNER
D.B. 6050 Pg. 479
9659-13-2449

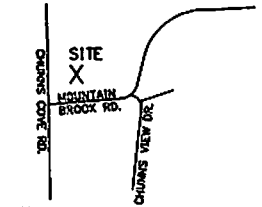
THOMAS J. PETERSON
D.B. 5134 Pg. 1756
9659-13-3466

P.B. 32 Pg. 106 - BLK. "A"

MOUNTAINBROOK ROAD

LEGEND:
⊙ - EXISTING SEWER MANHOLE
⊙ - PROPOSED SEWER MANHOLE
ESL - EXISTING SEWER LINE
PSL - PROPOSED SEWER LINE
PE - PERMANENT EASEMENT
CE - CONSTRUCTION EASEMENT

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.



VICINITY MAP

REFERENCE:
D.B. 6050 Pg. 479

NOTES:
THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT MAY LEGALLY AFFECT THIS PROPERTY. ALL DISTANCES SHOWN ON THIS PLAT ARE NC GRID LENGTHS. THE COMBINED SCALE FACTOR IS : 0.999789. NO CORNERS SET UNLESS OTHERWISE NOTED.

AREA:
PERMANENT EASEMENT :
0.06 Ac.
2571.25 Sq. Ft.

CONSTRUCTION EASEMENT #1 :
0.05 Ac.
2277.74 Sq. Ft.
CONSTRUCTION EASEMENT #2 :
0.004 Ac.
173.77 Sq. Ft.

METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NC
MOUNTAINBROOK @ CHUNNS COVE
SEWER REPLACEMENT PROJECT
Project # 2010112
SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

Ronald J. Harris
Fyffe A. Aschenbrenner
PIN NUMBER : 9659-13-2449
CITY OF ASHEVILLE
BUNCOMBE COUNTY, N.C.

SCALE : 1"=50' October 15, 2020
60 0 50 100
SCALE IN FEET

SEQUENCE OF LINE CALLS

PERMANENT EASEMENT :
L1-L2-L3-L4-L5-L6

CONSTRUCTION EASEMENT #1:
L7-L8-L9-L10

CONSTRUCTION EASEMENT #2:
L11-L12-L13-L14-L2

EXHIBIT A

SPECIAL PROVISIONS DETAIL SHEET

May 11, 2021

Project: Mountainbrook Road @ Chunns Cove Rd. GSR
MSD of Buncombe County Project #2010112

Agent: Wesley G. Banner

Parcel Number: 9659-13-3466

Owner: Thomas J. Peterson

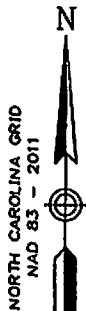
Phone: (203) 687-8553

Owner Email: tjpete88@aol.com

Address: 6 Mountainbrook Road, Asheville, NC 28805

Engineer Approval: DAVIN PROSSER  5/11/21

1. The MSD Inspector shall contact the owner at the phone number listed above at least one week prior to any work occurring on this property (excepting emergencies).
2. The contractor shall restore the back yard including seeding immediately after performing service line reconnection work. The owner is aware that the contractor will need to utilize their driveway for equipment access during service line construction. The contractor shall exercise great care to ensure the driveway is not damaged in any way. The MSD Inspector shall take good quality pictures and video of this driveway to document its condition prior to construction beginning on this property.
3. If any shrubs require removal during service line construction they shall be transplanted back in their current location(s) by the contractor. The contractor shall replace one for one any shrubs (with similar species) that are damaged or do not survive the transplanting process. All transplanted/replaced shrubs shall carry a one-year warranty provided by the contractor. The property owner shall be responsible to provide regular watering of any transplanted or replaced shrubs for the one-year warranty to be valid.



Line	Bearing	Distance
L1	N 16° 08' 30" E	16.15'
L2	S 78° 21' 08" E	113.18'
L3	S 8° 37' 20" W	17.09'
L4	N 77° 52' 18" W	115.36'
L5	S 8° 37' 20" W	15.03'
L6	N 77° 52' 18" W	117.33'
L7	N 16° 08' 30" E	15.04'

I, M. Dale Cipar, certify that this plot was drawn under my supervision from an actual survey made under my supervision from deed description that are recorded in Book 5134 Page 1756; that the boundaries not surveyed are clearly indicated as drawn from information found in Book Page 1756; that the ratio of precision as calculated does not exceed 1:10,000; that the Global Positioning System observations were performed to the Geospatial Accuracy Standards, Part 2: Standards for Geodetic Networks at the 95% confidence using RTK Network (VRS); and that this plot meets the requirements of the Standards of Practice for Land Surveying in North Carolina (NCAS 56.1600).

Witness my original signature, registration number and seal, this 15th day of October, A.D., 2020

[Signature]
Professional Land Surveyor
License Number L-3036



NGCS STATION "CHUNN" A
PID: FB4331
N=890196.97
E=850138.92
NAD 83-NSRS 2011

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable zoning ordinances and has not been reviewed for compliance with recording requirements for plats.

SETH M. ELLIS
LEONORA STEFANILE
D.B. 5826 PG. 256
9659-13-3631

1
CAREY D. WILSON
NELLIE D. WILSON
D.B. 1801 PG. 49
9659-13-2449

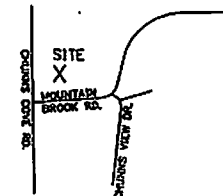
2
THOMAS J. PETERSON
D.B. 5134 Pg. 1756
9659-13-3466

P.B. 32 Pg. 106 - BLK. "A"

3
JOSHUA N. WILCOX
JENNIFER D. WILCOX
D.B. 5500 Pg. 1925
9659-13-5415

MOUNTAINBROOK ROAD

LEGEND :
⊗=EXISTING SEWER MANHOLE
⊙=PROPOSED SEWER MANHOLE
ESL=EXISTING SEWER LINE
PSL=PROPOSED SEWER LINE
PE=PERMANENT EASEMENT
CE=CONSTRUCTION EASEMENT



VICINITY MAP

REFERENCE :
D.B. 5134 Pg. 1756

NOTES :
THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT MAY LEGALLY AFFECT THIS PROPERTY. ALL DISTANCES SHOWN ON THIS PLAT ARE NC GRID LENGTHS.
THE COMBINED SCALE FACTOR IS : 0.999789
NO CORNERS SET UNLESS OTHERWISE NOTED.

AREA :
PERMANENT EASEMENT :
0.04 Ac.
1894.68 Sq. Ft.

CONSTRUCTION EASEMENT :
0.04 Ac.
1745.12 Sq. Ft.

METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NC
MOUNTAINBROOK @ CHUNNS COVE
SEWER REPLACEMENT PROJECT
Project # 2010112

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

Thomas J. Peterson

PIN NUMBER : 9659-13-3466

CITY OF ASHEVILLE

BUNCOMBE COUNTY, N.C.

SCALE : 1"=50'
October 15, 2020
50 0 50 100
SCALE IN FEET

SEQUENCE OF LINE CALLS

PERMANENT EASEMENT :
L1-L2-L3-L4

CONSTRUCTION EASEMENT :
L4-L5-L6-L7

JOB #7874

REVISIONS:	Date	Revisions Made	Int.

Cipar, Ingle, Anders & Associates Inc.
29 N. MARKET ST. ASHEVILLE NC

Professional Surveyors
828-258-0297 C-0260 www.cisurveying.com

SPECIAL PROVISIONS DETAIL SHEET

April 26, 2021

Project: Mountainbrook Road @ Chunns Cove Rd. GSR
MSD of Buncombe County Project #2010112

Agent: Wesley G. Banner

Parcel Number: 9659-13-5545

Owner: William J. Porter & Tina J. Porter

Phone: (828) 242-4459

Address: 14 Mountainbrook Road, Asheville, NC 28805

Engineer Approval: DARIN PROSSER  1/26/21

1. The contractor shall restore any fencing that is removed or damaged due to sewer line construction with the same type and quality materials as the existing fence (chain link & wooden rail fencing). There is a wire chicken coup located within the easement areas that will need to be carefully removed by the contractor. This coup shall be restored after construction is complete back in its current location. Owner understands contractor may re-install the existing fence material as long as it has not been damaged.



SETH M. ELLIS
LEONORA STEFANILE
D.B. 5826 PG. 256
9659-13-3631

NC GRID
COORDINATES
N=693515.22
E=951486.38

I, M. Dale Cipar, certify that this plat was drawn under my supervision from an actual survey made under my supervision from deed description that are recorded in Book 2082 Page 152; that the boundaries not surveyed are clearly indicated as drawn from information found in Book — Page —; that the ratio of precision as calculated does not exceed 1:10000; that the Global Positioning System observations were performed to the Geospatial Accuracy Standards, Part 2: Standards for Geodetic Networks of the 95% confidence using RTK Network (VRS); and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (NCAC 58.1800).

Witness my original signature, registration number and seal this 15th day of October 15, 2020

M. Dale Cipar
Professional Land Surveyor
License Number L-3036



JOB #7874

REVISIONS	Date	Revisions Made	Int.
3-15-21	REVISE NAME		MDC
Cipar, Ingle, & Anders & Associates Inc. 29 N. MARKET ST. ASHEVILLE NC Professional Surveyors 828-258-0297 C-0260 www.closurveying.com			

THE LINE
S 21° 48' 14" W
3573.82'

NCQS STATION "CHUNN"
PID: FB4331
N=690108.07
E=950138.92
NAD 83-NSRS 2011

P.B. 32 Pg. 106 - BLK. "A"

SEQUENCE OF LINE CALLS

PERMANENT EASEMENT :
L1-L2-L3-L4

CONSTRUCTION EASEMENT :
L3-L5-L6-L7

Line	Bearing	Distance
L1	N 7° 26' 21" E	117.18'
L2	S 73° 26' 40" E	19.37'
L3	S 10° 55' 16" W	115.63'
L4	N 76° 20' 40" W	12.18'
L5	S 73° 26' 40" E	15.07'
L6	S 10° 55' 16" W	114.86'
L7	N 78° 20' 40" W	15.02'

5
ROBERT F. AUCREMANNE
SYLVIA G. AUCREMANNE
D.B. 1887 PG. 451
9659-13-5856

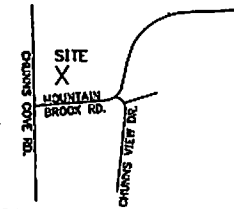
4
WILLIAM G. PORTER
TINA J. PORTER
D.B. 2082 PG. 152
9659-13-5545

3
JOSHUA N. WILCOX
JENNIFER D. WILCOX
D.B. 5500 PG. 1925
9659-13-5415

MOUNTAINBROOK ROAD

This map may not be a certified survey and has not been reviewed by a local government for compliance with any applicable zoning and land use regulations. It is not to be used for any purpose other than the specific purpose for which it was prepared.

LEGEND :
⊙ = EXISTING SEWER MANHOLE
⊙ = PROPOSED SEWER MANHOLE
ESL = EXISTING SEWER LINE
PSL = PROPOSED SEWER LINE
PE = PERMANENT EASEMENT
CE = CONSTRUCTION EASEMENT



VICINITY MAP

REFERENCE :

D.B. 2082 Pg. 152

NOTES :

THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT MAY LEGALLY AFFECT THIS PROPERTY. ALL DISTANCES SHOWN ON THIS PLAT ARE NC GRID LENGTHS. THE COMBINED SCALE FACTOR IS : 0.999789 NO CORNERS SET UNLESS OTHERWISE NOTED.

AREA :

PERMANENT EASEMENT :

0.04 Ac.

1823.93 Sq. Ft.

CONSTRUCTION EASEMENT :

0.04 Ac.

1729.25 Sq. Ft.

METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NC
MOUNTAINBROOK @ CHUNNS COVE
SEWER REPLACEMENT PROJECT

Project # 2010112

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

William G. Porter
Tina J. Porter

PIN NUMBER : 9659-13-5545

CITY OF ASHEVILLE

BUNCOMBE COUNTY, N.C.

SCALE : 1"=50' October 15, 2020



SPECIAL PROVISIONS DETAIL SHEET

June 2, 2021

Project: Mountainbrook Road @ Chunns Cove Rd. GSR
MSD of Buncombe County Project #2010112

Agent: Wesley G. Banner

Parcel Number: 9659-13-5656

Owner: Robert F. Aucremanne

Phone: (828) 280-9026

Address: 18 Mountainbrook Road, Asheville, NC 28805

Engineer Approval: DARIN PROSSER  6/2/21

1. The contractor shall restore any fencing that is removed or damaged due to sewer line construction with the same type and quality materials as the existing fence (chain link fencing). Owner understands contractor may re-install the existing fence material as long as it has not been damaged. The MSD Inspector shall communicate with the owner at least 24 hours in advance of the fence relocation so they can keep their dogs put up. Temporary fencing shall be erected immediately after removing the existing fence along the outer limits of the TCE in efforts to contain the owner's dog.



This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable laws or regulations in compliance with recording requirements to file.

I, M. Dale Ciper, certify that this plat was drawn under my supervision from an actual survey made under my supervision from deed descriptions that are recorded in Book 1887 Page 451; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1887 Page 451; that the ratio of precision as calculated does not exceed 1:10000; that the Global Positioning System observations were performed to the Geospatial Accuracy Standards, Part 2; Standards for Geodetic Networks at the 95% confidence using RTK Network (VRS); and that this plat meets the requirements of the Standards of Practice for Land Surveying in North Carolina (NCAG 56.1600).

Witness my original signature, registration number and seal, this 15th day of October, A.D., 2020

Professional Land Surveyor
License Number L-3036



JOB #7874

REVISIONS	Date	Revisions Made	Int.

Ciper, Ingle, Anders & Associates Inc.
29 N. MARKET ST. ASHEVILLE NC
Professional Surveyors
828-258-0287 C-0260 www.cdasurveying.com

NCOS STATION "CHUNN"
PID: FB4331
N=890198.97
E=850138.82
NAD 83-NSRS 2011

SUSAN W. HENDRICKSON
D.B. 5469 Pg. 112
9859-13-5787
P.B. 32 Pg. 106 - BLK. "A"

ROBERT F. AUCREMANNE
SYLVIA G. AUCREMANNE
D.B. 1887 PG. 451
9659-13-5658

WILLIAM G. PORTER
TINA J. PORTER
D.B. 2082 PG. 152
9659-13-5545
P.B. 32 Pg. 108 - BLK. "A"

LEGEND:
⊙ = EXISTING SEWER MANHOLE
⊙ = PROPOSED SEWER MANHOLE
E.S.L. = EXISTING SEWER LINE
P.S.L. = PROPOSED SEWER LINE
PE = PERMANENT EASEMENT
CE = CONSTRUCTION EASEMENT

VICINITY MAP

REFERENCE:
D.B. 1887 Pg. 451

NOTES:
THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT MAY LEGALLY AFFECT THIS PROPERTY. ALL DISTANCES SHOWN ON THIS PLAT ARE NC GRID LENGTHS.
THE COMBINED SCALE FACTOR IS: 0.999789
NO CORNERS SET UNLESS OTHERWISE NOTED.

AREA:
PERMANENT EASEMENT:
0.06 Ac.
2487.45 Sq. Ft.
CONSTRUCTION EASEMENT 1:
0.04 Ac.
1815.50 Sq. Ft.
CONSTRUCTION EASEMENT 2:
0.01 Ac.
555.89 Sq. Ft.

Line	Bearing	Distance
L1	N 8° 25' 20" E	9.17'
L2	N 10° 55' 18" E	117.46'
L3	S 62° 28' 40" E	20.87'
L4	S 10° 55' 16" W	122.53'
L5	N 73° 28' 40" W	19.37'
L6	S 62° 28' 40" E	15.66'
L7	S 10° 55' 16" W	119.53'
L8	N 73° 28' 40" W	15.07'
L9	N 8° 25' 20" E	120.66'
L10	S 62° 28' 40" E	9.88'

SEQUENCE OF LINE CALLS

PERMANENT EASEMENT:
L1-L2-L3-L4-L5

CONSTRUCTION EASEMENT 1:
L4-L5-L7-L8

CONSTRUCTION EASEMENT 2:
L9-L10-L2

METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NC
MOUNTAINBROOK @ CHUNNS COVE
SEWER REPLACEMENT PROJECT
Project # 2010112
SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

Robert F. Aucremanne
Sylvia G. Aucremanne

PIN NUMBER: 9659-13-5656

CITY OF ASHEVILLE

BUNCOMBE COUNTY, N.C.

SCALE: 1"=50'

October 15, 2020



EXHIBIT A

SPECIAL PROVISIONS DETAIL SHEET

May 18, 2021

Project: Mountainbrook Road @ Chunns Cove Rd. GSR
MSD of Buncombe County Project #2010112

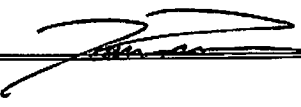
Agent: Wesley G. Banner

Parcel Number: 9659-13-5787

Owner: Susan W. Hendrickson

Phone: (336) 339-7131

Address: 22 Mountainbrook Road, Asheville, NC 28805

Engineer Approval: DARIN PROSSER  5/18/21

1. The owner is aware that the contractor intends to utilize her driveway for ingress/egress of equipment during construction. The contractor shall provide a full asphalt overlay of the driveway after construction is complete per MSD standards. The overlay limits shall cover the entire driveway up to the side of the house. The MSD Inspector shall communicate with the owner at the phone number listed above prior to paving so that alternate parking arrangements can be made.

Distance

5.85'
20.00'
11.63'
20.87'
15.00'
16.11'
15.66'
9.88'
2.97'
8.56'

LOT 6
SUSAN W. HENDRICKSON
D.B. 5469 Pg. 112
9659-13-5767

LOT 5
ROBERT F. AUCREMANNE
SYLVIA G. AUCREMANNE
D.B. 1887 PG. 451
9659-13-5656
P.B. 32 Pg. 105 - BLK. "A"

SEQUENCE OF LINE CALLS

PERMANENT EASEMENT : L1-L2-L3-L4
CONSTRUCTION EASEMENT 1 : L3-L5-L6-L7
CONSTRUCTION EASEMENT 2 : L8-L9-L10

Other Labels: NC GRID COORDINATES N=893760.42 E=861488.07; ESMH #24951; EXISTING 10' EASEMENT; MOUNTAIN BROOK ROAD; S 20° 50' W 50' TIE LINE; PROPERTY LINE.

① = EXISTING SEWER MANHOLE
 ② = PROPOSED SEWER MANHOLE
 ESL = EXISTING SEWER LINE
 PSL = PROPOSED SEWER LINE
 PE = PERMANENT EASEMENT
 CE = CONSTRUCTION EASEMENT

REFERENCE :

NOTES :

VEY IS SUBJEC

THE COMBINED SCALE FACTOR IS : 0.999789
NO CORNERS SET UNLESS OTHERWISE NOTED.

AREA :

CONSTRUCTION EASEMENT 1:
208.04 Sq. Ft.

CONSTRUCTION EASEMENT 2:
38.85 Sq. Ft.

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

Susan W. Hendrickson

PIN NUMBER : 9639-13-5787

CITY OF ASHEVILLE

BUNCOMBE COUNTY, N.C.

SCALE : 1"=50'

October 15, 2020

SCALE IN FEET

Witness my original signature, registration number
and seal this 15th day of October, A.D., 2020

Professional Land Surveyor
License Number L-3036



JOB #7874

REVISIONS	REVISIONS		
	Date	Revisions Made	Int.

Cipar , Ingle , Anders & Associates Inc.
29 N. MARKET ST. ASHEVILLE NC

Professional Surveyors
828-258-0297 C-0260 www.closurveying.com

SEQUENCE OF LINE CALLS

PERMANENT EASEMENT :
L1-L2-L3-L4

**CONSTRUCTION EASEMENT 1 :
L3-L5-L6-L7**

CONSTRUCTION EASEMENT 2 :
L8-L9-L10-L1

SPECIAL PROVISIONS DETAIL SHEET

June 17, 2021

Project: Mountainbrook Road @ Chunns Cove Rd. GSR
MSD of Buncombe County Project #2010112


Agent: Wesley G. Banner

Parcel Number: 9659-13-1153

Owner: The Wildes at Chunns Cove POA
Attn: Diane Gilkeson

Phone: (828-450-6000)

Address: 36 Craftsman Circle Asheville, NC 28805

Engineer Approval: DARYN PROSSER  6/17/21

1. The contractor shall not use any of the subdivision road in the Wildes at Chunns Cove for access during construction.
2. There is a row of eight Maple trees located between manhole #F1-manhole F3 (P.I.STA.0+00-P.I.STA. 2+14 (left)) that are located along the outer edge of the permanent sewer easement. MSD's inspector shall provide owner a 72-hour one time notice (excluding weekends and holidays) of trenching activity near these trees. Owner shall have the option of viewing the root ball with MSD inspector as trenching occurs. Owner understands that time is of the essence and if owner does not make meeting arrangements with MSD inspector within 24 hours of contact, owner understands construction will progress. Upon opening the trench and viewing how much of the root ball will be affected, owner, if present, may make the decision whether to leave the tree or remove the tree. If owner is not present, MSD inspector shall make this decision. Owner understands that if the tree is left and then dies at any time after construction, MSD is not liable to remove or replace the tree.
3. The contractor shall use best efforts not to disturb any trees that are located within the temporary construction easement. The trees that lie within the temporary construction easement shall have orange tex net fencing erected around the perimeter of each tree by the contractor in efforts to make them more visible in efforts to prevent damage.

NORTH CAROLINA GRID
NAD 83 - 2011

SEQUENCE OF LINE CALLS

- PERMANENT EASEMENT #1:
L1-L2-L3-L4-L5-L6-L7-L8
- CONSTRUCTION EASEMENT #1:
L9 THRU L18-L19-L20-L21
- CONSTRUCTION EASEMENT #2:
L19 THRU L25-L7-L6-L5

**WILDES AT CHUNNS VIEW
PROPERTY OWNERS ASSOCIATION, INC.**
D.B. 4330 PG. 1954
PIN 9859-13-1153

ESMH #46-79495

Line	Bearing	Distance
L1	N 88° 53' 37" W	29.39'
L2	S 75° 37' 25" W	91.15'
L3	N 89° 30' 30" W	115.61'
L4	N 0° 37' 58" E	20.00'
L5	S 89° 30' 30" E	112.95'
L6	N 75° 37' 25" E	90.00'
L7	S 87° 48' 15" E	35.10'
L8	S 6° 12' 03" W	20.10'
L9	S 6° 12' 03" W	48.08'
L10	S 6° 12' 03" W	0.47'
L11	N 83° 47' 33" W	11.11'
L12	N 4° 00' 28" E	30.72'
L13	N 87° 48' 15" W	15.23'
L14	S 75° 37' 25" W	83.10'
L15	N 83° 29' 44" W	20.53'
L16	S 88° 02' 04" W	36.63'
L17	N 89° 55' 41" W	66.82'
L18	N 0° 37' 58" E	14.55'
L19	N 89° 30' 30" W	9.71'
L20	N 88° 32' 12" W	10.33'
L21	N 0° 29' 48" E	15.02'
L22	S 86° 32' 12" E	10.72'
L23	S 89° 30' 30" E	120.31'
L24	N 75° 37' 25" E	90.23'
L25	S 87° 48' 15" E	38.34'
L26	S 6° 12' 03" W	15.04'

ESMH #46-79492
P.B. 98 Pg. 148

**JAMES B. BALLARD
PATRICIA V. BALLARD**
D.B. 4289 PG. 1248
9859-13-2015

P.B. 32 Pg. 106 - BLK. "B"

**IAN S.WADE
CATRIGNA A. WADE**
D.B. 4614 PG. 1018
9859-13-2247

JEFFREY M. FOUTS
D.B. 1923 PG. 235
PIN 9859-13-3255

**RONALD J. HARRIS
FYFE A. ASCHENBRENNER**
D.B. 2398 PG. 655
9859-13-4255

**HAROLD D. MAHAN
LAURA N. MAHAN**
D.B. 1937 PG. 107
9859-13-4193

HELEN A. HARRIS
D.B. 4656 PG. 904
9659-13-4071

**PAUL W. STERN
SARAH B. STERN**
D.B. 4624 PG. 1231
9859-13-3035

NC GRID COORDINATES
N=693134.40
E=951417.56

VICINITY MAP
REFERENCE :
D.B.4330 Pg. 1954

NOTES :
EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT MAY LEGALLY AFFECT THIS PROPERTY. ALL DISTANCES SHOWN ON THIS PLAT ARE NO GRID LENGTHS.
THE COMBINED SCALE FACTOR IS : 0.999789
NO CORNERS SET UNLESS OTHERWISE NOTED.

AREA :
PERMANENT EASEMENT :
0.11 Ac.
4735.83 Sq. Ft.
CONSTRUCTION EASEMENT #1 :
0.09 Ac.
3717.74 Sq. Ft.
CONSTRUCTION EASEMENT #2 :
0.09 Ac.
3882.65 Sq. Ft.

**METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY , NC
MOUNTAINBROOK @ CHUNNS COVE
SEWER REPLACEMENT PROJECT**
Project # 2010112
SEWER LINE EASEMENT ACROSS THE PROPERTY OF:
**The Wildes at Chunns Cove
Property Owners Assoc. Inc.**
PIN NUMBER : 9659-13-1153
CITY OF ASHEVILLE
BUNCOMBE COUNTY, N.C.
SCALE : 1"=50'
May 15, 2014

I, M. Dale Cipar, certify that this plat was drawn under my supervision from an actual survey made under my supervision from deed descriptions that are recorded in Book 4330 Page 1954; that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ Page _____; that the ratio of precision as calculated does not exceed 1:10000; that the Global Positioning System observations were performed to the Geoposition Accuracy Standards - Part 2; Standards for Geodetic Networks at the 95% confidence using RTK Network (VRS); and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (NSCA 60.1000).

Witness my original signature, registration number and seal this 15th day of May, A.D., 2014

Professional Land Surveyor
License Number: L-3036

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL
DALE CIPAR

Cipar, Ingle, Anders & Associates Inc.
29 N MARKET ST.
ASHEVILLE NC
Professional Surveyors
828-258-0297 www.cisurveying.com

JOBS #7874

SPECIAL PROVISIONS DETAIL SHEET

April 20, 2021

Project: Mountainbrook Road @ Chunns Cove Rd. GSR
MSD of Buncombe County Project #2010112

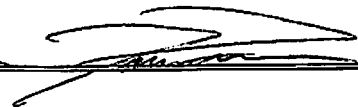
Agent: Wesley G. Banner

Parcel Number: 9659-13-4193

Owner: Harold D. & Laura N. Mahan

Phone: (828) 551-1382

Address: 3 Chunns View Drive, Asheville, NC 28805

Engineer Approval: DARIN PROSSER  4/20/21

1. The contractor shall restore any fencing that is removed or damaged due to sewer line construction with the same type and quality materials as the existing fence (chain link fencing). Owner understands contractor may re-install the existing fence material as long as it has not been damaged. Temporary fencing shall be erected immediately after removing the existing fence along the outer limits of the TCE in efforts to contain the owner's dog.
2. The contractor shall haul off the logs that are piled within the limits of the permanent and temporary easements as part of the clearing operation.



Line	Bearing	Distance
L1	N 4° 00' 28" E	46.17'
L2	N 86° 53' 37" W	2.11'
L3	N 6° 12' 03" E	20.10'
L4	S 87° 48' 15" E	21.35'
L5	S 4° 00' 28" W	67.39'
L6	N 84° 34' 35" W	20.01'
L7	N 84° 34' 35" W	3.88'
L8	N 6° 12' 03" E	48.08'
L9	N 6° 12' 03" E	15.04'
L10	S 87° 48' 15" E	35.79'
L11	S 4° 00' 28" W	83.25'
L12	N 84° 34' 35" W	15.00'

P.B. 32 Pg. 106 BLK. B

4
JEFFREY M. FOUTS
D.B. 1923 PG. 235
PIN 9659-13-3255

5
RONALD J. HARRIS
FYFFE A. ASCHENBRENNER
D.B. 2398 PG. 565
9659-13-4255

6
RODERICK B. LEE
VICTORIA LEE
D.B. 1459 PG. 361
9659-13-5278

P.B. 32 Pg. 106 BLK. B

7
HAROLD D. MAHAN
LAURA N. MAHAN
D.B. 1937 PG. 171
9659-13-4193

P.B. 32 Pg. 106 BLK. B

8
HELEN A. HARRIS
D.B. 4656 PG. 904
9659-13-4071

P.B. 98 Pg. 148

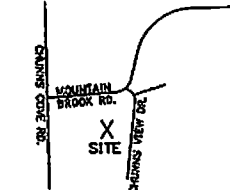
4
PAUL W. STERN
SARAH B. STERN
D.B. 4624 PG. 1231
9659-13-3035

SEQUENCE OF LINE CALLS

PERMANENT EASEMENT :
L1-L2-L3-L4-L5-L6
CONSTRUCTION EASEMENT #1:
L7-L8-L2-L1
CONSTRUCTION EASEMENT #2:
L9-L10-L11-L12-L5-L4

NCGS STATION "CHUNN"
PID:FB4331
N=690185.97
E=950138.92
NAD 83-NSRS 2011

①=EXISTING SEWER MANHOLE
②=PROPOSED SEWER MANHOLE
ESL=EXISTING SEWER LINE
PSL=PROPOSED SEWER LINE
PE=PERMANENT EASEMENT
CE=CONSTRUCTION EASEMENT



VICINITY MAP

REFERENCE :
D.B.1637 Pg. 171

NOTES :
EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS
THAT MAY LEGALLY AFFECT THIS PROPERTY.
ALL DISTANCES SHOWN ON THIS PLAT ARE
NC GRID LENGTHS.
THE COMBINED SCALE FACTOR IS : 0.999789
NO CORNERS SET UNLESS OTHERWISE NOTED.

AREA :
PERMANENT EASEMENT :
0.03 Ac.
1371.32 Sq. Ft.

CONSTRUCTION EASEMENT #1 :
138.10 Sq. Ft.

CONSTRUCTION EASEMENT #2 :
0.04 Ac.
1558.36 Sq. Ft.

METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NC
MOUNTAINBROOK @ CHUNNS COVE
SEWER REPLACEMENT PROJECT
Project # 2010112
SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

Harold D. Mahan
Laura N. Mahan

PIN NUMBER : 9659-13-4193
CITY OF ASHEVILLE

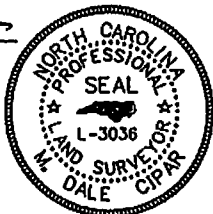
BUNCOMBE COUNTY, N.C.

SCALE : 1"=50'
May 15, 2014
50 0 50 100
SCALE IN FEET

I, M. Dale Cipar, certify that this plat was drawn under my supervision from an actual survey made under my supervision from deed description that are recorded in Book 1937 Page 107; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1937 Page 107; that the ratio of precision as calculated does not exceed 1:10000; that the Global Positioning System observations were performed to the Geospatial Accuracy Standards, Part 2: Standards for Geodetic Networks at the 95% confidence using RTK Network (VRS); and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (NCAC 56.1600).

Witness my original signature, registration number and seal the 15th day of May, 2014

Professional Land Surveyor
License Number L-3035



JOB #7874

REVISIONS:	Date	Revisions Made	Int.
6-01-18	REVISE DEED PAGE		DC
Cipar, Ingle, Anders & Associates Inc.			
29 N. MARKET ST. ASHEVILLE NC			
Professional Surveyors			
628-258-0297 www.closurveying.com			

SPECIAL PROVISIONS DETAIL SHEET

March 30, 2021

Project: Mountainbrook Road @ Chunns Cove Rd. GSR
MSD of Buncombe County Project #2010112

Agent: Wesley G. Banner

Parcel Number: 9659-13-4071

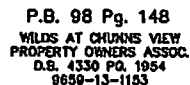
Owner: Helen Ann Harris

Phone: (828) 281-1885

Address: 11 Chunns View Drive, Asheville, NC 28805

Engineer Approval: DARIN PROSSER  3/30/21

1. There is a pet cemetery located P.I. Sta. 4+03 (Line F) that contains the remains of 13 cats. The MSD Inspector shall make contact with the property owner at the phone number listed above at least 48 hours in advance to coordinate relocation of the remains. The MSD Inspector shall take photos of each marked grave site prior to moving them. It is imperative that the property owner be present at all times during the removal and relocation process, and this require close coordination by the MSD Inspector. The property owner is aware that the relocation area must be outside of the proposed easement areas in the back yard.
2. The contractor shall restore any fencing that is removed or damaged due to sewer line construction with the same type and quality materials as the existing fence (chain link fencing). Owner understands contractor may re-install the existing fence material as long as it has not been damaged.



7
HAROLD D. MAHAN
LAURA N. MAHAN
D.B. 1937 PG. 171
9859-13-4193

PAUL W. STERN
SARAH B. STERN
D.B. 4624 PG. 1231
9659-13-3035

HELEN A. HARRIS
D.B. 4656 PG. 904
9659-13-4071

RUTH A SLAWSON
D.B. 4742 PG. 1013
9659-13-3938
P.B. 113 PG. 23

CHRISTOPHER B. RYANS
DONNA S. RYANS
D.B. 2194 PG. 741
PIN 9859-12-4869

Line	Bearing	Distance
L1	N 4° 00' 28" E	122.26'
L2	S 84° 34' 35" E	20.01'
L3	S 4° 00' 28" W	123.07'
L4	N 82° 14' 35" W	20.04'
L5	N 82° 14' 35" W	8.89'
L6	N 6° 16' 11" E	44.58'
L7	N 6° 24' 25" E	76.83'
L8	N 6° 12' 03" E	0.47'
L9	S 84° 34' 35" E	3.88'
L10	S 84° 34' 35" E	15.00'
L11	S 4° 00' 28" W	123.69'
L12	N 82° 14' 35" W	15.03'

Clapar, Ingle, Anders & Associates Inc.
29 N. MARKET ST. ASHEVILLE NC

Professional Surveyors
828-258-0287 www.clasurveyinc.com

NC GRID
COORDINATES
N=692968.27
E=851407.90

I, M. Dale Ciper, certify that this plot was drawn under my supervision from an actual survey mode under my supervision. The stated description that are recorded in Book 4856 - Page 800 - that the boundaries not surveyed are clearly indicated as drawn from information found in Book - Page - that the ratio of precision as calculated does not exceed 1:10000; that the Global Positioning System observations were performed to the Geospatial Accuracy Standards, Part 2, Standards for Geospatial Networks at the 95% confidence using RTK Network (VRS); and that this plot meets the requirements of The Standards of Precision for Land Surveying in North Carolina (NCAC 56.1600).

Witness my original signature, registration number
and seal this 15th day of May A.D., 2014

NCOS STATION "CHUNN"
PID:FB4331
N=690108.97
E=950138.92
NAD 83-NSRS 2011

Professional Land Surveyor
License Number L-3036

⊕ = EXISTING SEWER MANHOLE
 ⊙ = PROPOSED SEWER MANHOLE
 ESL = EXISTING SEWER LINE
 PSL = PROPOSED SEWER LINE
 PE = PERMANENT EASEMENT
 CE = CONSTRUCTION EASEMENT



REFERENCE :
D.B. 2194 Pg. 741

NOTES :
EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS
THAT MAY LEGALLY AFFECT THIS PROPERTY.
ALL DISTANCES SHOWN ON THIS PLAT ARE
NET GRID LENGTHS.
THE COMBINED SCALE FACTOR IS : 0.998789
NO CORNERS SET UNLESS OTHERWISE NOTED.

AREA :
PERMANENT EASEMENT :
0.06 Ac.
2453.33 Sq. Ft.

CONSTRUCTION EASEMENT #1 :
0.02 Ac.
782.48 Sq. Ft.

CONSTRUCTION EASEMENT #2 :
0.04 Ac.
1850.71 Sq. Ft.

**METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NC
MOUNTAINBROOK @ CHUNNS COVE
SEWER REPLACEMENT PROJECT
Project # 2010112
SEWER LINE EASEMENT ACROSS THE PROPERTY OF:**

Helen A. Harris

PIN NUMBER : 9659-13-4071

CITY OF ASHEVILLE

BUNCOMBE COUNTY. N.C.

SCALE : 1"=50' May 15, 2014



50 0 50 1
SCALE IN FEET



SPECIAL PROVISIONS DETAIL SHEET

April 15, 2021

Project: Mountainbrook Road @ Chunns Cove Rd. GSR
MSD of Buncombe County Project #2010112

Agent: Wesley G. Banner

Parcel Number: 9659-12-4869

Owner: Garrett M. Gomez

Phone: (909) 706-2875

Address: 13 Chunns View Drive, Asheville, NC 28805

Engineer Approval: DARIN PROSSER  1/15/21

1. The contractor shall stabilize the embankment between P.I. Sta. 2+58-P.I.Sta. 4+73 using coir matting per MSD erosion control standards.
2. The contractor shall restore any fencing that is removed or damaged due to sewer line construction with the same type and quality materials as the existing fence (chain link fencing). Owner understands contractor may re-install the existing fence material as long as it has not been damaged.
3. The property owner has been fully compensated for the loss of five (5) emerald green giant arborvitae trees located within the permanent sewer easement. The property owner is aware that once these trees are removed by the contractor that they will not be allowed to be replanted in the future in the 20' permanent sewer easement corridor. There are an additional 4-5 emerald green giant arborvitae trees located within the temporary construction easement. These are small 3'-4' in height trees that the property owner is requesting be removed and transplanted elsewhere on his property by the contractor prior to construction. In the event the transplanted trees do not survive replacement trees shall be provided by the contractor of like species and healthy specimens obtained from a local nursery and of similar height. Replacement trees, if required, are to be planted by the contractor in mutually agreeable areas outside the limits of the permanent easement that are reasonably accessible to contractor. The MSD Inspector shall contact the property owner at the phone number listed above to determine the transplant locations on his property. If these locations are outside of the temporary construction easements, the MSD Inspector shall get the owner to sign off on this special provision before transplanting occurs. Transplanted or replacement shall be covered by a one-year warranty from date of installation provided the property owner regularly waters and maintains the trees provided. The one-year warranty shall not apply if owner does not provide regular watering and maintenance. Trees shall only be subject to replacement one time.



P.B. 98 Pg. 148

4

PAUL W. STERN
SARAH B. STERN
D.B. 4824 PG. 1231
9659-13-3035

5A

RUTH A. SLAWSON
D.B. 4742 PG. 1013
9659-13-3838
P.B. 113 PG. 23

5B

ANNETTE M. RICHARDS
D.B. 4920 PG. 363
9659-12-3932
P.B. 113 PG. 23

6

JOHN E. RIDER
MAUREEN H. RIDER
D.B. 4287 PG. 728
9659-12-3934
P.B. 113 PG. 23

P.B. 32 Pg. 108 BLK. B

8

HELEN A. HARRIS
D.B. 4856 PG. 904
9659-13-4071

ESMH #24960

P.B. 32 Pg. 108 BLK. B

9

Garrett M. Gomez
D.B. 5855 PG. 1213
PIN 9659-12-4869

10

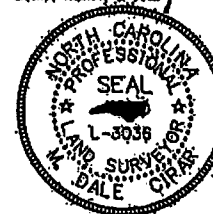
ROBIN L. MACKINNON
D.B. 4244 PG. 1034
PIN 9659-12-4758

LEGEND:
● EXISTING SEWER MANHOLE
○ PROPOSED SEWER MANHOLE
— EXISTING SEWER LINE
- - - PROPOSED SEWER LINE
PE PERMANENT EASEMENT
CE CONSTRUCTION EASEMENT

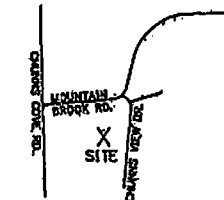
I, M. Dale Olson, certify that this plat was drawn under my supervision from an actual survey made under my supervision from data description that are recorded in Book 2194 Page 741; that the boundaries not surveyed are clearly indicated on drawn from information found in Book 2194 Page 741; that the scale of precision is as indicated does not exceed 1:10000; that the Global Positioning System observations were performed to the Geoplot Accuracy Standards, Part 2: Standards for Geoplot Accuracy of the 50% confidence using RTK Network (VRS); and that this plat meets the requirements of the Standards of Practice for Land Surveying in North Carolina (NCS 66.1600).

Witness my original signature, registration number and seal this 15th day of May, A.D., 2014

Professional Land Surveyor
License Number 1-3038



This map may not be a certified survey and has not been tested by a local government agency for compliance with any applicable land development regulations and has not been entered for compliance with recording requirements for plats.



VICINITY MAP

REFERENCE:
D.B. 5855 Pg. 1213

NOTES:

EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT MAY LEGALLY AFFECT THIS PROPERTY. ALL DISTANCES SHOWN ON THIS PLAT ARE NO GRID LENGTHS. THE COMBINED SCALE FACTOR IS: 0.999769. NO CORNERS SET UNLESS OTHERWISE NOTED.

AREA:

PERMANENT EASEMENT:
2343.07 Sq. Ft.

CONSTRUCTION EASEMENT #1:
750.37 Sq. Ft.

CONSTRUCTION EASEMENT #2:
2925.70 Sq. Ft.

METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NC
MOUNTAINBROOK @ CHUNNS COVE
SEWER REPLACEMENT PROJECT
Project # 2010112
SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

Garrett M. Gomez

PIN NUMBER: 9659-12-4869
CITY OF ASHEVILLE
BUNCOMBE COUNTY, N.C.

SCALE: 1"=50'
May 15, 2014

SEQUENCE OF LINE CALLS

PERMANENT EASEMENT 1:

L1-L2-L3-L4

CONSTRUCTION EASEMENT #1:

L4-L5-L6-L7

CONSTRUCTION EASEMENT #2:

L8-L9-L10-L2

Line	Bearing	Distance
L1	S 82° 14' 35" E	20.01'
L2	S 9° 08' 12" W	117.00'
L3	N 82° 30' 17" W	20.01'
L4	N 9° 08' 12" E	117.10'
L5	N 82° 30' 17" W	3.83'
L6	N 9° 08' 12" E	117.10'
L7	S 82° 14' 35" E	8.85'
L8	S 82° 14' 35" E	25.01'
L9	S 9° 08' 12" W	116.89'
L10	N 82° 30' 17" W	25.01'

JOB #7874

Revisions	Date	Revisions Made	Int.
12-7-20		Revised Name & Deed Ref.	00
6-1-18		REVISED ALIGNMENT	00

Super: Ingle, Anderson & Associates, Inc.
20 N. MARKET ST.
ASHEVILLE, NC
Professional Surveyors
828-288-0297
www.danadunne.com

NCS STATION "CHUNNS"
PIN FB4331
N=890188.97
E=880138.92
NAD 83-NSRS 2011

SPECIAL PROVISIONS DETAIL SHEET

May 12, 2021

Project: Mountainbrook Road @ Chunns Cove Rd. GSR
MSD of Buncombe County Project #2010112

Agent: Wesley G. Banner

Parcel Number: 9659-12-4758

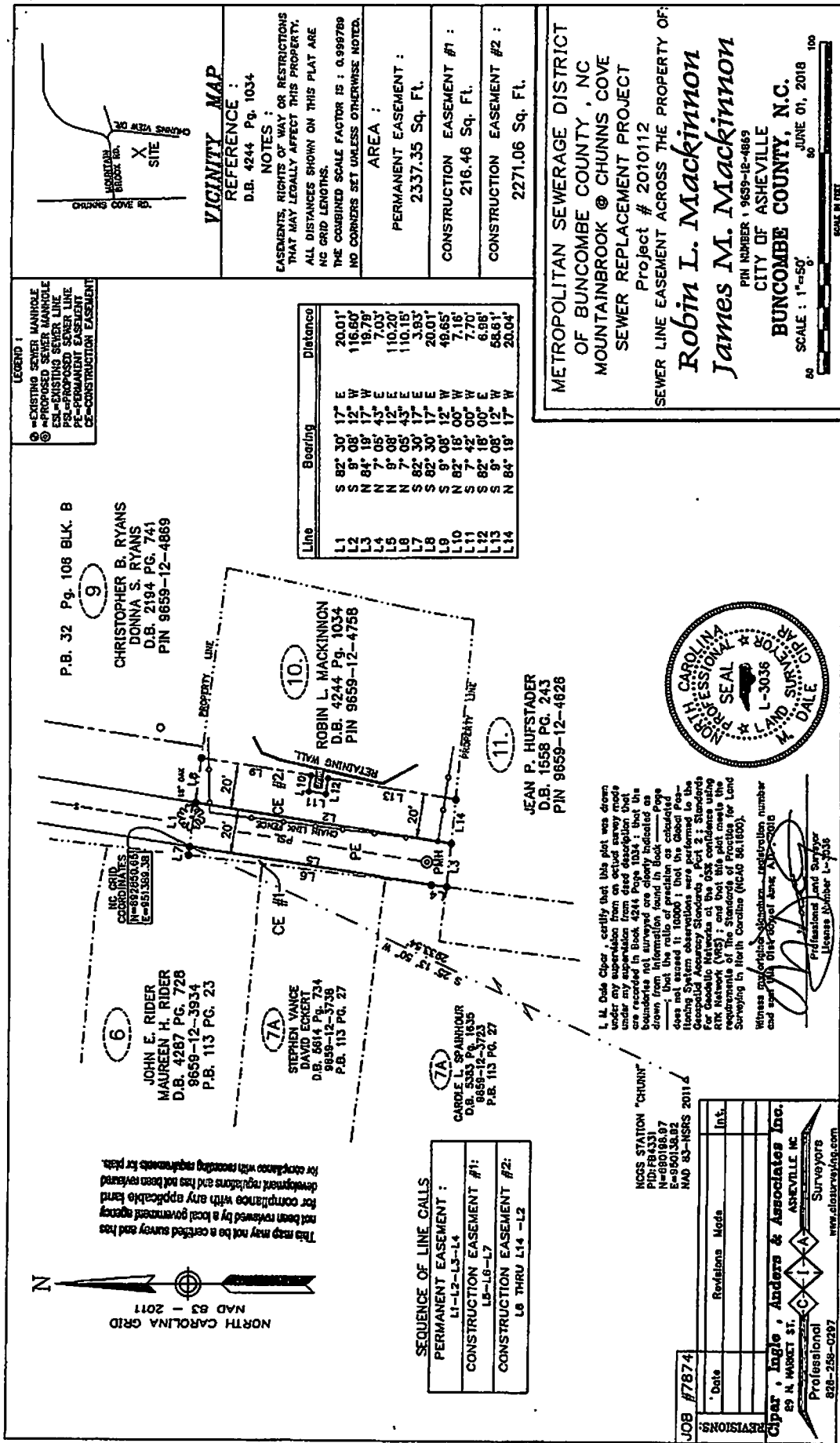
Owner: James M. Mackinnon

Phone: (828) 350-8395

Address: 17 Chunns View Drive, Asheville, NC 28805

Engineer Approval: DARIN PIROSSER  5/12/21

1. The contractor shall restore any fencing that is removed or damaged due to sewer line construction with the same type and quality materials as the existing fence (chain link fencing). Owner understands contractor may re-install the existing fence material as long as it has not been damaged. Temporary fencing shall be erected immediately after removing the existing fence along the outer limits of the TCE in efforts to contain the owner's dog.
2. MSD's inspector shall provide owner a 48-hour notice (excluding weekends and holidays) of trenching activity near the large diameter white pine tree tree located at or near P.I. STA. 05+68 (Right). Owner shall have the option of viewing the root ball with MSD inspector as trenching occurs. Owner understands that time is of the essence and if owner does not make meeting arrangements with MSD inspector within 24 hours of contact, owner understands construction will progress. Upon opening the trench and viewing how much of the root ball will be affected, owner, if present, may make the decision whether to leave the tree or remove the tree. If owner is not present, MSD inspector shall make this decision. Owner understands that if the tree is left and then dies at any time after construction, MSD is not liable to remove or replace the tree.



LEGEND:
① - EXISTING SEWER MANHOLE
② - PROPOSED SEWER MANHOLE
③ - EXISTING SEWER LINE
④ - PROPOSED SEWER LINE
PE - PERMANENT EASEMENT
CE - CONSTRUCTION EASEMENT

VICINITY MAP

REFERENCE:
D.B. 4244 Pg. 1034

NOTES:
EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT MAY LEGALLY AFFECT THIS PROPERTY, ALL DISTANCES SHOWN ON THIS PLAT ARE IN GRID LENGTHS.
THE COMBINED SCALE FACTOR IS : 0.999789
NO CORNERS SET UNLESS OTHERWISE NOTED.

AREA :

PERMANENT EASEMENT :
2337.35 Sq. Ft.
CONSTRUCTION EASEMENT #1 :
216.46 Sq. Ft.
CONSTRUCTION EASEMENT #2 :
2271.06 Sq. Ft.

Line	Bearing	Distance
L1	S 82° 30' 12" E	20.01'
L2	S 8° 08' 12" W	116.60'
L3	N 84° 18' 17" W	19.78'
L4	N 7° 05' 43" E	7.03'
L5	N 9° 08' 12" E	110.20'
L6	N 7° 05' 43" E	110.15'
L7	S 82° 30' 17" E	3.93'
L8	S 82° 30' 17" E	20.01'
L9	N 82° 18' 00" W	49.65'
L10	N 82° 18' 00" W	7.16'
L11	S 82° 18' 00" E	7.70'
L12	S 8° 08' 12" W	6.98'
L13	N 84° 18' 17" W	58.61'
L14	N 84° 18' 17" W	20.04'

METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NC
MOUNTAINBROOK @ CHUNNS COVE
SEWER REPLACEMENT PROJECT

Project # 2010112

SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

Robin L. Mackinnon
James M. Mackinnon

PIN NUMBER : 9659-12-4669

CITY OF ASHEVILLE

BUNCOMBE COUNTY, N.C.

JUNE 01, 2018

SCALE : 1"=50'

SCALE IN FEET



I, L. M. Dale Cipar, certify that this plat was drawn under my supervision from an actual survey made under my supervision from dated description that are recorded in Book 4244 Page 1034; that this survey was made in accordance with the standards of the North Carolina Board of Professional Land Surveyors; that the ratio of precision as calculated does not exceed 1:10000; that the Global Positioning System observations were performed to the National Geodetic Survey's Continuously Operating Reference Station (CORS) network using the requirements of the Standards of Practice for Land Surveying in North Carolina (NCAS 96.1600).

Witness my hand and official seal this 1st day of June, 2018.
L. M. Dale Cipar
Professional Land Surveyor
License Number L-3036

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.

SEQUENCE OF LINE CALLS

PERMANENT EASEMENT : L1-L2-L3-L4
CONSTRUCTION EASEMENT #1: L5-L6-L7
CONSTRUCTION EASEMENT #2: L8 THRU L14 -L2

NOGS STATION "CHUNNS"
PID:FB4331
N=680186.97
E=950136.82
NAD 83-NSRS 2011

JOB #7874	Revisions		Ints.
	Date	Revisions Made	
Cipar, Ingle, Anders & Associates Inc. 69 N. MARKET ST. ASHEVILLE, NC Professional 828-258-0287 www.ciaurveying.com			

EXHIBIT B
SPECIAL PROVISIONS DETAIL SHEET

April 26, 2021

Project: Mountainbrook Road @ Chunns Cove Rd. GSR
MSD of Buncombe County Project #2010112

Agent: Wesley G. Banner

Parcel Number: 9659-13-3035

Owner: Myra Zachrich

Phone: (419) 553-6046

Address: 13 Craftsman Circle, Asheville, NC 28805

Engineer Approval: DARIA PROSEFF  1/26/21

1. The contractor shall not disturb the wooden fence that is located outside of the temporary construction easement on this property. The MSD Inspector shall take good quality photos and video prior to construction to document its current condition.

NORTH CAROLINA GRID
NAD 83 - 2011

SEQUENCE OF LINE CALLS
CONSTRUCTION EASEMENT :
L1-L2-L3-L4

Line	Bearing	Distance
L1	N 88° 49' 10" W	7.90'
L2	N 4° 00' 28" E	77.58'
L3	S 83° 47' 33" E	11.11'
L4	S 6° 24' 25" W	76.83'

P.B. 98 Pg. 148
WILDS AT CHUNNS VIEW
PROPERTY OWNERS ASSOC.
D.B. 4330 PG. 1954
9659-13-1153

P.B. 32 Pg. 106 BLK. B
7
HAROLD D. MAHAN
LAURA N. MAHAN
D.B. 1637 PG. 171
9659-13-4193

P.B. 98 Pg. 148
4
CARL C. LOCKWOOD
LAURIE HARDMAN-LOCKWOOD
D.B. 5586 Pg. 041

P.B. 32 Pg. 106 BLK. B
8
HELEN A. HARRIS
D.B. 4856 PG. 904
9659-13-4071

5A
RUTH A SLAWSON
D.B. 4742 PG. 1013
9659-13-3938
P.B. 113 PG. 23

NC GRID
COORDINATES
N=693011.76
E=951403.96

I, M. Dale Cipar, certify that this plat was drawn under my supervision from an actual survey made under my supervision from deed description that are recorded in Book 4824 Page 1231; that the boundaries not surveyed are clearly indicated as drawn from information found in Book — Page —; that the ratio of precision as calculated does not exceed 1:10000; that the Global Positioning System observations were performed to the Geospatial Accuracy Standards, Part 2; Standards for Geodetic Networks at the 95% confidence using RTK Network (VRS); and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (NCAC 58.1600).

Witness my original signature, registration number and seal this 15th day of May, A.D., 2014

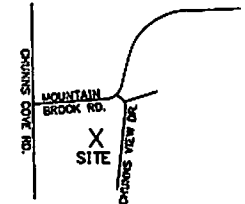
Professional Land Surveyor
License Number L-3036



This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.

NGCS STATION "CHUNN"
PID:FB4331
N=690186.87
E=950138.92
NAD 83-NSRS 2011

LEGEND :
⊕ = EXISTING SEWER MANHOLE
⊙ = PROPOSED SEWER MANHOLE
— = EXISTING SEWER LINE
- - - = PROPOSED SEWER LINE
PE = PERMANENT EASEMENT
CE = CONSTRUCTION EASEMENT



VICINITY MAP

REFERENCE :
D.B. 4824 Pg. 1231
D.B. 6023 Pg. 1061

NOTES :

EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT MAY LEGALLY AFFECT THIS PROPERTY. ALL DISTANCES SHOWN ON THIS PLAT ARE NC GRID LENGTHS. THE COMBINED SCALE FACTOR IS : 0.999789 NO CORNERS SET UNLESS OTHERWISE NOTED.

AREA :

CONSTRUCTION EASEMENT :
0.02 Ac.
732.95 Sq. Ft.

METROPOLITAN SEWERAGE DISTRICT
OF BUNCOMBE COUNTY, NC
MOUNTAINBROOK @ CHUNNS COVE
SEWER REPLACEMENT PROJECT
Project # 2010112
SEWER LINE EASEMENT ACROSS THE PROPERTY OF:

Myra A. Zachrich

PIN NUMBER : 9659-13-3035

CITY OF ASHEVILLE

BUNCOMBE COUNTY, N.C.

SCALE : 1"=50' May 15, 2014



REVISIONS:	Date	Revisions Made	Int.
	3-15-21	REVISE NAME	DC
	8-01-18	REVISE NAME	DC

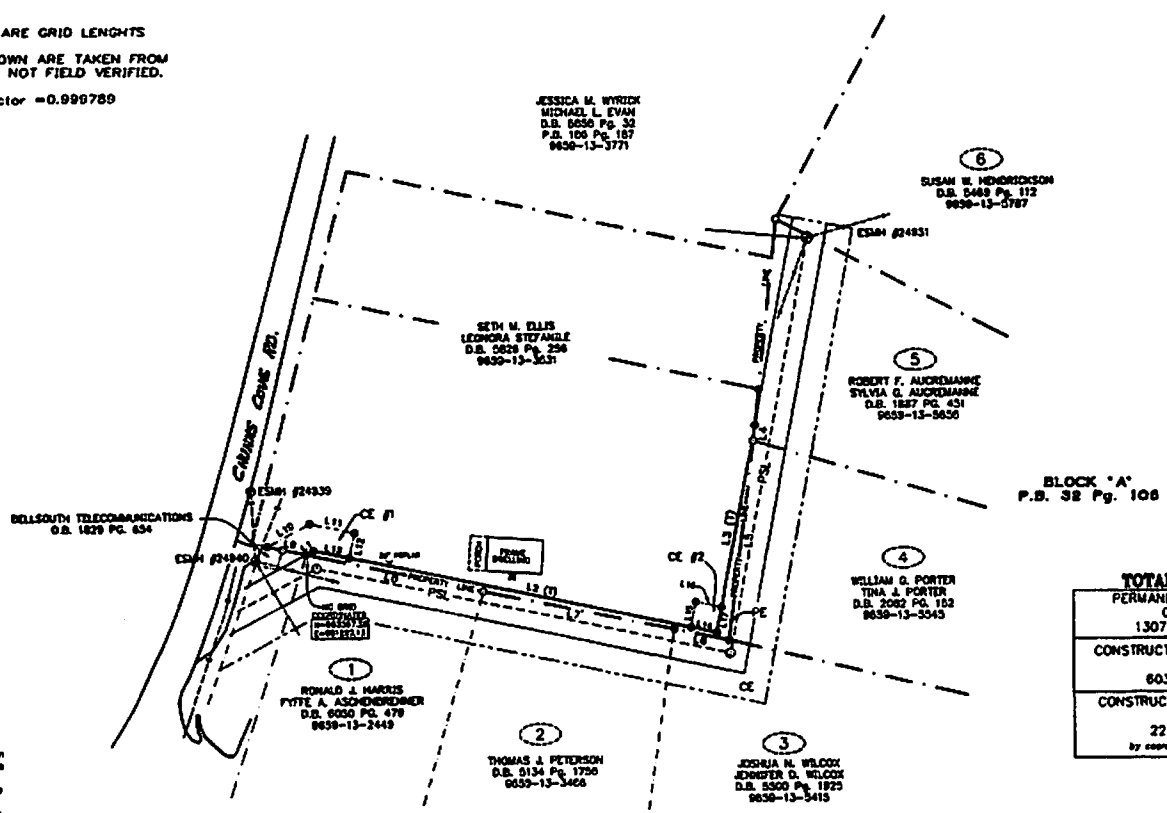
Cipar, Ingle, Anders & Associates Inc.
29 N. MARKET ST. ASHEVILLE NC
Professional Surveyors
828-258-0297 www.cipasurveying.com

JOB #7874



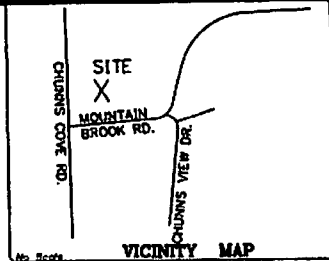
ALL DISTANCES SHOWN ARE GRID LENGTHS
ALL PROPERTY LINE SHOWN ARE TAKEN FROM
COUNTY TAX MAPS AND NOT FIELD VERIFIED.
The Combined Scale Factor = 0.999789

Line	Bearing	Distance
L1	N 62° 00' 00" E	4.65'
L2	S 77° 00' 00" E	238.02'
L3	N 10° 50' 00" E	123.18'
L4	S 6° 20' 00" W	8.17'
L5	S 7° 00' 00" W	117.15'
L6	N 78° 11' 40" W	32.25'
L7	N 78° 21' 00" W	113.10'
L8	N 77° 50' 00" W	104.38'
L9	N 77° 18' 00" W	23.15'
L10	N 62° 00' 00" E	28.00'
L11	S 77° 00' 00" E	28.47'
L12	S 12° 00' 00" W	15.00'
L13	N 77° 00' 00" W	20.98'
L14	N 77° 00' 00" W	15.00'
L15	N 10° 50' 00" E	15.00'
L16	S 77° 00' 00" E	15.00'
L17	S 10° 50' 00" E	15.00'



TOTAL ACRES:
PERMANENT EASEMENT:
0.03 Ac.
1307.93 Sq. Ft.
CONSTRUCTION EASEMENT #1:
0.01 Ac.
603.34 Sq. Ft.
CONSTRUCTION EASEMENT #2:
0.005 Ac.
225.05 Sq. Ft.
by separate conveyance

SEQUENCE OF LINE CALLS
PERMANENT EASEMENT:
L1-L2-L3-L4-L5-L6-L7-L8
CONSTRUCTION EASEMENT #1:
L9 THRU L13-L1
CONSTRUCTION EASEMENT #2:
L14-L15-L16-L17



- LEGEND:**
- △ SH - SURVEY NAIL SET OR FOUND
 - EX - EXISTING IRON PIPE
 - EX - EXISTING REBAR OR SOLID IRON SET
 - EX - EXISTING CONCRETE MONUMENT
 - ▽ EX - EXISTING CONCRETE MONUMENT SET
 - CC - CONTROL CORNER
 - R/W - RIGHT OF WAY
 - P - UTILITY POLE
 - R - RAILROAD SPIKE
 - M - WATER METER
 - S - SEWER MANHOLE
 - P - POINT NOT SET
 - F - FENCE
 - W - WATER VALVE
 - U - UNDERGROUND POWER TRANSFORMER
 - T - TELEPHONE PEDESTAL
 - A - AREA LIGHT
 - F/H - FIRE HYDRANT
 - LINES NOT SURVEYED ---
 - EX - EXISTING SEWER MANHOLE
 - PM - PROPOSED SEWER MANHOLE
 - CO - SEWER CLEAN OUT
 - EX - EXISTING SEWER LINE
 - PL - PROPOSED SEWER LINE
 - CE - PERMANENT EASEMENT
 - CE - CONSTRUCTION EASEMENT

REFERENCE:
D.B. 5026 Pg. 258

NOTES:
As shown property lines and easements were taken from Buncombe County GIS mapping and is for informational purposes only. No reliance should be placed on this information. This property is not located in a special flood hazard area as determined by FEMA. FIRM 3700065300J EFFECTIVE DATE: 01-08-2010
This survey is subject to any easements, restrictions, rights of way, previous conveyances or any other facts that may be disclosed by a title examination.

I, M. Dale Clear, certify that this plot was drawn under my supervision from an actual survey made under my supervision from deed description that are recorded in Book 5620 Page 258; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 5620 Page 258; that the ratio of precision as indicated does not exceed 1:10,000; that the Global Positioning System observations were performed to the Geospatial Accuracy Standards, Part 2: Standards for Geospatial Networks at the 60% confidence using RTK Network (NCS); and that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 20th day of October, A.D., 2020
GS 47-30 f (11) (c)
This survey is a proposed easement for a public utility as defined in G.S. 62-3

M. Dale Clear
Professional Land Surveyor
License Number L-3036



Registered this the 5th day of July 2021
at 12:15 PM. Recorded in Book 5620 Page 258
Dale Clear
Dale Clear, Register of Deeds, Buncombe County
By *Cathy B. Davis* Deputy/Notary

See 1st CONVEYANCE TRUST DEED
Recorded: 05/21/21 at 11:10:10 AM
Fee: \$11.00
Notary Public
Cathy B. Davis
Deputy Register of Deeds
#219 #124

METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NC
Mountainbrook @ Chunn's Cove Sewer Replacement Project Project # 2010112
SEWER LINE EASEMENT ACROSS THE PROPERTY OF:
Seth M. Ellis
Leonora Stefanile
CITY OF ASHEVILLE
BUNCOMBE COUNTY, N.C.
SCALE: 1"=50' OCTOBER 20, 2020
7755 LONESOME RD. C-07801
Chipar, Ingle, Anders & Associates Inc.
Land Planning
Surveying Mapping
67 N MARKET ST. ASHEVILLE, NC
Professional Surveyors
(828)-258-0297 www.ciaurveying.com

JOB # 7874-20			
REVISIONS	Date	Revisions Made	Int.

5

EXHIBIT A

