Docusign Envelope ID: 6B2D4903-6052-4262-AF58-0BBDC6743F40

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN D.B. 6347, P. 207 AND P.B. 236, P. 100, AND P.B. 95, P. 120.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY MARKED AS BROKEN LINES DRAWN FROM RECORD DESCRIPTIONS AS SHOWN FOR ADJOINERS; THAT THE RATIO OF PRECISION IS NOT LESS THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NO. AND SEAL THIS 31ST DAY OF JANUARY 2025.

I, JOHN M. STOLLERY, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING WAS USED TO PERFORM THE SURVEY.

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: NOT TO EXCEED 0.10 FT H.
3. TYPE OF FIELD PROCEDURE: RTK-VRS
4. DATES OF SURVEY: 03/02/2023
5. DATUM/EPOCH: H-NAD 83-2011 EPOCH 2010, V-NAVD 88
6. PUBLISHED/FIXED-CONTROL USED: NC VRS NETWORK
7. GEOID MODEL: GEOID 12B
8. COMBINED GRID FACTOR: 0.99978317
9. UNITS USED: US SURVEY FOOT

*RTK Observations were used only to tie property to NC Grid.

NORTH CAROLINA PROFESSIONAL SEAL L-2996 LAND SURVEYOR JOHN M. STOLLERY

DocuSigned by: John M. Stollery 30A8113C4844F0...

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2996

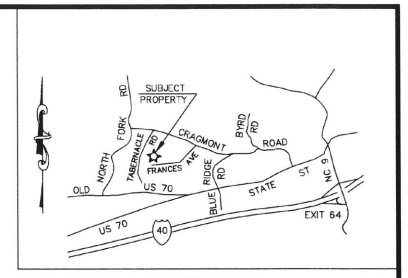
STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, GRIFFIN KEARNS, A REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1/31/2025 DATE

DocuSigned by: REVIEW OFFICER

Submitted electronically by "High Country Surveyors Inc."
In compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.



LOCATION MAP

Madges Place, LLC
D.B. 6236, P. 738

Alvin J. Johnson
Rose B. Johnson
D.B. 6319, P. 739

Ruth MacNair
Elbert Hargrave
D.B. 6071, P. 861

My Retreat, LLC.
D.B. 4961, P. 1017
Zoned R-1 (Bunc. County)

Stacy Wheeler
Jeffrey S. Wheeler
D.B. 4962, P. 908

Tract 3
P.B. 178, P. 58
Winfred R. Legerton
D.B. 6222, P. 1697

Tract 2
P.B. 178, P. 58
MD Art Properties, LLC.
D.B. 5606, P. 719

Line Table

LINE	BEARING	DISTANCE
L1	S 06°58'21" W	20.21'
L2	S 08°50'13" E	20.06'
L3	S 14°06'48" W	21.62'
L4	S 07°44'16" W	18.39'
L5	S 07°20'24" W	23.81'
L6	S 89°08'38" E	20.09'
L7	S 06°15'54" E	34.48'
L8	S 49°52'42" W	41.44'
L9	N 81°40'56" W	30.39'
L10	S 58°42'50" W	20.86'
L11	S 31°41'51" W	22.00'
L12	S 76°13'01" W	20.50'
L13	S 14°54'45" W	25.53'
L14	S 31°55'59" W	19.37'
L15	S 13°20'13" W	16.37'
L16	S 47°19'20" W	15.52'
L17	N 82°29'10" W	35.81'
L18	N 84°09'58" W	35.03'
L19	S 03°11'04" W	415.09'

Michael Wheeler
Vickey B. Wheeler
Jeffrey S. Wheeler
D.B. 6658, P. 723
P.B. 95, P. 120
Zoned R-1 (Bunc. County)

Givens Highland Farms, LLC
D.B. 6443, P. 1437
P.B. 95, P. 120
21838 Sq. Feet
0.501 Acres
P.I.N. 0609-56-1464
Zoned R-1 (Bunc. County)

Givens Highland Farms, LLC
D.B. 6443, P. 1437
131168 Sq. Feet
3.011 Acres
P.I.N. 0609-56-4489

Walter E. Adams
D.B. 5773, P. 1980
P.B. 196, P. 42
Zoned R-1 (Bunc. County)

Teresa A. Hallback
D.B. 1474, P. 614
P.B. 196, P. 42

Michael A. Bartlett
D.B. 6347, P. 204

Taberna cle Road

20' R/W - D.B. 6443, P. 1529
45' R/W - P.B. 95, P. 120
Gravel Drive
Tie: N 83°28'26" W 580.45'
1" IPF

#5 RBF
S 87°02'56" E 486.80' (Total) 469.32'
N 17°01'28" E 221.10'
Barn 61.0
1" Solid Rod Found
S 83°52'56" E 136.42'
Barn 74.1
N 17°01'28" E 174.44'
S 76°57'20" W 170.41'
Old Stone Chimney
One Story Frame House
Shed
Gravel Parking
Axle Found
S 89°04'38" E 426.26'
N 88°02'28" W 83.79'
Tie: L18 L17
SMALL BRANCH BUFFER AREAS POSSIBLY APPLY (See Note 6)
S 89°12'25" E 224.98' (Total) 73.08'
50.54'
1/2" IPF
3/4" IPF
101.36'
Tie: S 89°12'25" E 96.44'
3/4" IPF
Tie: N 44°20'28" E 124.70'
3/4" IPF
S 12°48'05" E 290.26'
Gravel Parking
Paved Drive
N 08°40'58" E 209.10'
Well House
Gravel Parking
Frances Ave.
S 80°25'49" W 380.78'
Tie: S 80°23'02" W 79.96'
1/2" IPF
Tie: L19
#5 RBF
24" Dbl. Block Gum
N 85°26'07" W 390.61'
S 02°59'40" E 220.17'
#5 RBF NAD 83 (2011) COORDS. N=698034.13 E=1005147.76 C. FACT. = 0.99978317
N.G.S "BI-LO" NAD 83 (2011) COORDS. N=693136.74 E=1005295.94 C. FACT. = 0.99978693

Givens Highland Farms, LLC
D.B. 5045, P. 1294
P.B. 134, P. 147
P.I.N. 0609-55-1146
Zoned CI-6 (Black Mountain)

① P.B. 236, P. 100
Givens Highland Farms, LLC
D.B. 6347, P. 207
233529 Sq. Feet
5.361 Acres
P.I.N. 0609-56-5118

② P.B. 236, P. 100
Michael A. Bartlett
D.B. 6347, P. 204
Zoned R-1 (Bunc. County)

P.I.N. 0609-56-1464, P.I.N. 0609-56-4489, AND P.I.N. 0609-56-5118 TO BE COMBINED WITH P.I.N. 0609-55-1146

Walter C. McKinney
Gladys McKinney
D.B. 1291, P. 263
Zoned R-1 (Bunc. County)

Grid North NAD 83-2011

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, ENCUMBRANCES, OR OTHER FACTS THAT MAY BE DISCLOSED BY A FULL TITLE EXAMINATION PERFORMED BY AN ATTORNEY AT LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE PROPERTY IS FREE FROM ENCUMBRANCES.
2. THE DISTANCES AND ACREAGE SHOWN ON THIS PLAT ARE GRID MEASUREMENTS. TO CONVERT TO GROUND DISTANCES AND ACREAGE, DIVIDE BY THE COMBINED FACTOR OF 0.99978317.
3. UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS, BURIED UTILITIES, PIPELINES, OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY HIGH COUNTRY SURVEYORS, INC. FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENT, BURIED UTILITY, OR PIPELINE ON THE PREMISES.
4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. SEE FIRM 3710060900J DATED 01.06.2010.
5. THIS PROPERTY IS ZONED R-1 BY BUNCOMBE COUNTY.
   SETBACKS: 20' FRONT, 10' SIDE, 20' REAR.
   SEE THE BUNCOMBE COUNTY ZONING ORDINANCE FOR MORE INFORMATION.
   INTERESTED PARTIES SHOULD INVESTIGATE ALL EXISTING RESTRICTIONS PRIOR TO DESIGN OR CONSTRUCTION. HIGH COUNTRY SURVEYORS, INC. MAKES NO CLAIM TO THE EXISTANCE OF ANY RESTRICTIONS OR COVENANTS.
6. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.

LEGEND

- △ . . NGS GEODETIC MONUMENT
- ⊡ CMF. . . CONCRETE MONUMENT FOUND
- ⊠ PSF. . . PLANTED STONE FOUND
- ● IPF . . . IRON PIN FOUND-SIZE AS NOTED
- ◉ RBF . . . REBAR FOUND-SIZE AS NOTED
- ◉ RBS . . . #5 REBAR W/ ID CAP SET
- ○ . . . CALCULATED POINT-NOT SET
- WH . . . FIRE HYDRANT
- © . . . SEWER CLEANOUT
- Ⓔ . . . ELECTRIC METER
- Ⓖ . . . GAS METER
- Ⓟ . . . PHONE PEDESTAL
- Ⓥ . . . WATER VALVE
- Ⓦ . . . WATER METER
- HP . . . HEAT PUMP
- ☼ . . . AREA LIGHT
- Ⓢ . . . EXISTING MANHOLE & SEWER LINE
- UP . . . UTILITY POLE & OVERHEAD LINES
- x . . . BARBED WIRE FENCE
- o . . . WOVED WIRE FENCE LINE
- o—o . . . WOOD RAIL FENCE LINE

TOTAL AREA = 8.873 AC.
By Coord. Computation

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/31/2025 1:50:36 PM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 247 PG 83

Recombination Survey For:

Givens Highland Farms, LLC.

P.I.N. 0609-55-9251 P.I.N. 0609-56-5118
P.I.N. 0609-56-4489 P.I.N. 0609-56-1464

Black Mountain Township, Buncombe County, NC

1 inch = 50' ft.

January 31, 2025

50' 0 25' 50' 100' 200'

REFERENCES: DEED BOOK 6443, PAGE 1437
PLAT BOOK 95, PAGE 120
PLAT BOOK 236, PAGE 100

HIGH COUNTRY SURVEYORS, INC.
403-B WEST STATE ST., BLACK MOUNTAIN, NC 28711 (828) 664-3091
HIGHCOUNTRYSURVEYORS.NET CORPORATE LICENSE NUMBER C-1854

COORD. FILE 2023-106.crd DRAWING NO. 2024-204