Docusign Envelope ID: A52ADAF8-E4A8-4F50-B982-C55E4989FD15

NORTH INDEX
NC GRID (NAD 83)
2011

N/F Jesse Weaver
Mary Weaver
PIN: 0609152817
DB: 1474 PG: 219

N/F Thomas Gregg
Allison Gregg
PIN: 0609153697
DB: 5887 PG: 1900

N/F Lyda Paul Howard
PIN: 0609158844
DB: 1913 PG: 615

(EIP) 1" OT pipe, 0.6' AG

L9 (tie - NTS)

NIP 0.3' AG

(EIP) 1" OT pipe, 1.5' AG

S 88°49'13" E 346.98'

S 88°49'13" E 362.02'

NIP 0.1' AG

L1

shed (possible encroachment)

2'

4'

existing old b/w fenceline

gravel road in use by B.V. Hedrick Gravel and Sand

16" TSPR pipe

50'

50'

Location of Proposed 60' R/W Railway w/ 50' R/W PB: 798 PG: 439

TRACT A
Portion of PIN:
0609-24-8868
446,944 Sq Ft
10.26 Acres

60' R/W

old building remains

old b/w fenceline

S 02°37'14" W 347.70'

NORTH FORK RD (Paved)

N 30°14'41" W 345.05'

S 74°37'51" E 240.17' (tie)

(EIP) 1.5" OT pipe, 0.7' BG
(stake center of north line noted on PB: 40 PG: 61)

L8

NIP 0.1' AG

old gravel/soil road w/ gate remnants

natural gas line witness post

L2

FEMA flood zone denoted AE per flood tile 3710060900J

existing waterline of North Fork of Swannanoa River as located during survey

existing channel banks of waterway as located during survey

N 25°44'41" W 400.00' (Total)

200'

200'

NIP 0.1' AG

S 77°15'53" E 21.88' (tie)

(EIP) RB4 w/ cap "CMS Survey"

L3

L4

L5

L6

old b/w fenceline

Area of minimal flooding (less than 0.2% annual chance - not deemed hazard) per FEMA flood tile 3710060900J

N/F B.V. Hedrick Gravel & Sand
PIN: 0609043746
DB: 774 PG: 256
PB: 172 PG: 006

(EIP) 1.5" OT pipe, 0.5' AG

16" concrete culvert

Area referenced as being owned by Grove Stone & Sand
PB: 798 PG: 439
PB: 40 PG: 61
PB: 48 PG: 172

existing wet-weather ditch line

N 01°15'19" E 576.96'

S 27°03'42" W 346.17'

(EIP) 1" OT pipe, 0.1' AG

S 86°55'58" E 333.55' (tie)

N:694,703.67
E:1,001,971.18

4" CM w/ stamp, 0.2' BG

N 54°33'59" E 203.79' (tie)

(EIP) 1" OT pipe, 0.5' AG

N 46°48'06" E 167.74' (tie)

Mag Nails Found (see inset)

S 23°35'04" W 222.88'

(EIP) 3/4" OT pipe, bent 0.1' BG

overgrown paved area

FEMA flood zone denoted AE per flood tile

(EIP) 3/4" ot pipe w/ tack, 0.1' BG

S 45°14'43" W 270.79' (tie)

(EIP) 3/4" OT pipe, 0.5' AG

N 46°09'21" W 69.53' (tie)

N/F Ingles Markets Inc
PIN: 0609145017
DB: 4158 PG: 609
PB: 48 PG: 172

S 89°10'01" E 1116.63' (tie)

(EIP) 3/4" OT pipe 0.2' AG

S 46°39'17" W 449.12' (tie)

Mag Nail Found

3446.05' (ground)
S 64°45'56" E
3445.32' (grid)
CF = 0.999787939

NCGS Monument "Bi-lo"
N:693,136.75
E:1,005,295.88

S 00°10'17" W 338.59' (tie)

5" CM 0.6' AG

6" CM 0.8' AG

S 04°05'24" E 41.43' (tie)

S 00°11'53" E 179.87' (tie)

4" CM w/ stamp, 0.5' AG

Remaining
Portion of PIN:
0609-24-8868
N/F State of North Carolina
PIN: 0609248868
DB: 479 PG: 199
PB: 16 PG: 98

LINE	BEARING	DISTANCE
L1	S 88°49'13" E	30.01'
L2	S 04°03'24" W	172.92'
L3	S 08°11'19" W	65.05'
L4	S 12°35'14" W	63.88'
L5	S 18°45'30" W	68.58'
L6	S 23°13'39" W	84.49'
L7	S 42°43'06" E	8.85'
L8	N 30°14'41" W	98.33'
L9	N 04°55'30" E	514.68'
L10	S 77°08'56" E	7.25'

State of North Carolina
Town of Black Mountain

I hereby certify that the preliminary subdivsiion plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Black Mountain, North Carolina and that this plat was approved by the Planning Board on 1/20/2026

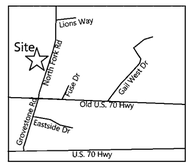
1/20/2026
Date

Signed by: Russell Eckl
Subdivision Administrator

LEGEND

- NC GEODETIC CONTROL MONUMENT
- CONCRETE MONUMENT (CM)
- EXISTING IRON PIN (EIP)
- 5/8" REBAR SET (NIP)
- EXISTING STONE MARKER
- MAGNAIL FOUND OR SET
- UNMARKED POINT (CP)
- UTILITY POLE (PP)
- UTILITY LINES
- FIRE HYDRANT (FH)
- WATER METER OR WELL
- WATER VALVE (WV)
- CLEANOUT

NOW OR FORMERLY (N/F)
DEED BOOK & PAGE (DB)
PLAT BOOK & PAGE (PB)
RIGHT OF WAY (R/W)
ABOVE GROUND (AG)
BELOW GROUND (BG)
NOT TO SCALE (NTS)
CORRUGATED METAL PIPE (CMP)
OPEN TOP (OT)



Vicinity Map (not to scale)

State of North Carolina
Buncombe County
Shannon Capezzali
I, _____, Review Officer of Buncombe County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

2/10/2026
Date

Signed by: Shannon Capezzali
Review Officer

REFERENCE DATA

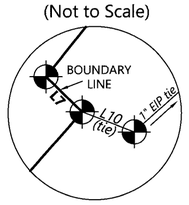
SURVEYED: 11/19/25 - 11/20/25; 11/28/25; 12/10/25; 12/28/25 (EG)
DRAFTED: 12/24/25 (EG)
CHECKED BY: AG

CURRENT LISTED OWNER:
State of North Carolina

JOB #: 25-777-B

REFERENCE DEEDS & PLATS:
PB: 16 PG: 98
PB: 48 PG: 172
PB: 40 PG: 61
PB: 798 PG: 439
PB: 22 PG: 122
DB: 940 PG: 317
DB: 4158 PG: 613
DB: 479 PG: 69
DB: 774 PG: 256

INSET
(Not to Scale)



NOTES

1. Part of this property is located in a special flood hazard area denoted AE as determined by the Federal Emergency Management Agency, tile reference 3710060900J, effective date 1/6/2010.
2. Surveyor was not provided with a legal title search. There may exist easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts pertinent to this property that an accurate and current title search may disclose that are not shown on this survey.
3. No underground utilities were located. Call 1-800-632-4949 before digging.
4. All buildings, surface and subsurface improvements on an adjacent to the site are not necessarily shown. Subsurface and environmental conditions were not surveyed or considered as part of this survey.
5. No evidence or statement is made concerning the existence of underground or overhead conditions, containers, or facilities that may effect the use of development of this property.
6. Area by coordinate computation.
7. Property lines showed as dashed were not field surveyed. They were plotted from record documents.
8. Subject property zoned OI-6, Office & Institutional District, by Town of Black Mountain. Setbacks:
   Non-Residential: Front - 40'; Side - 30'; Rear - 30' (40' abutting residential)
   Residential: Front - 30'; Side - 10'; Rear - 20'
9. All distances are horizontal grid distances unless otherwise noted.
10. Noted that in 1940 a catastrophic flood affected this area of the North Fork River, which possibly shifted the course of the river via avulsion.

I, Amos J. Glaspy, professional land surveyor, certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordiance that regulates parcels of land. GS 47-30 (f)(11)a.
I hereby certify, to the best of my knowledge, information and belief, and in my professional opinion, that this plat was drawn under my supervision from an actual survey made under my supervision, taken from deed description recorded in Deed Book 479 Page 69; and Plat Book 16 Page 98; and that, the boundaries not surveyed are clearly indicated from information found in Deed Books and Plat Slides as shown on survey plat hereon; and that the ratio of precision as calculated is greater than or equal to 1:10000; and that this plat was prepared in accordance with G.S. 47-30 as ammended.

GNSS was used to perform a portion of this survey::
Class of Survey: Class AA
Horizontal Accuracy: 0.04'
Vertical Accuracy: 0.09'
Type of GPS Field Procedure: RTK
Dates of Survey: 11/19/25-11/20/25, 11/28/25, 12/10/25, 12/28/25
Datum/Epoch: Nad 83 (2011)
Published/Fixed-Control Used: NCGS RTN
Geoid Model: 18
Units: US Survey Feet
Combined Scale Factor: 0.999787939

I further certify that this plat/map meets the requirements of the standards of practice for land surveying in North Carolina (21 NCAC 56.1600), witness my original signature, registration number and seal this 28th day of December 2025.

NORTH CAROLINA PROFESSIONAL SEAL L-5388 LAND SURVEYOR AMOS J. GLASPY

Amos Glaspy
Amos J. Glaspy, PLS No. L5388

Amos J. Glaspy, PLS-5388
784 Glaspy Mountain Road
Hendersonville, NC 28792
glaspylandsurveying.com
amos.gls@gmail.com
828-974-1811

Submitted electronically by "Glaspy Land Surveying" in compliance with North Carolina's statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/11/2026 8:31:47 AM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 255 PG 40

GLASPY
LAND SURVEYING

EXEMPT SUBDIVISION SURVEY | PREPARED FOR

TOWN OF BLACK MOUNTAIN

North Fork Road, Black Mountain, NC, 28711
Black Mountain Township
PIN: 0609248868
DEED: 479/199

SIZE

SCALE: 1" = 130'

0' 130' 260' 390'