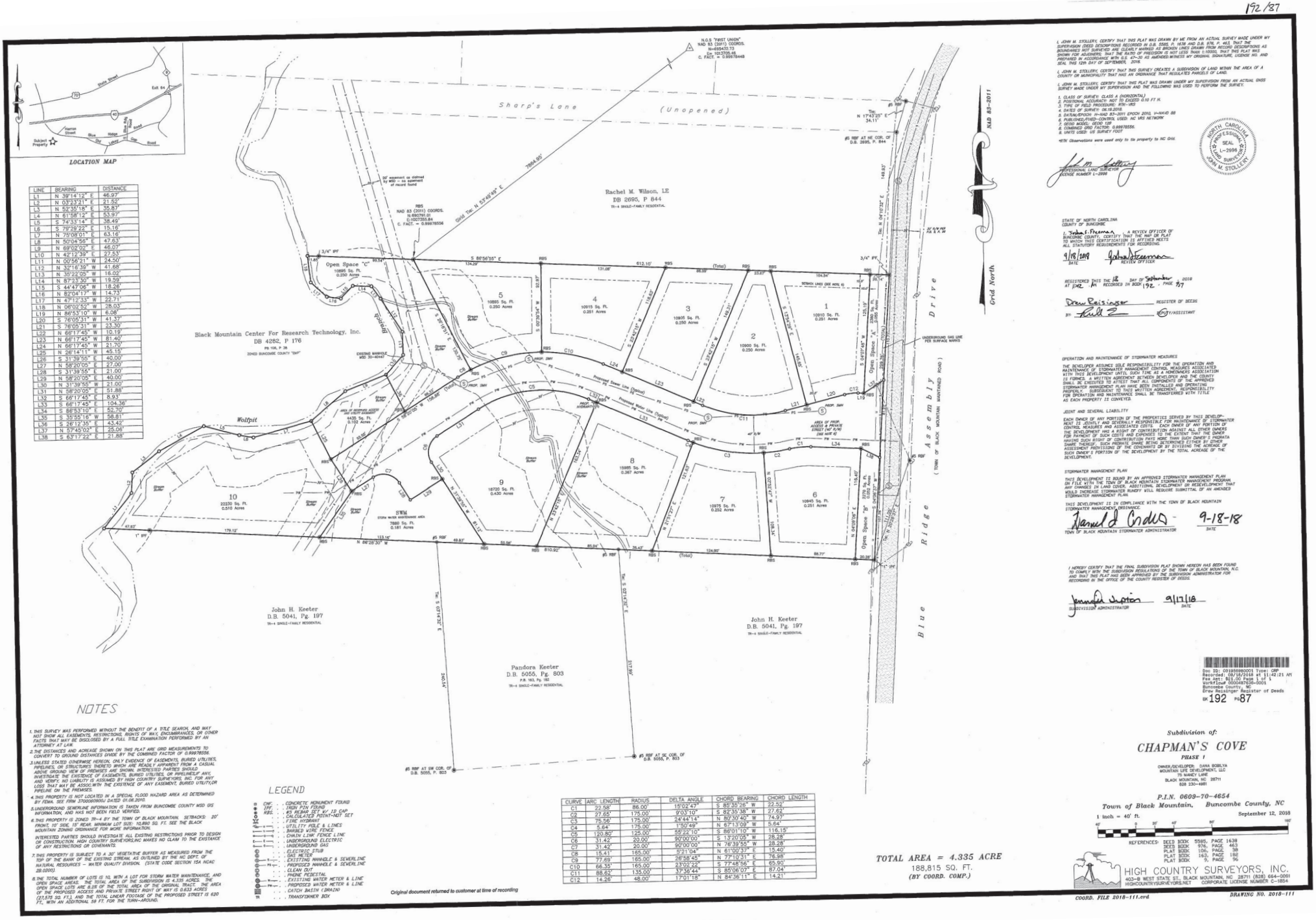
Exhibit A



LINE	BEARING	DISTANCE
L1	N 39°14'12" E	46.97'
L2	N 03°23'21" E	21.52'
L3	N 52°35'18" E	35.87'
L4	N 61°58'12" E	53.97'
L5	S 74°33'14" E	38.49'
L6	S 79°29'22" E	15.16'
L7	N 75°08'01" E	63.16'
L8	N 50°04'56" E	47.63'
L9	N 69°02'02" E	46.07'
L10	N 42°12'39" E	27.53'
L11	N 00°56'21" W	24.50'
L12	N 32°16'39" W	41.68'
L13	N 35°22'05" W	16.02'
L14	N 87°23'30" W	19.59'
L15	S 44°47'06" W	18.26'
L16	N 87°04'17" W	14.73'
L17	N 47°12'33" W	22.71'
L18	N 06°02'52" W	28.03'
L19	N 86°53'10" W	6.08'
L20	S 76°05'31" W	41.37'
L21	S 76°05'31" W	23.30'
L22	N 66°17'45" W	10.19'
L23	N 66°17'45" W	81.40'
L24	N 66°17'45" W	21.70'
L25	N 26°14'11" W	45.15'
L26	S 31°39'55" E	40.00'
L27	N 58°20'05" E	21.00'
L28	S 31°39'55" E	21.00'
L29	N 58°20'05" E	40.00'
L30	N 31°39'55" W	21.00'
L31	N 58°20'05" E	51.88'
L32	S 66°17'45" E	8.93'
L33	S 66°17'45" E	104.36'
L34	S 86°53'10" E	52.76'
L35	S 35°55'16" W	58.81'
L36	S 26°12'35" E	43.42'
L37	N 57°45'02" E	25.06'
L38	S 63°17'22" E	21.88'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.58'	86.00'	15°02'47"	S 85°35'26" W	22.52'
C2	27.65'	175.00'	9°03'10"	S 82°30'38" W	27.62'
C3	75.56'	175.00'	24°44'14"	N 80°30'40" W	74.97'
C4	5.64'	175.00'	1°50'49"	N 67°13'09" W	5.64'
C5	120.80'	125.00'	55°22'10"	S 86°01'10" W	116.15'
C6	31.42'	20.00'	90°00'00"	S 13°20'05" W	28.28'
C7	31.42'	20.00'	90°00'00"	N 76°39'55" W	28.28'
C8	15.41'	165.00'	5°21'04"	N 61°00'37" E	15.40'
C9	77.69'	165.00'	26°58'45"	N 77°10'31" E	76.98'
C10	66.35'	165.00'	23°02'22"	S 77°48'56" E	65.90'
C11	88.62'	135.00'	37°36'44"	S 85°06'07" E	87.04'
C12	14.26'	48.00'	17°01'18"	N 84°36'11" E	14.21'

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.
2. THE DISTANCES AND ACREAGE SHOWN ON THIS PLAT ARE GRID MEASUREMENTS TO CONVERT TO GROUND DISTANCES DIVIDE BY THE COMBINED FACTOR OF 0.99978356.
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 ASSOC. 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 3700906900J DATED 01.06.2010.
5. UNDERGROUND SEWERLINE INFORMATION IS TAKEN FROM BUNCOMBE COUNTY MSD GIS INFORMATION, AND HAS NOT BEEN FIELD VERIFIED.
6. THIS PROPERTY IS ZONED TH-4 BY THE TOWN OF BLACK MOUNTAIN. SETBACKS: 20' FRONT, 10' SIDE, 15' REAR. MINIMUM LOT SIZE: 10,890 SQ. FT. SEE THE BLACK MOUNTAIN 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.
7. THIS PROPERTY IS SUBJECT TO A 20' VEGETATIVE BUFFER AS MEASURED FROM THE TOP OF THE BANK OF THE EXISTING STREAM, AS OUTLINED BY THE NC DEPT. OF NATURAL RESOURCES — WATER QUALITY DIVISION. (STATE CODE SECTION 15A NCAC 2B.0200).
8. THE TOTAL NUMBER OF LOTS IS 10, WITH A LOT FOR STORM WATER MAINTENANCE, AND OPEN SPACE AREAS. THE TOTAL AREA OF THE SUBDIVISION IS 4.335 ACRES. THE OPEN SPACE LOTS ARE 8.3% OF THE TOTAL AREA OF THE ORIGINAL TRACT. THE AREA OF THE PROPOSED ACCESS AND PRIVATE STREET RIGHT OF WAY IS 0.633 ACRES (27,575 SQ. FT.), AND THE TOTAL LINEAR FOOTAGE OF THE PROPOSED STREET IS 620 FT., WITH AN ADDITIONAL 59 FT. FOR THE TURN-AROUND.

LEGEND

- CMF . . . CONCRETE MONUMENT FOUND
- IPF . . . IRON PIN FOUND
- RBS . . . #5 REBAR SET W/ 1.5" CAP
- CALCULATED POINT-NOT SET
- FH . . . FIRE HYDRANT
- UTILITY POLE & LINES
- BARBED WIRE FENCE
- CHAIN LINK FENCE LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- ELECTRIC STUB
- GAS METER
- EXISTING MANHOLE & SEWERLINE
- PROPOSED MANHOLE & SEWERLINE
- CLEAN OUT
- PHONE PEDESTAL
- EXISTING WATER METER & LINE
- PROPOSED WATER METER & LINE
- CATCH BASIN (DRAIN)
- TR . . . TRANSFORMER BOX

Original document returned to customer at time of recording

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. 5585, P. 1638 AND D.B. 976, P. 463, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED 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 12th DAY OF SEPTEMBER, 2018.

I, JOHN M. STOLLERY, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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: 06.18.2018
5. DATUM/EPOCH: H=NAD 83-2011 (EPOCH 2010), H=NAVD 88
6. PUBLISHED/FIXED-CONTROL USED: NC VRS NETWORK
7. GEOID MODEL: GEOID 12B
8. COMBINED GRID FACTOR: 0.99978356.
9. UNITS USED: US SURVEY FOOT

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

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-3996

NORTH CAROLINA PROFESSIONAL SEAL L-3996 LAND SURVEYOR JOHN M. STOLLERY

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

9/18/2018
DATE
REVIEW OFFICER

REGISTERED THIS THE 18 DAY OF September 2018 AT 11:42 AM RECORDED IN BOOK 192, PAGE 87

Drew Reisinger
REGISTER OF DEEDS
BY: DEPUTY/ASSISTANT

OPERATION AND MAINTENANCE OF STORMWATER MEASURES

THE DEVELOPER ASSUMES SOLE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT CONTROL MEASURES ASSOCIATED WITH THIS DEVELOPMENT UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION IS FORMED, A WRITTEN AGREEMENT BETWEEN DEVELOPER AND THE COUNTY SHALL BE EXECUTED TO ATTEST THAT ALL COMPONENTS OF THE APPROVED STORMWATER MANAGEMENT PLAN HAVE BEEN INSTALLED AND OPERATING PROPERLY. SUBSEQUENT TO THIS WRITTEN AGREEMENT, RESPONSIBILITY FOR OPERATION AND MAINTENANCE SHALL BE TRANSFERRED WITH TITLE AS EACH PROPERTY IS CONVEYED.

JOINT AND SEVERAL LIABILITY

EACH OWNER OF ANY PORTION OF THE PROPERTIES SERVED BY THIS DEVELOPMENT IS JOINTLY AND SEVERALLY RESPONSIBLE FOR MAINTENANCE OF STORMWATER CONTROL MEASURES AND ASSOCIATED COSTS. EACH OWNER OF ANY PORTION OF THE DEVELOPMENT HAS A RIGHT OF CONTRIBUTION AGAINST ALL OTHER OWNERS FOR PAYMENT OF SUCH COSTS IN PROPORTION TO THE EXTENT THAT THE OWNER HAVING SUCH RIGHT OF CONTRIBUTION PAYS MORE THAN SUCH OWNER'S PRORATA SHARE. EACH OWNER'S PRORATE SHARE BEING DETERMINED EITHER BY EITHER SHARE OF COMMON EXPENSE OR BY DIVIDING THE ACREAGE OF THE ASSESSMENT PROVISIONS OF THE COVENANTS OR BY DIVIDING THE ACREAGE OF SUCH OWNER'S PORTION OF THE DEVELOPMENT BY THE TOTAL ACREAGE OF THE DEVELOPMENT.

STORMWATER MANAGEMENT PLAN

THIS DEVELOPMENT IS BOUND BY AN APPROVED STORMWATER MANAGEMENT PLAN ON FILE WITH THE TOWN OF BLACK MOUNTAIN STORMWATER MANAGEMENT PROGRAM. ANY CHANGES IN LAND COVER, ADDITIONAL DEVELOPMENT OR REDEVELOPMENT THAT WOULD INCREASE STORMWATER RUNOFF WILL REQUIRE SUBMITTAL OF AN AMENDED STORMWATER MANAGEMENT PLAN.

THIS DEVELOPMENT IS IN COMPLIANCE WITH THE TOWN OF BLACK MOUNTAIN STORMWATER MANAGEMENT ORDINANCE.

TOWN OF BLACK MOUNTAIN STORMWATER ADMINISTRATOR
9-18-18
DATE

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF BLACK MOUNTAIN, N.C. AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

SUBDIVISION ADMINISTRATOR
9/17/18
DATE

Doc ID: 019059980001 Type: CRP
Recorded: 09/18/2018 at 11:42:21 AM
Fee Amt: $21.00 Page 1 of 1
Workflow# 0000487526-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 192 PG 87

Subdivision of:

CHAPMAN'S COVE

PHASE 1

OWNER/DEVELOPER: DANA BOBILYA
MOUNTAIN LIFE DEVELOPMENT, LLC
75 NANEY LANE
BLACK MOUNTAIN, NC 28711
828 230-4981

P.I.N. 0609-70-4654

Town of Black Mountain, Buncombe County, NC

September 12, 2018

1 inch = 40' ft.

REFERENCES: DEED BOOK 5585, PAGE 1638
DEED BOOK 976, PAGE 463
PLAT BOOK 106, PAGE 38
PLAT BOOK 163, PAGE 182
PLAT BOOK 9, PAGE 96

HIGH COUNTRY SURVEYORS, INC.
403-B WEST STATE ST., BLACK MOUNTAIN, NC 28711 (828) 664-0091
HIGHCOUNTRYSURVEYORS.NET CORPORATE LICENSE NUMBER C-1854

COORD. FILE 2018-111.crd DRAWING NO. 2018-111