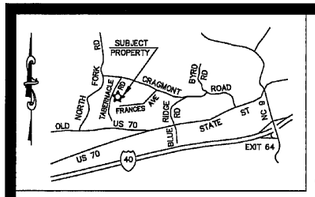
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LOCATION MAP

Line Table

LINE	BEARING	DISTANCE
L1	N 84°29'58" W	35.03'
L2	S 84°25'10" E	35.81'
L3	S 88°02'28" E	83.79'

Septic Easement Calls

LINE	BEARING	DISTANCE
E1	S 08°09'15" W	60.00'
E2	N 83°53'56" W	45.00'
E3	N 08°09'15" E	60.00'

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/8/2025 1:55:15 PM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 253 PG 165

I, DONALD R. BLANKENSHIP, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN D.B. 6547, P. 1546 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 8th DAY OF DECEMBER, 2025.

I, DONALD R. BLANKENSHIP, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, DONALD R. BLANKENSHIP, 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: 11/18/2025
5. DATUM/EPOCH: H-NAD 83-2011 EPOCH 2010, V-NAVD 88
6. PUBLISHED/FIXED-CONTROL USED: NC VRS NETWORK
7. GEOID MODEL: GEOID 18
8. COMBINED GRID FACTOR: 0.99978317
9. UNITS USED: US SURVEY FOOT

Signed by: Donald Blankenship
DABF0487455F45B...

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4665

NORTH CAROLINA PROFESSIONAL SEAL L-4665 LAND SURVEYOR DONALD R. BLANKENSHIP

TOTAL AREA =2.502 AC.
By Coord. Computation

Boundary Survey For:

Givens Highland Farms, LLC.

P.I.N. 0609-46-7498

Black Mountain Township, Buncombe County, NC

1 inch = 50' ft.

December 8, 2025

50' 0 25' 50' 100' 200'

REFERENCES: DEED BOOK 6547, PAGE 1546
DEED BOOK 6443, PAGE 1522 (Access Esmt.)
DEED BOOK 2629, PAGE 35 (Septic Esmt.)
DEED BOOK 985, PAGE 341 (NCDOT R/W)
PLAT BOOK 95, PAGE 120

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

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.

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. UNDERGROUND SEWERLINE INFORMATION IS TAKEN FROM BUNCOMBE COUNTY MSD GIS INFORMATION, AND HAS NOT BEEN FIELD VERIFIED.
6. 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 EXISTENCE OF ANY RESTRICTIONS OR COVENANTS.
7. 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/ 1D CAP SET
- ○ . . . CALCULATED POINT-NOT SET
- . . . FIRE HYDRANT
- . . . SEWER CLEANOUT
- . . . ELECTRIC METER
- . . . GAS METER
- . . . PHONE PEDESTAL
- . . . WATER VALVE
- . . . WATER METER
- . . . HEAT PUMP
- . . . AREA LIGHT
- . . . SWAMP AREA
- . . . UTILITY POLE & OVERHEAD LINES
- . . . BARBED WIRE FENCE
- . . . WOOD RAIL FENCE LINE
- . . . WOVEN WIRE FENCE LINE
- . . . UNDERGROUND ELECTRIC
- . . . UNDERGROUND FIBER OPTICS

COORD. FILE 2023-106.crd DRAWING NO. 2025-199