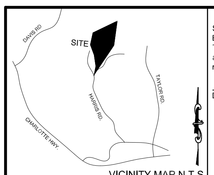


VICINITY MAP N.T.S.

State of North Carolina
Buncombe County
This final plat has been reviewed by the Buncombe County Planning and Development Department and meets the requirements for a minor subdivision. This approval shall be void unless the final plat is recorded in the office of the Buncombe County Register of Deeds within 180 days from the date of approval.

Date _____ County Planner _____

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

Date _____ Review Officer _____

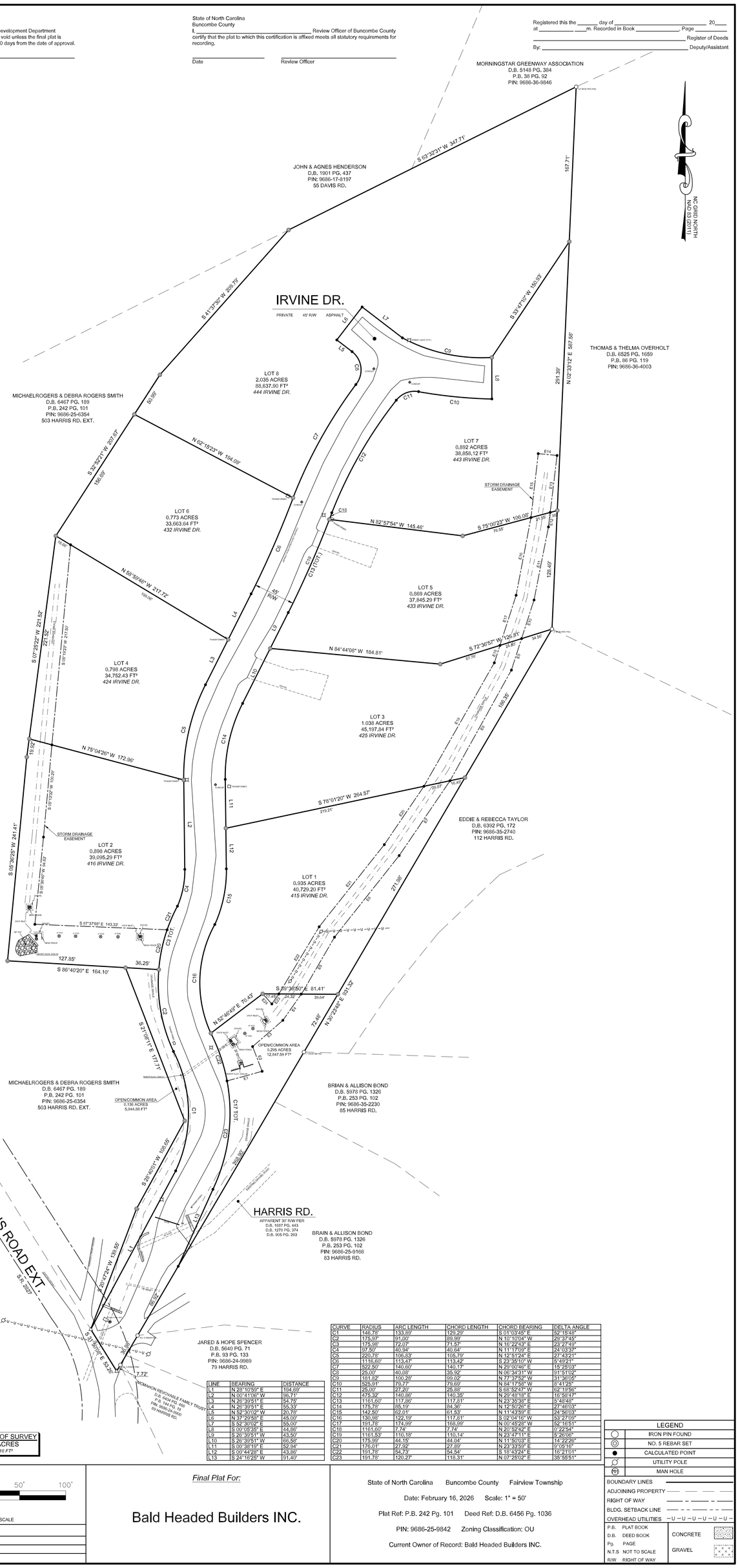
Registered this the _____ day of _____ 20____
at _____ ___m. Recorded in Book _____, Page _____
_____ Register of Deeds
By: _____ Deputy/Assistant

Certificate of Ownership and Dedication
I hereby certify that I am the owner of the property shown and described heron, andthat I hereby adopt this plan of subdivision with my free consent, and dedicate all road rights-of-way and other sites and easements to public use as noted in the Disclosure of Private Roadways, where applicable.

Date _____ Owner _____

Certificate of Private Roads
The roads within this subdivision are designated as private.
The road maintenance agreement, in accordance with G.S. 136-102.6, is or will be recorded in the Office of the Register of Deeds for Buncombe County. Buncombe County Government shall not be responsible for maintenance or repair of the roads within this subdivision. I hereby certify that I am the developer and/or financially responsible party of this property shown and described hereon, and shall maintain said private roads and repair any deterioration, defects or defaults, including but not limited to subgrade, base course, or asphalt, until said roads are dedicated to a responsible party.

Date _____ Developer/Financially Responsible Party _____



LINE	BEARING	DISTANCE
E1	N 74°39'33" E	39.43'
E2	N 21°11'30" W	29.65'
E3	N 49°04'55" E	43.40'
E4	N 35°01'22" E	34.68'
E5	N 30°15'57" E	71.33'
E6	N 38°24'52" E	112.72'
E7	N 34°10'30" E	97.97'
E8	N 29°01'22" E	136.92'
E9	N 17°53'35" E	35.84'
E10	N 17°53'35" E	43.97'
E11	N 11°08'52" E	80.60'
E12	N 06°53'33" E	15.80'
E13	N 06°53'33" E	62.10'
E14	N 84°23'03" W	20.48'
E15	S 06°29'57" W	69.68'
E16	S 10°47'55" W	85.69'
E17	S 17°53'35" W	56.95'
E18	S 17°53'35" W	19.80'
E19	S 29°41'36" W	153.87'
E20	S 34°10'30" W	76.41'
E21	S 38°24'52" W	113.43'
E22	S 30°59'29" W	84.87'
E23	S 35°01'22" W	13.15'
E24	N 42°12'10" W	14.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	146.78'	133.85'	129.29'	S 01°05'54" E	52°19'48"
C2	175.97'	91.00'	89.99'	N 10°15'04" W	29°37'45"
C3	175.86'	72.07'	71.57'	N 16°22'43" E	23°27'49"
C4	97.50'	40.94'	40.64'	N 11°17'09" E	24°03'37"
C5	220.76'	106.53'	105.79'	N 12°51'24" E	27°43'21"
C6	1116.60'	113.47'	113.42'	S 23°35'10" W	5°49'21"
C7	522.50'	140.60'	140.17'	N 29°00'46" E	15°25'03"
C8	25.00'	40.08'	35.92'	N 06°34'31" W	91°51'10"
C9	181.82'	100.28'	99.02'	N 77°37'52" W	31°36'05"
C10	325.91'	79.77'	79.60'	N 84°17'38" W	8°41'25"
C11	25.00'	27.20'	25.88'	S 68°52'47" W	62°19'56"
C12	475.32'	140.98'	140.35'	N 29°48'18" E	16°58'43"
C13	1161.60'	117.86'	117.81'	N 23°35'38" E	5°49'48"
C14	175.76'	85.19'	84.36'	N 12°50'26" E	27°46'03"
C15	142.50'	62.01'	61.53'	N 11°43'59" E	24°56'03"
C16	130.98'	122.19'	117.81'	S 02°04'16" W	53°27'09"
C17	191.76'	174.99'	168.99'	N 00°45'28" W	52°16'51"
C18	1161.60'	7.74'	7.74'	N 20°52'42" E	0°22'54"
C19	1161.53'	110.18'	110.14'	N 23°47'11" E	5°26'06"
C20	175.99'	44.15'	44.04'	N 11°50'03" E	14°22'26"
C21	176.01'	27.92'	27.89'	N 23°33'59" E	9°05'16"
C22	191.78'	54.73'	54.54'	S 18°43'24" E	16°21'01"
C23	191.76'	120.27'	118.31'	N 07°25'02" E	35°56'51"

LINE	BEARING	DISTANCE
L1	N 28°10'50" E	194.69'
L2	N 00°41'08" W	95.71'
L3	N 26°39'51" E	54.75'
L4	N 26°39'51" E	55.33'
L5	N 52°30'02" W	20.76'
L6	N 37°29'58" E	45.00'
L7	S 52°30'02" E	55.00'
L8	S 00°05'35" E	44.86'
L9	S 26°39'51" W	43.50'
L10	S 26°39'51" W	66.58'
L11	S 00°38'19" E	52.94'
L12	S 00°44'25" E	43.86'
L13	S 24°16'25" W	91.40'

TOTAL AREA OF SURVEY
10.041 ACRES
437,397.16 FT²

State of North Carolina
Buncoombe County
I, James E. Ellis, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description found In Book SEE, Page PLAT,etc.)(other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, Page PLAT; that the ratio of precision or positional accuracy as calculated is 0.06'; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 16th day of February, 2026

I further certify that this survey is of an existing feature, such as a building or other structure, or a natural feature, such as a watercourse per N.C.G.S. 47-30(f)(11)c.2.

I, James E. Ellis certify that this plat was drawn under my supervision from an actual GNSS survey made under my supervision and the following information was used to perform the survey:

1. Class of Survey: Class A
2. Positional Accuracy: 0.06'
3. Type of GPS Field Procedure: VRS
4. Date of Survey: February 13, 2026
5. Datum / Epoch: NAD 83 (2011)
6. Published / Fixed Control Use: NC CORS NETWORK
7. Geoid Model: 18
8. Mean Combined Factor: 0.99977318196130
9. Units: U.S. Survey Foot

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

James E. Ellis, Professional Land Surveyor
License Number: L-3115

NOTES:

1. All distances shown on this plat are horizontal ground distances unless otherwise noted.
2. All bearings shown on this plat are referenced to NC Grid North NAD 83 (2011).
3. Areas determined by coordinate calculation.
4. This property is subject to all applicable easements and rights of way of record as of the date of this plat.
5. By graphic observation the subject property is not located within a special flood hazard area as determined by information provided by F.E.M.A.
Firm Panel: 3700966002J
Effective Date: 01/06/2010
Cited FEMA.gov
6. Buncombe County Zoning Classification: OU; Refer to the Buncombe County Zoning Ordinance and/or the Buncombe County Planning Department for a complete set of standards, requirements, and restrictions (if any) per OU zoning.
7. This plat is prepared for the person(s) or corporation(s) as shown in the title block of this plat and is not intended for use by any other party unless permission is given by said person(s) or corporation(s).
8. The surveyor was not provided with a legal/current title examination, there may exist easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title examination may disclose that are not shown on this plat.
9. Property is subject to any and all under ground utilities that may exist. Location of under ground utilities is based on above ground structures and appurtenances. The surveyor makes no certification to the existence or non-existence of under ground utility structures or lines.
10. All owner data was taken from information provided by the Buncombe County GIS webpage.

LEGEND	
○	IRON PIN FOUND
◎	NO. 5 REBAR SET
●	CALCULATED POINT
	UTILITY POLE
MH	MAN HOLE
BOUNDARY LINES	
ADJOINING PROPERTY	
RIGHT OF WAY	
BLDG. SETBACK LINE	
OVERHEAD UTILITIES	–U–U–U–U–U–U–

P.B.	PLAT BOOK	CONCRETE	
D.B.	DEED BOOK		
Pg.	PAGE	GRAVEL	
N.T.S	NOT TO SCALE		
R/W	RIGHT OF WAY		

JAMES E. ELLIS PLS
125 Old Fort Rd, Fairview, NC 28730
828-628-4267
kenneth@jeesurvey.com

File Number:
2403-007

Drawn By: R.B.L.

50' 0' 50' 100'
GRAPHIC SCALE

REVISIONS

No.	Date	Rev.

Final Plat For:

Bald Headed Builders INC.

State of North Carolina Buncombe County Fairview Township

Date: February 16, 2026 Scale: 1" = 50'

Plat Ref: P.B. 242 Pg. 101 Deed Ref: D.B. 6456 Pg. 1036

PIN: 9686-25-9842 Zoning Classification: OU

Current Owner of Record: Bald Headed Builders INC.