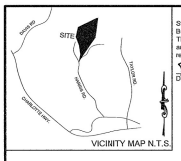
257/16



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 60 days from the date of approval.
5/26/2026 — Date
Kathy Phillips — Kathy Phillips, Planner

State of North Carolina
Buncombe County
I, Kathy Phillips, Review Officer of Buncombe County certify that the plat to which this certification is affixed meets all statutory requirements for recording.
5/26/2026 — Date
Kathy Phillips — Review Officer

Registered this the 27 day of May, 2026 at 3:30 o'clock p.m. Recorded in Book 257, Page 16
Drew Reisinger — 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 hereon, and that I hereby adopt this plan of subdivision with my free consent, and dedicate all road rights-of-way and other lines and easements to public use as noted in the Disclosure of Private Roadways, where applicable.
5-21-26 — 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 accepted as a dedicated public.
5-21-26 — Date
Developer/Financially Responsible Party

Storm Water Restrictions and Requirements

1. This development is bound by an approved stormwater management plan on file with the Buncombe County Stormwater management program, stormwater permit STWD025-00006, and a recorded Operations and Maintenance Agreement. Any changes in land cover, additional development or redevelopment that would increase stormwater runoff will require submittal of an amended stormwater management plan.
2. The Developer assumes sole responsibility for the operation and maintenance of stormwater management control measures associated with this development until accepted by a property owner's association or lot owner (collectively, Owner). Before improvements are accepted for maintenance by the Owner, the Developer shall certify to Buncombe County and the Owner that all components of the approved stormwater management plan are complete and functioning as designed. Subsequent acceptance by the Owner, operation and maintenance shall be transferred with title as each property is conveyed.
3. Each Owner of any portion of the Properties served by this development is jointly and severally responsible for the 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 and expenses to the extent that the Owner having such right of contribution pays more than such Owner's pro rata share thereof, such pro rata share being determined either by the other 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.
4. All drainage and stormwater easement shown on this plat are conveyed and dedicated to the Property Owner's Association (if applicable) and Buncombe County for access, maintenance, and inspection of the stormwater management system.

Accepted by: Owner — Date 5-26-26
Accepted by: Buncombe County Stormwater Administrator — Date 5-26-26

Doc ID: 037347890001 Type: CRP
Recorded: 05/27/2026 at 08:30:04 AM
Fee Amt: $21.00 Page 1 of 1
Workflow# 0000078165-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 257 PG 16

State of North Carolina
Buncombe 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 creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
per N.C.G.S. 47-30(f)(11)a.

I, James E. Ellis certify that the newly constructed or proposed road grades were calculated under my supervision from and actual survey made under my supervision and do not exceed 18 percent.

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:

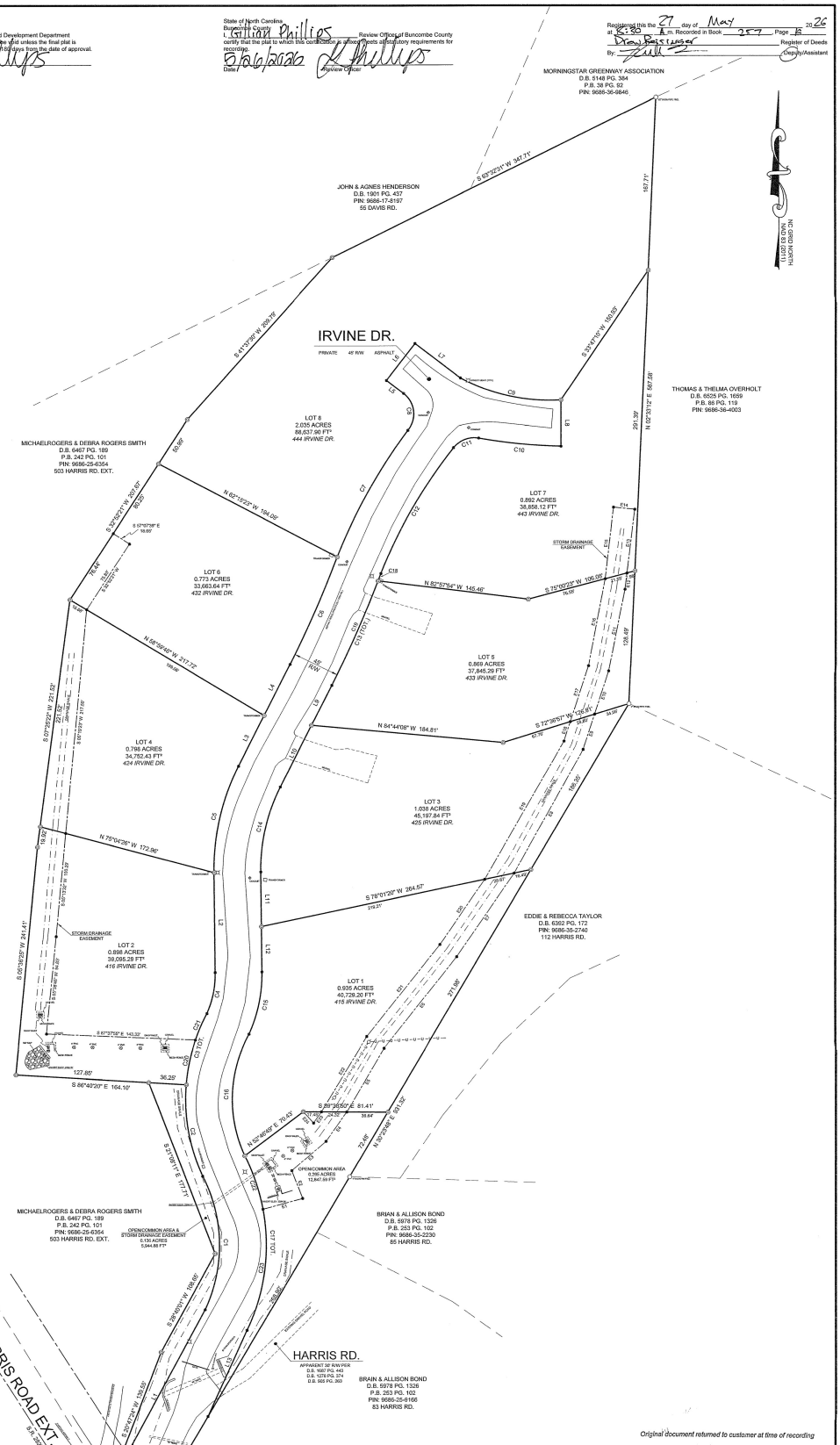
1. Class of Survey: Class A
2. Positional Accuracy: 0.06'
3. Type of GPS Field Procedure: VRS
4. Date of Survey: February 11, 2026
5. Datum / Epoch: NAD 83 (2011)
6. Published / Fixed Control Use: NC CORS NETWORK
7. Geoid Model: 18
8. Combined Factor: 0.9997731819613 0
9. Units: U.S. Survey Feet

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

NORTH CAROLINA PROFESSIONAL SEAL L-3115 LAND SURVEYOR JAMES E. ELLIS

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 FEMA
Firm Panel: 3720596600J
Effective Date: 01/06/2010
Cited FEMA.gov
6. Buncombe County Zoning Classification:OU; Refer to the Buncombe County Zoning Ordinances 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 keyplacment 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.
11. Preliminary Plat Case Number: SUB2026-00076. Final Plat Case Number: SUB2026-00078.



LINE	BEARING	DISTANCE
E1	N 74°02'33" E	39.42'
E2	N 21°11'38" W	28.88'
E3	N 48°04'50" E	43.40'
E4	N 35°01'25" E	34.68'
E5	N 30°18'57" E	71.33'
E6	N 38°24'52" E	112.72'
E7	N 34°10'30" E	97.92'
E8	N 28°01'22" E	136.82'
E9	N 17°53'38" E	35.84'
E10	N 17°53'38" E	43.92'
E11	N 11°08'52" E	80.60'
E12	N 06°53'33" E	15.86'
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°47'58" W	85.69'
E17	S 17°53'38" W	56.95'
E18	S 17°53'38" W	19.89'
E19	S 20°41'38" W	153.82'
E20	S 34°10'30" W	76.41'
E21	S 38°24'52" W	113.43'
E22	S 30°69'20" W	84.87'
E23	S 30°61'22" W	13.18'
E24	N 42°12'10" W	14.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	146.78'	133.89'	129.29'	S 01°50'45" E	52°19'48"
C2	175.78'	91.00'	89.99'	N 10°10'04" W	29°37'45"
C3	175.88'	72.07'	71.57'	N 16°22'43" E	23°27'49"
C4	97.69'	40.84'	40.54'	N 11°17'59" E	24°02'37"
C5	220.78'	106.83'	105.79'	N 12°51'24" W	27°42'21"
C6	116.69'	113.47'	113.42'	S 23°35'10" W	5°49'21"
C7	522.59'	140.60'	140.17'	N 28°00'46" E	15°26'03"
C8	26.00'	41.62'	36.92'	N 06°34'31" W	91°15'02"
C9	181.82'	100.28'	99.02'	N 27°47'52" W	31°36'06"
C10	525.81'	79.17'	79.69'	N 84°17'58" W	8°41'28"
C11	25.00'	27.20'	25.88'	S 68°52'47" W	62°16'58"
C12	475.32'	140.86'	140.35'	N 29°48'18" E	16°58'47"
C13	1161.60'	117.86'	117.81'	N 23°35'38" E	5°48'48"
C14	175.78'	85.19'	84.36'	N 12°50'20" E	27°46'03"
C15	142.59'	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	191.78'	174.99'	168.69'	N 00°46'28" W	52°16'51"
C18	1161.60'	7.74'	7.74'	N 20°32'42" E	0°22'54"
C19	1161.53'	116.18'	110.14'	N 23°42'11" E	5°36'06"
C20	175.88'	44.15'	44.04'	N 11°58'03" E	14°22'28"
C21	126.01'	27.82'	27.69'	N 23°33'59" E	9°00'16"
C22	191.78'	54.73'	54.54'	S 16°43'24" E	16°21'01"
C23	191.78'	120.27'	118.31'	N 07°-25'02" E	35°55'51"

LINE	BEARING	DISTANCE
L1	N 28°10'59" E	194.69'
L2	N 00°41'06" W	98.71'
L3	N 26°39'51" E	54.75'
L4	N 26°39'51" E	55.33'
L5	N 83°30'05" W	20.78'
L6	N 37°29'58" E	45.00'
L7	S 52°30'02" E	55.00'
L8	S 00°09'55" E	44.86'
L9	S 26°39'51" W	43.50'
L10	S 26°39'51" W	66.08'
L11	S 00°39'19" E	52.94'
L12	S 00°44'28" E	43.86'
L13	S 24°16'28" W	91.40'

LEGEND	
IRON PIN FOUND	
NO. 5 REBAR SET	
CALCULATED POINT	
UTILITY POLE	
MAN HOLE	
BOUNDARY LINES	
ADJOINING PROPERTY	
RIGHT OF WAY	
BLDG. SETBACK LINE	
OVERHEAD UTILITIES	
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 PLLC
1200 Old Fort Rd. Fairview, NC28730
828-628-4367
survey@jeesurvey.net

File Number: 2403-007
Drawn By: R.B.L.
GRAPHIC SCALE 50' 0' 50' 100'
REVISIONS

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.

Original document returned to customer at time of recording

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