NOTES:

1) THIS PROPERTY IS ENTIRELY LOCATED WITHIN "ZONE X - MINIMAL FLOOD RISK" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M.#'S 3700966500J, 3700966600J & 3700967600J DATED 1/06/2010.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) 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 PROPERTY.

4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) AREA BY COORDINATE COMPUTATION.

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE US SURVEY FEET MEASUREMENTS. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.99977092.

7) SUBJECT PROPERTY IS ZONED "R-LD" PER THE BUNCOMBE COUNTY ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY. PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN THE BUNCOMBE COUNTY STEEP SLOPE ZONING OVERLAY.

8) THE EXTERIOR BOUNDARIES (NORTHERN AND EASTERN LINES OF THE PARENT TRACT DESCRIBED IN DEED BOOK 4614 PAGE 785, TRACTS 1 AND 3) ARE SHOWN HEREON PER THE SURVEY PREPARED AND COMPLETED BY THIS FIRM ON 4/26/2022. A FIELD UPDATE SURVEY OF THESE LINES HAS NOT BEEN PERFORMED NOR IS IMPLIED AS A PART OF THIS PLAT.

9) THE INTERIOR BOUNDARIES SHOWN HEREON ARE REFLECTIVE OF THE SUBDIVISION SURVEYS PREPARED BY THIS FIRM (AS NOTED IN THE REFERENCES AND ON ADJOINING PROPERTY LABELS). A FIELD UPDATE SURVEY OF THESE LINES HAS NOT BEEN PERFORMED NOR IS IMPLIED A PART OF THIS PLAT.

REFERENCES:

- DB 6451 PG 515
- DB 6296 PG 982
- DB 4614 PG 785
- DB 2055 PG 525
- DB 1353 PG 238
- DB 2227 PG 424
- DB 5645 PG 1229
- PB 232 PG 45
- PB 51 PG 92
- PB 183 PG 119
- PB 61 PG 52
- PB 61 PG 169
- PB 85 PG 10
- PB 62 PG 130
- PB 189 PG 36
- PB 150 PG 1
- PB 240 PG 114
- PB 234 PG 105
- PB 241 PG 131
- PB 242 PG 142
- PB 227 PGs 68-71
- PB 258 PG 27
- THREE UNRECORDED SURVEYS BY DANNY R. TOLAR TITLED "SURVEYED FOR STEPHEN M. HENRY"

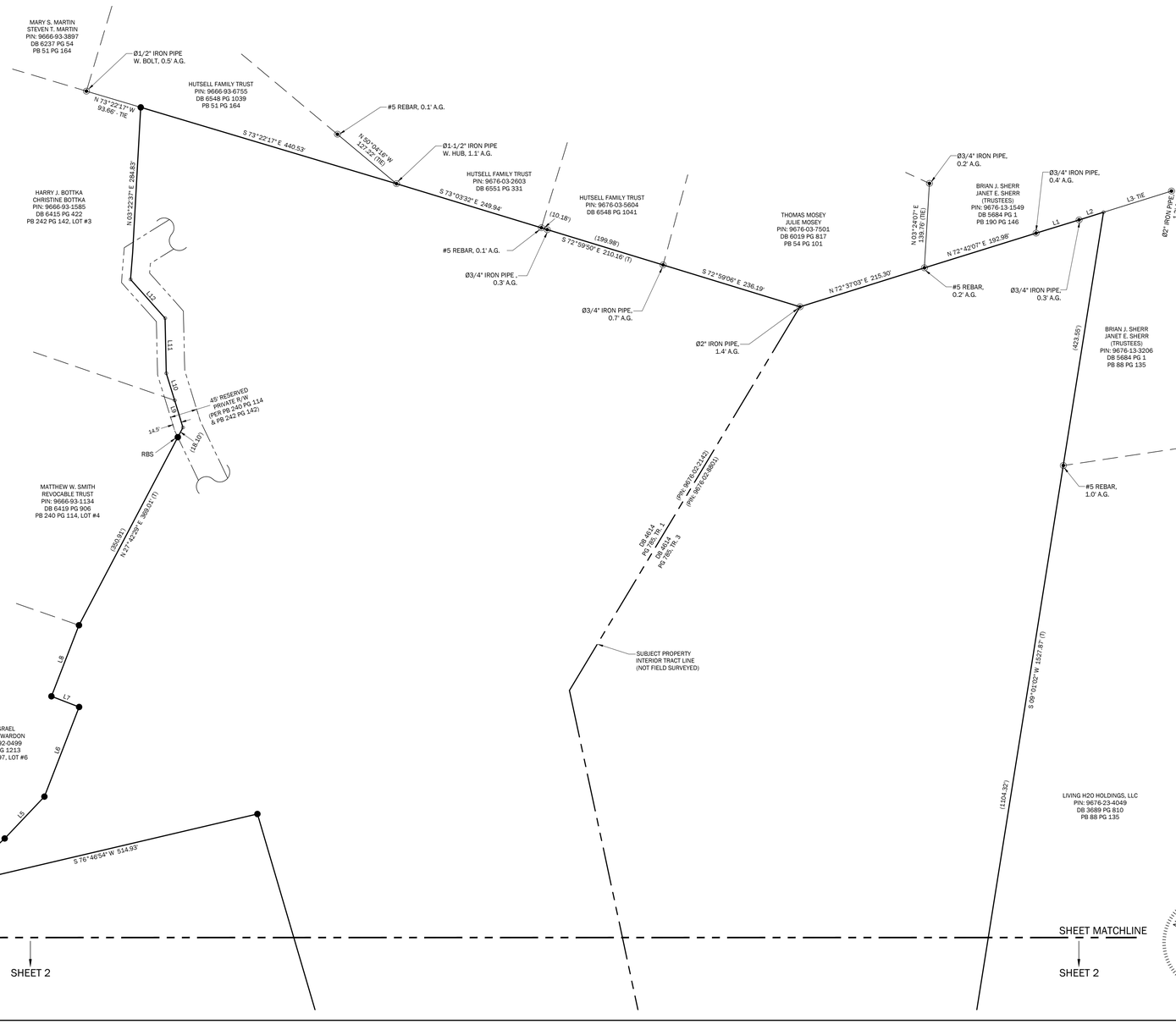
LEGEND & ABBREVIATIONS :

- PB= PLAT BOOK
- DB= DEED BOOK
- PG= PAGE
- R/W= RIGHT OF WAY
- PIN= PARCEL IDENTIFICATION NUMBER
- ○ CALCULATED POINT (NOT MARKED IN FIELD)
- ◉ RECOVERED BOUNDARY MONUMENT (#4 REBAR W. MCABEE ID CAP 0.3' - 0.4' A.G., UNLESS OTHERWISE NOTED)
- ● #4 REBAR W. MCABEE ID CAP (0.3-0.4' A.G.)
- BOUNDARY LINE - SUBJECT PROPERTY (FIELD SURVEYED)
- BOUNDARY LINE - ADJOINING PROPERTY (FIELD SURVEYED)
- BOUNDARY LINE - ADJOINING PROPERTY (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
- A.G.= ABOVE ADJACENT GRADE
- B.G.= BELOW ADJACENT GRADE
- CMP= CORRUGATED METAL PIPE
- FL. W.G.= FLUSH WITH ADJACENT GRADE
- HDPE= HIGH DENSITY POLY. PIPE
- POL= POINT ON BOUNDARY LINE
- STORM DRAINAGE PIPE
- (T)= TOTAL DISTANCE
- TR.= TRACT

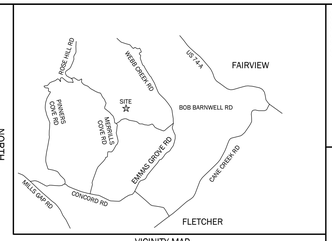
GLOBAL POSITIONING SYSTEM CERTIFICATION

I, J. BARRY WEST, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1) CLASS OF SURVEY: CLASS A SURVEY
2) POSITIONAL ACCURACY (95% CONFIDENCE): 0.038' HORIZONTAL, 0.084' VERTICAL
3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORK SOLUTIONS USING A SPECTRA SP80 DUAL FREQUENCY RECEIVER
4) DATES OF SURVEY: 1/29 - 2/03/2021
5) DATUM / EPOCH: NAD83 / EPOCH 2011
6) PUBLISHED / FIXED CONTROL USED: N/A - VRS RTN
7) GEOID MODEL: 2012A
8) COMBINED GRID FACTOR: 0.99977092
9) UNITS: US SURVEY FEET



NORTH
NC GRID
(NAD83-2011)



VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 72°51'05" E	74.27'
L2	N 72°38'18" E	42.28'
L3	N 72°38'18" E	117.48'
L4	N 47°26'45" E	114.23'
L5	N 43°28'30" E	95.34'
L6	N 21°09'41" E	158.69'
L7	N 68°50'19" W	49.00'
L8	N 21°09'41" E	125.84'
L9	N 17°02'25" W	46.77'
L10	N 17°02'25" W	46.77'
L11	N 01°18'07" W	90.96'
L12	N 41°38'55" W	85.63'

TOTAL AREA OF SURVEY = 70.432 ACRES

I, J. BARRY WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTIONS RECORDED IN BOOK 4614 PAGE 785, BOOK 6296 PAGE 982; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MULTIPLE - SEE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 35,866 FOR TRADITIONAL SURVEYING METHODS; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 0.038' HOR. & 0.084' VERT. ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK SOLUTIONS; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 6th DAY OF OCTOBER, 2026.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(F)(11)(C1): THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

NORTH CAROLINA PROFESSIONAL SEAL L-4693 LAND SURVEYOR BARRY WEST

J. Barry West L-4693

SCALE: 1" = 100'

100' 50' 0' 100' 200' 300'

DATE: 10/06/2026
PROJECT #: 13273
DRAWING #: G-26-6432
DRAWN BY: JBW
SCALE: 1" = 100'
SHEET 1 OF 2

SURVEY OF THE PROPERTY OF :

ORCHARD VILLAGE TRUST (OWNER)

FAIRVIEW TOWNSHIP
BUNCOMBE COUNTY, N.C.

PINS: 9676-02-8801 &
9676-02-2142

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Telephone (828) 628-1294
Fax (828) 628-1295
3 McAbee Way, Fletcher, North Carolina 28732
www.mcabeesurvey.com Firm License Number: C-694

SHEET 1

SHEET 1

SHEET MATCHLINE

NORTH
NC GRID (NAD83-2011)

ORCHARD VILLAGE
TRUST
PIN: 9666-92-6047
DB 6296 PG 982
PB 258 PG 27, LOT #12

N 10°22'41" W 105.37'

#4 REBAR,
1.2' A.G.

N 88°11'41" W 491.43'

S 10°50'52" E 71.69'

#5 REBAR,
0.4' A.G.

Ø3/4" IRON PIPE,
1.0' A.G.

S 34°44'26" E 609.23'

LIVING H2O HOLDINGS, LLC
PIN: 9676-12-7039
DB 5434 PG 1680
PB 144 PG 139

#5 REBAR,
1.0' A.G.

S 26°01'37" E
61.08'

#5 REBAR,
0.8' A.G.

S 08°34'33" E 409.98'

LIVING H2O HOLDINGS, LLC
PIN: 9676-12-7039
DB 5434 PG 1680
PB 144 PG 139

(24.85')

28" WHITE OAK TREE
(HACKED AND WITH OLD
BARBED WIRE FENCE LINE)

S 12°49'51" E
49.51' (TIE)

28" HICKORY TREE
(HACKED AND WITH OLD
BARBED WIRE FENCE LINE)

STILLWATER COURT
PRIVATE - GRAVEL

N 12°42'21" W 643.09' (T)
(S13.05')

ORCHARD VILLAGE
TRUST
PIN: 9666-91-7473
DB 6296 PG 982
PB 258 PG 27, LOT #13

EXISTING 45' PRIVATE R/W
(PER PB 258 PG 27, REFER TO
THIS PLAT FOR CENTERLINE CALLS
OF THIS R/W)

EX. GRAVEL ROAD
(TYPICAL)

TO BOB BARNWELL RD.
STATE ROAD #3132
PUBLIC - GRAVEL

(30.04')

(R30.00')

Ø18" HDPE

Ø18" HDPE

THE HIGHLANDS DRIVE
PRIVATE - GRAVEL

(24.85')

Ø18" HDPE

N 15°41'38" E
610.96' (T)

Ø12" CMP

(R60.00')

ORCHARD VILLAGE
TRUST
PIN: 9666-90-6888
DB 6296 PG 982
PB 258 PG 27, LOT #16

EXISTING 45' PRIVATE R/W
(PER PB 258 PG 27, REFER TO
THIS PLAT FOR CENTERLINE CALLS
OF THIS R/W)

(650.63')

S 46°29'09" W 652.46' (T)

SPC (NAD83-2011):
N= 660,675.56'
E= 970,007.65'

N 76°40'02" W 688.42'

GARDNER TRUST
AGREEMENT
PIN: 9676-10-1418
DB 6166 PG 358
PB 126 PG 92

ORCHARD VILLAGE
TRUST
PIN: 9676-00-2225
DB 6296 PG 982
PB 258 PG 27, LOT #18

S 57°29'09" W
89.80' TIE

#5 REBAR,
0.1' A.G.

SCALE: 1" = 100'

100' 50' 0' 100' 200' 300'

SURVEY OF THE PROPERTY OF:

ORCHARD VILLAGE TRUST (OWNER)

FAIRVIEW TOWNSHIP
BUNCOMBE COUNTY, N.C.

PINS: 9676-02-8801 &
9676-02-2142

DATE:	10/06/2026
PROJECT #:	13273
DRAWING #:	G-26-6432
DRAWN BY:	JBW
SCALE:	1" = 100'

SHEET 2 OF 2

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL
SEAL
L-4693
LAND SURVEYOR
J. BARRY WEST

McABEE & ASSOCIATES, P.A.
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Firm License Number: C-694