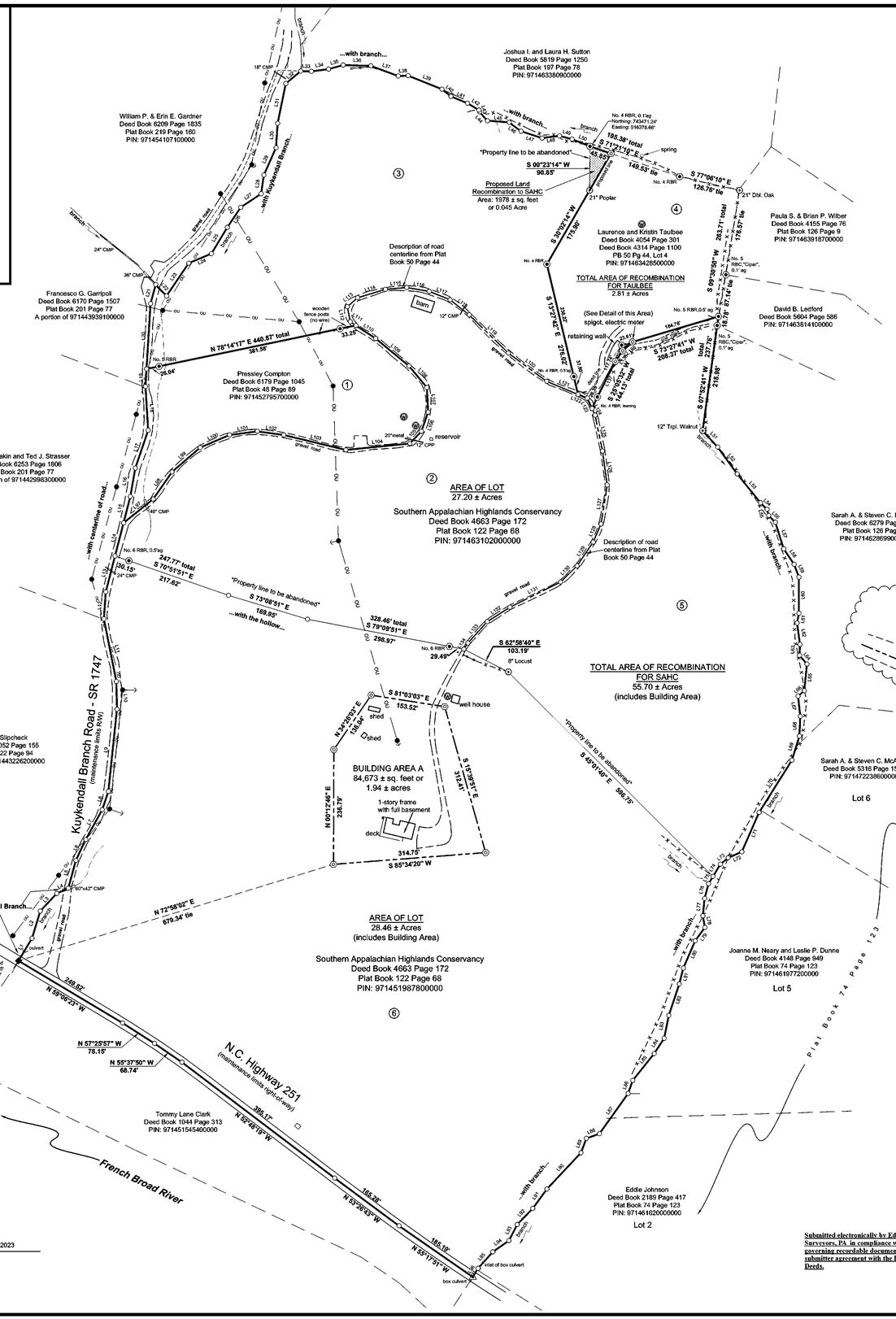
Legend

- No. 5 Rebar w/ID cap Set
- Rebar Found (as described)
- Railroad Spike Found
- Mag Nail Found
- Unmarked Point
- Tree (as described)
- Utility Pole
- Utility Pole w/Guy Wire
- Well
- Overhead Utility Lines
- Fence
- Boundary line (surveyed)
- Boundary tie line (surveyed)
- Adjoiner's line (not surveyed)
- Boundary line to be abandoned)
- Plat Book 50 Page 44 Lot #
- Corrugated Metal Pipe

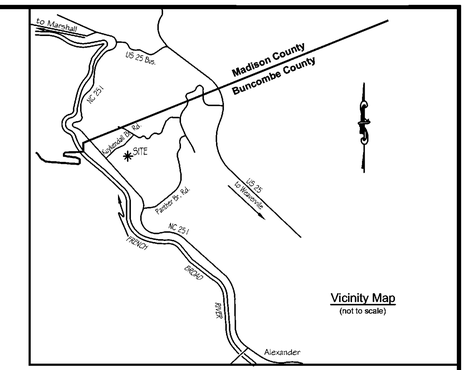


Plat References:

1. Plat of Survey entitled "A Survey for Edgar Lyngholm et ux" dated May 4 1978 by Rayburn A. Reeves RLS and recorded in the Buncombe County Registry at Plat Book 48 Page 89 and amended by Plat Book 50 Page 44.
2. Plat of Survey entitled "Survey for Homer Johnson Heirs" dated Sept. 22 1999 by McMahan & Associates, Bobby C. McMahan NCPLS 2475, Job No 99-2459, recorded in the Buncombe Co. Registry in Plat Book 74 Page 123.
3. An unrecorded plat of survey entitled "Surveyed for Nancy E. Honeycutt" dated Sept. 3 1994 by Gerald W. Stevenson NCPLS 2669, Job #94070-D454.
4. Plat of Survey entitled "Boundary Survey for Southern Applalachian Highlands Conservancey" dated December 22, 2008 by Ed Holmes & Associates, Martin A. Barnes PLS 4274, Job No. 08265, recorded in the Buncombe County Registry in Plat Book 122 Page 68.
5. Plat of Survey entitled "Survey for Brian P. and Paula S. Wilber", dated November 22, 2010, by Cipar, Ingle, Anders & Associates, Inc., M. Dale Cipar, PLS 3036, Job No. 7807, recorded in the Buncombe County Registry at Plat Book 126 Page 9.
6. Plat of Survey entitled "Survey for Fritz S. G. Rohloff and Nancy D. Rohloff-Gibbs", dated March 17, 2009 by High Country Surveyors, Scott Vincial, PLS 3230, recorded in the Buncombe County Registry at Plat Book 122 at Page 94.
7. Plat of Survey entitled "Retracement Survey for David Lee Sawyer, Administrator", dated April 16, 2019, by Dry Ridge Land Surveying, P.A., Michael A. Martin, PLS 4401, Job 19-1800, recorded in the Buncombe County Registry at Plat Book 197 at Page 78.
8. Plat of Survey entitled "Special Subdivision of the Property of Fritz S. G. Rohloff", dated August 12, 2019, by High Country Surveyors, Inc., John M. Stollery, PLS 2996, recorded in the Buncombe County Registry in Plat Book 201 at Page 77.
9. Plat of Survey entitled "Recombination Survey for John. P. and Mary W. Logsdon", dated July 22, 2021, by WNC Surveying & Mapping, Jennifer A. Sherlin PLS 5255, recorded in the Buncombe County Registry in Plat Book 219 at Page 160.

Deed References:
Book 4663 Page 172
Book 1036 Page 613
Book 783 Page 541
Book 716 Page 416
Book 4054 Page 301
Book 4314 Page 1100

NC GRID NAD 83(2011)



Vicinity Map
(not to scale)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°50'12" E	54.00'
L2	N 16°51'00" E	35.78'
L3	N 43°06'19" E	49.66'
L4	N 62°26'25" E	45.19'
L5	N 15°16'45" E	59.56'
L6	N 82°07'24" E	47.56'
L7	N 26°41'09" E	63.32'
L8	N 15°56'49" E	53.79'
L9	N 05°42'07" E	110.49'
L10	N 07°20'26" W	53.07'
L11	N 11°18'13" W	131.00'
L12	N 12°56'11" E	78.51'
L13	N 14°25'11" E	78.51'
L14	N 14°25'11" E	56.20'
L15	N 14°25'11" E	22.52'
L16	N 18°44'39" E	62.34'
L17	N 00°27'55" W	90.55'
L18	N 00°26'31" E	36.16'
L19	N 00°26'31" E	134.97'
L20	N 15°17'26" E	49.81'
L21	N 42°24'56" E	87.72'
L22	N 34°10'06" E	81.52'
L23	N 51°13'55" E	50.39'
L24	N 33°46'25" E	69.99'
L25	N 60°13'53" E	50.44'
L26	N 06°18'06" E	38.69'
L27	N 23°24'41" E	21.85'
L28	N 60°00'39" E	50.49'
L29	N 33°30'04" E	37.72'
L30	N 62°00'25" E	46.18'
L31	S 88°34'33" E	21.85'
L32	N 62°00'25" E	50.49'
L33	N 60°00'39" E	37.69'
L34	N 33°30'04" E	37.72'
L35	S 88°34'33" E	57.14'
L36	N 62°00'25" E	50.18'
L37	N 83°30'05" E	20.30'
L38	S 88°34'33" E	20.30'
L39	S 88°34'33" E	50.55'
L40	S 63°24'06" E	59.56'
L41	S 63°24'06" E	50.49'
L42	S 17°52'02" E	37.56'
L43	S 17°08'28" E	5.42'
L44	S 17°08'28" E	34.51'
L45	S 85°21'16" E	43.21'
L46	S 83°30'28" E	50.52'
L47	S 71°43'29" E	43.69'
L48	N 76°40'04" E	38.24'
L49	S 76°40'04" E	26.68'
L50	S 63°24'06" E	49.49'
L51	S 63°24'06" E	43.86'
L52	S 63°24'06" E	68.49'
L53	S 39°08'05" E	76.49'
L54	S 61°36'20" E	19.00'
L55	S 61°36'20" E	19.57'
L56	S 61°36'20" E	19.57'
L57	S 61°36'20" E	19.57'
L58	S 33°30'28" E	38.32'
L59	S 33°30'28" E	38.32'
L60	S 00°06'00" W	73.54'
L61	S 15°12'36" E	42.51'
L62	S 00°26'19" E	42.51'
L63	S 00°40'47" W	22.64'
L64	S 40°41'56" E	59.60'
L65	S 06°48'09" W	53.18'
L66	S 48°31'06" W	17.09'
L67	S 13°07'33" E	41.82'
L68	S 00°09'49" W	49.81'
L69	S 11°12'29" W	49.19'
L70	S 35°17'44" W	12.69'
L71	S 35°17'44" W	37.95'
L72	S 50°09'11" W	30.74'
L73	S 11°12'29" W	23.30'
L74	S 15°11'09" W	51.54'
L75	S 05°24'11" W	30.33'
L76	S 10°00'29" E	34.22'
L77	S 38°34'06" W	35.06'
L78	S 22°36'54" W	61.20'
L79	S 11°14'08" W	31.20'
L80	S 18°31'26" W	66.13'
L81	S 11°23'58" W	49.24'
L82	S 33°17'09" W	37.69'
L83	S 38°34'11" W	14.80'
L84	S 18°43'41" W	69.74'
L85	S 31°39'58" W	101.58'
L86	S 39°30'28" W	38.26'
L87	S 39°30'28" W	38.26'
L88	S 11°08'49" W	103.32'
L89	S 38°18'19" W	49.66'
L90	S 11°44'49" W	46.06'
L91	S 27°33'45" W	37.25'
L92	S 34°52'52" W	40.54'
L93	S 18°11'46" W	45.52'
L94	N 31°11'12" E	38.66'
L95	N 34°34'09" E	68.18'
L96	N 49°00'09" E	76.82'
L97	N 86°51'09" E	56.07'
L98	N 82°52'55" E	57.52'
L99	S 85°26'34" E	55.26'
L100	N 74°20'09" E	113.12'
L101	N 82°52'55" E	132.88'
L102	N 70°36'55" E	47.07'
L103	N 50°52'55" W	52.07'
L104	N 50°52'55" W	52.07'
L105	N 50°37'55" W	88.10'
L106	N 56°48'09" W	49.07'
L107	N 26°26'09" W	13.66'
L108	N 11°11'21" W	31.62'
L109	N 22°06'45" E	28.12'
L110	N 72°10'19" E	59.69'
L111	N 84°16'55" E	44.18'
L112	S 86°10'49" E	47.32'
L113	S 86°10'49" E	48.37'
L114	S 51°37'59" E	69.78'
L115	S 42°24'14" E	124.70'
L116	S 53°31'16" E	98.32'
L117	S 62°24'05" E	53.16'
L118	S 62°24'05" E	20.32'
L119	S 62°24'05" E	53.16'
L120	S 62°24'05" E	53.16'
L121	S 61°26'31" E	75.38'
L122	S 61°26'31" E	75.38'
L123	S 09°06'06" W	61.52'
L124	S 22°23'55" W	40.52'
L125	S 34°06'56" W	59.25'
L126	S 15°42'18" W	47.72'
L127	S 63°37'47" W	118.53'
L128	S 81°33'12" W	55.37'
L129	S 62°00'47" W	59.44'
L130	S 34°05'34" E	13.14'
L131	S 47°57'24" W	27.55'
L132	S 34°24'05" W	36.25'
L133	S 28°53'50" W	62.07'

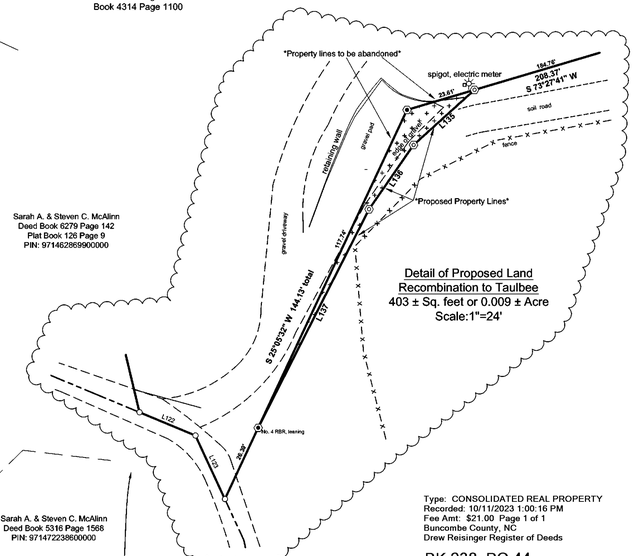
EXEMPT FROM THE BUNCOMBE COUNTY LAND DEVELOPMENT AND SUBDIVISION ORDINANCE

Brittain Sluder
BUNCOMBE CO PLANNER — October 11, 2023 DATE

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, Brittain Sluder, REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Brittain Sluder
REVIEW OFFICER — October 11, 2023 DATE



Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/11/2023 1:00:16 PM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 238 PG 44

NOTES

1. This survey is for a recombination of parcels.
2. Total Area of Surveyed Land and Recombined Parcels = 58.51 ± Acres (includes Building Area A and Taulbee parcel).
3. All areas calculated by coordinate computaion method.
4. This survey was prepared without benefit of abstract title and matters of title should be referred to an attorney-at-law.
5. This survey may be subject to all rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded.
6. The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
7. Adjoining property owner information taken from the Buncombe County GIS website and documents of record.
8. No underground utilities were located. Call 1-800-632-4949 before digging.
9. No horizontal control found within 2000 feet.
10. Based on graphical location information from the Federal Emergency Management Agency, the subject property lies within Zone X, areas determined to be outside the 500-year floodplain, as shown on National Flood Insurance Program Flood Insurance Rate Map 3700971400K, effective date January 6, 2010.
11. 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/developer's responsibility to have the areas designated by person(s)/firm(s) authorized, by the proper authorities, to make such determination.
12. All distances shown hereon are horizontal ground distances unless otherwise noted.
All coordinates listed are N.C. Grid NAD 83(2011) coordinates.
13. Plat Book 122 at Page 68 shows a potential overlap area that has been dropped from this plat. Further research on subject and adjoiners' chains of title demonstrate that the plat recorded in Plat Book 50 at Page 44, a survey by Rayburn Reeves, RLS (plat reference #1 above) for Edgar Lyngholm, et ux., incorrectly included this area on the plat. The recorded plat was not referenced in the deed of conveyance from Lyngholm to Southern Appalachian Highlands Conservancy.

I, Martin A. Barnes, certify that this map was drawn by me from an actual survey made under my supervision (deed description recorded in Deed Book 4663 Page 172) using traditional and global positioning system (GPS) field procedures; that the boundaries not surveyed are clearly indicated and are drawn from information found in deed and plat books as noted for adjoiners; that the positional tolerance is less than 0.1' + 50ppm as calculated [(21 NCAC 56.1603)] (Class A); that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina [(21 NCAC 56.1600)]; that the ground survey was performed on March 29, May 24, and September 25, 2023 to the 95% confidence level to meet Federal Geographic Data Committee Standards [(21 NCAC 56.1606 (3)(b)]; furthermore, state plane coordinates for this survey were obtained by Global Navigation Satellite System (GNSS) survey, and the following information was used to perform the GNSS survey:

Horizontal Positional Accuracy: 0.01m
Vertical Positional Accuracy: 0.02m
Type of GNSS Field Procedure: Base and Rover(post-processed with Trimble Business software)
Date of GNSS Survey: March 29, 2023
Horizontal Datum/Epoch: NAD 83(2011)
Vertical Datum: NAVD 88
Localization Point: Northing: 743157.248' Easting: 916440.717'
Geoid Model: GEOID18B
Combined Grid Factor: 0.99981402
Units: U.S. Survey Feet

That this plat was prepared in accordance with G.S. 47-30 as amended and is of the following category as described in G.S.47-30(f)(11)d.

That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of survey.
Witness my signature, license number and seal
this date: October 11, 2023

Martin A. Barnes
Martin A. Barnes PLS L-4274
marty@edholmessurveying.com

NORTH CAROLINA PROFESSIONAL SEAL L-4274 LAND SURVEYOR MARTIN A. BARNES

Submitted electronically by Ed Holmes and Associates Land Surveyors, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.

Recombination Survey for
Southern Appalachian Highlands Conservancy

REFERENCES
PINs: 9714-51-9878; -63-1020
Deed Book 4663 Page 172
Plat Book 122 Page 68
French Broad Township, Buncombe County, N.C.
Date: September 25, 2023 Drawn by: M. Barnes
Project # 23041 Checked by: R. Brown

Martin A. Barnes, NC PLS L-4274

ED HOLMES & ASSOCIATES
LAND SURVEYORS, PA
200 Ridgecrest Dr. Suite 208 Asheville, NC 28806
Company Licensure # C-2806
828.225.6562

120' 0' 120' 240' 360'
SCALE 1" = 120'

D23-050