

GRID NORTH
MAD 83(CORS 96)

I, JASON D. SPENCER, NC PROFESSIONAL LAND SURVEYOR, 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:

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: $\pm 0.093 \sqrt{N+0.004}$
- TYPE OF GPS FIELD PROCEDURE: GPS-RTK/STATIC
- DATE OF SURVEY: 7-25-2012
- DATE WHEN WORK WAS RECORDED: PPOCH: 2022.0000
- PUBLISHED/REVISED CONTROL USE:

010453 NCHS HENDERSONVILLE CORG ARP	N3521.01.091	W0823023.896	33913.9
027400 NCMA MARSHALL CORG ARP	N354947.313	W0824122.073	20751.2
056311 NCSW SWANANOGA CORG ARP	N333546.038	W0822824.223	14305.1

7. GEOID MODEL: GEOID09
8. COMBINED GRID FACTOR(S): 0.99978226
9. UNITS: US SURVEY FEET

WITNESS MY SIGNATURE, SEAL, AND LICENSE NUMBER THIS 15th DAY OF MARCH, 2023.

DocuSigned by:
Jason Spencer
N.C. PROFESSIONAL LAND SURVEYOR

L-4785
LICENSE #

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

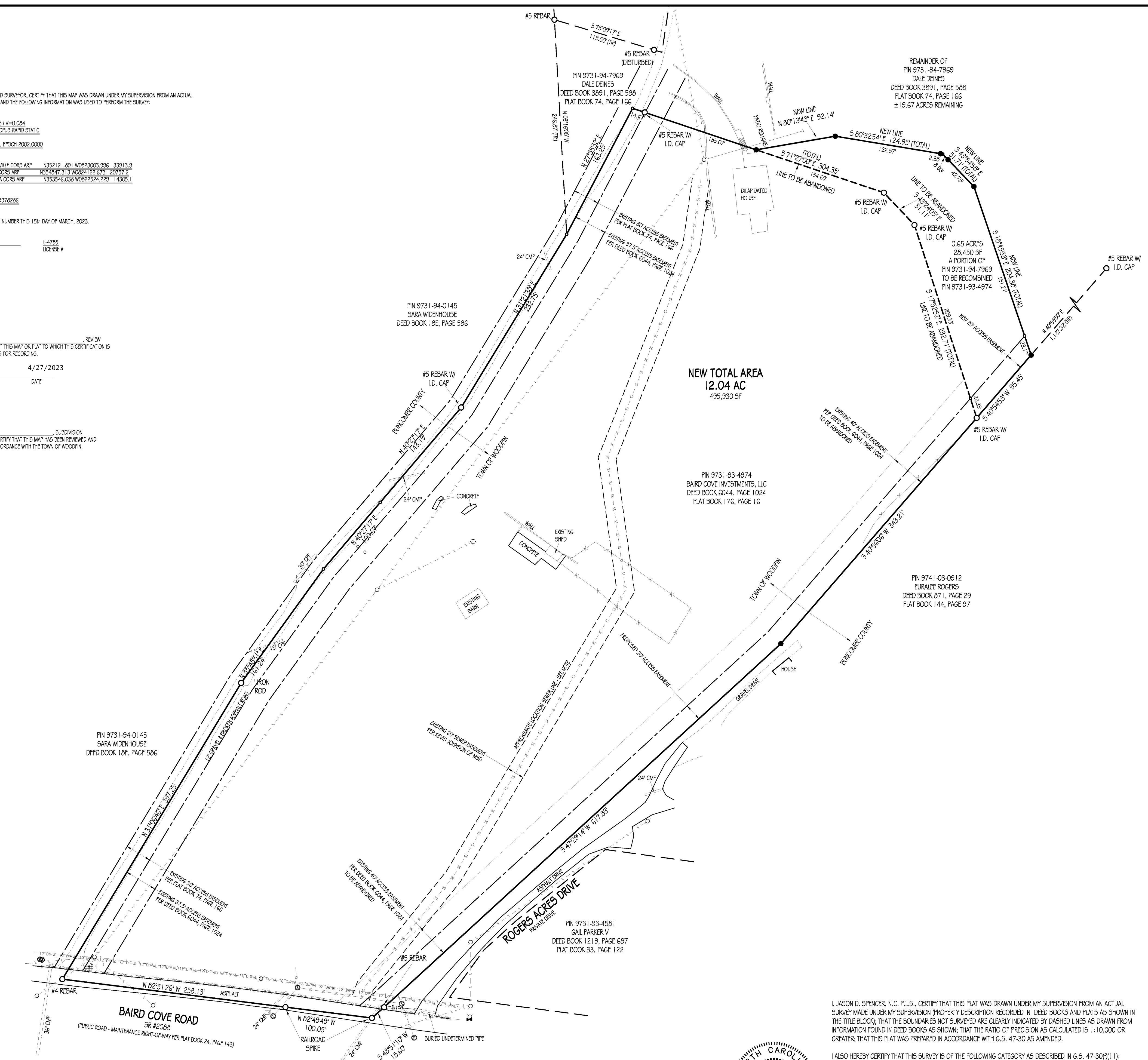
I, **Shannon T. Capezzali**, REVIEW
OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS
ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DocuSigned by:
Shannon T. Capezzali
DATE: 4/27/2023

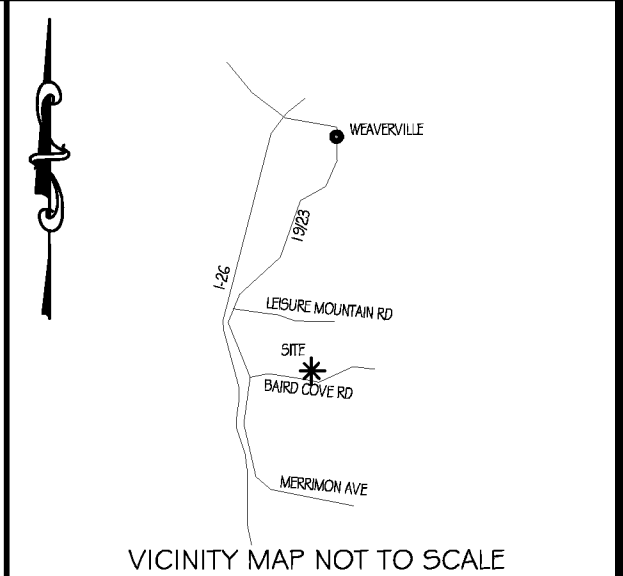
DocuSigned by:
Ricky Hurdley
SUBDIVISION
ADMINISTRATOR FOR THE TOWN OF WOODFIN, CERTIFY THAT THIS MAP HAS BEEN REVIEWED AND
APPROVED AS A RECOMBINATION SURVEY IN ACCORDANCE WITH THE TOWN OF WOODFIN.

4/27/2023
DATE

- LEGEND:**
- = FOUND CORNER (AS NOTED)
 - = SET #5 REBAR W/ I.D. CAP
 - = CALCULATED & UNMARKED POINT
 - ⊙ = WATER METER
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - = SIGN
 - = UTILITY POLE
 - = LIGHT POLE
 - = OVERHEAD UTILITY LINES
 - = SEWER LINE
 - = FENCE
 - = FENCE POST
 - ⊕ = DRAINAGE INLET
 - ⊕ = MAILBOX
 - ⊕ = GUY ANCHOR
 - = SEWER MANHOLE
 - 6" DWPWL = 6" DWP WATER LINE
 - 12" DWPWL = 12" DWP WATER LINE
 - RW = RIGHT OF WAY
 - CPP = CORRUGATED PLASTIC PIPE
 - OMP = CORRUGATED METAL PIPE



Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/19/2023 8:16:23 AM
Fee Amt: \$21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 235 PG 11



- NOTES:**
- * ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
 - * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - * ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE.
 - * NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.
 - * NO HORIZONTAL CONTROL FOUND WITHIN 2000'.
 - * BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA.
 - * ANY RIVERS, 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 PERSONS/FIRMS AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
 - * ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - * THE SEWER LINES SHOWN HEREON WERE TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE, AND HAVE NOT BEEN FIELD VERIFIED.
 - * ALL BOUNDARY WORK SHOWN HEREON WAS PERFORMED BY WNC LAND SURVEYORS IN 2017. ANY FURTHER BOUNDARY INFORMATION CAN BE FOUND IN PLAT BOOK 176, PAGE 16. ADDITIONAL FIELD LOCATIONS WAS PERFORMED BY SPENCER SURVEYING AND MAPPING ON JANUARY 3-8 2022.
 - * THIS PROPERTY IS LOCATED IN ZONE MV (MOUNTAIN VILLAGE), NO BUILDING SETBACKS WERE FOUND AT THIS TIME. NORTH CAROLINA BUILDING CODE DOES APPLY. ADDITIONAL SETBACKS MAY APPLY.
 - * 8" I UTILITY TICKET NUMBERS C212321603, C212321597, 4 C212321591.

I, JASON D. SPENCER, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AND PLATS AS SHOWN IN THE TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

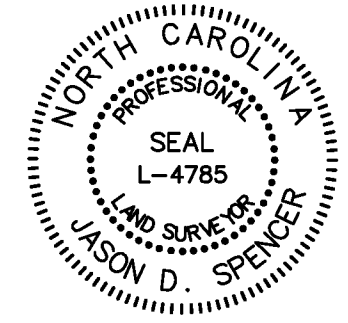
I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30X(1):

- (a) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION;

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 15th DAY OF MARCH, A.D., 2023.

DocuSigned by:
Jason Spencer
N.C. PROFESSIONAL LAND SURVEYOR

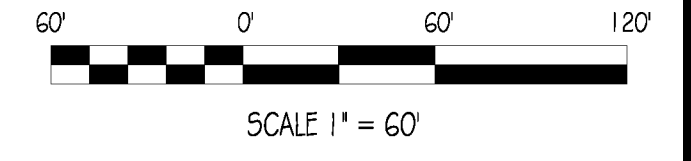
L-4785
LICENSE #



RECOMBINATION SURVEY FOR
BAIRD COVE INVESTMENTS, LLC

- REFERENCES**
- PIN 9731-93-4974
 - DEED BOOK 6044, PAGE 1024
 - PLAT BOOK 176, PAGE 16
 - PIN 9731-94-7969
 - DEED BOOK 3891, PAGE 588

TOWN OF WOODFIN
REIMS CREEK TOWNSHIP, BUNCOMBE COUNTY, N.C.
DATE: 3-14-2023 DRAWN BY: MSW
JOB #170703 CHECKED BY: CLL



Submitted electronically by "Spencer Surveying and Mapping"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

OWNER:
BAIRD COVE INVESTMENTS, LLC
105 CAROLAN DR
WILMINGTON, NC 28403

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BAIRD COVE INVESTMENTS, LLC
105 CAROLAN DR
WILMINGTON, NC 28403

