

State of North Carolina  
Buncombe County  
Exempt from the Buncombe County Land Planning / Subdivision Ordinance.  
Date: 4/19/2025  
County Planner: Thomas Kelley

State of North Carolina  
Buncombe County  
I, Thomas Kelley Review Officer of Buncombe County  
certify that the plat to which this certification is affixed meets all statutory requirements for recording.  
Date: 4/19/2025  
Review Officer: Thomas Kelley

Registered this the 27th day of APRIL 2025  
at 2:27 P.M. Recorded in Book 248 Page 149  
By: James E. Ellis Register of Deeds  
Mylo Kade Deputy Assistant

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. 47-33 as amended. Witness my original signature, license number and seal this 25th day of March, A.D. 2025.  
I further certify that this 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.  
Per N.C.G.S. 47-30(f)(1)j.



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

- 1. 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 (Carlson BRx7 Network Rover)
- 4. Date of Survey: March 7, 2025
- 5. Datum / Epoch: NAD 83 (2011)
- 6. Published / Fixed Control Use: NC CORS NETWORK
- 7. Geoid Model: 18
- 8. Mean Combined Factor: 0.99977016887921
- 9. Units: U.S. Survey Feet

- NOTES:
- 1. All distances shown on this plat are grid distances unless otherwise noted.
  - 2. All bearings shown on this plat are referenced to NC Grid North NAD 83 (2011).
  - 3. Area 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: 370267700J  
Effective Date: January 6, 2010  
City: 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/court 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 underground utilities that may exist. Location of underground utilities is based on above ground structures and appurtenances. The surveyor makes no certification to the existence or non-existence of underground utility structures or lines.
  - 10. Adjoining 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
- ⊕ WATER TANK

SURVEYED PROPERTY: ————

ADJOINING PROPERTY: - - - - -

R/W / EASEMENT: - - - - -

TIE LINES: — U — U — U — U — U — U —

OVERHEAD UTILITIES: — U — U — U — U — U — U —

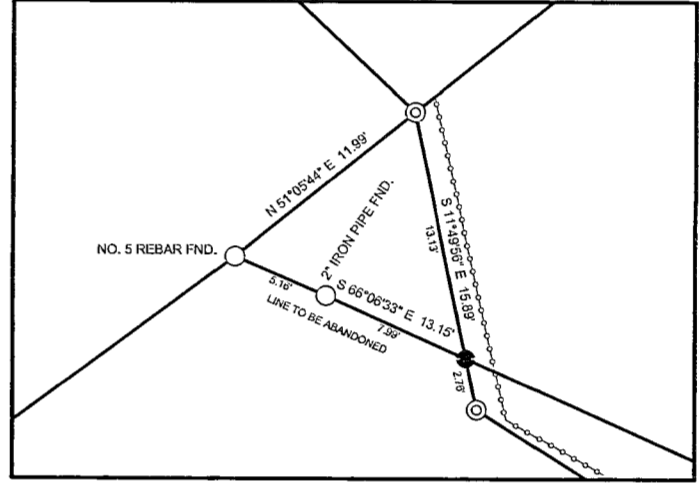
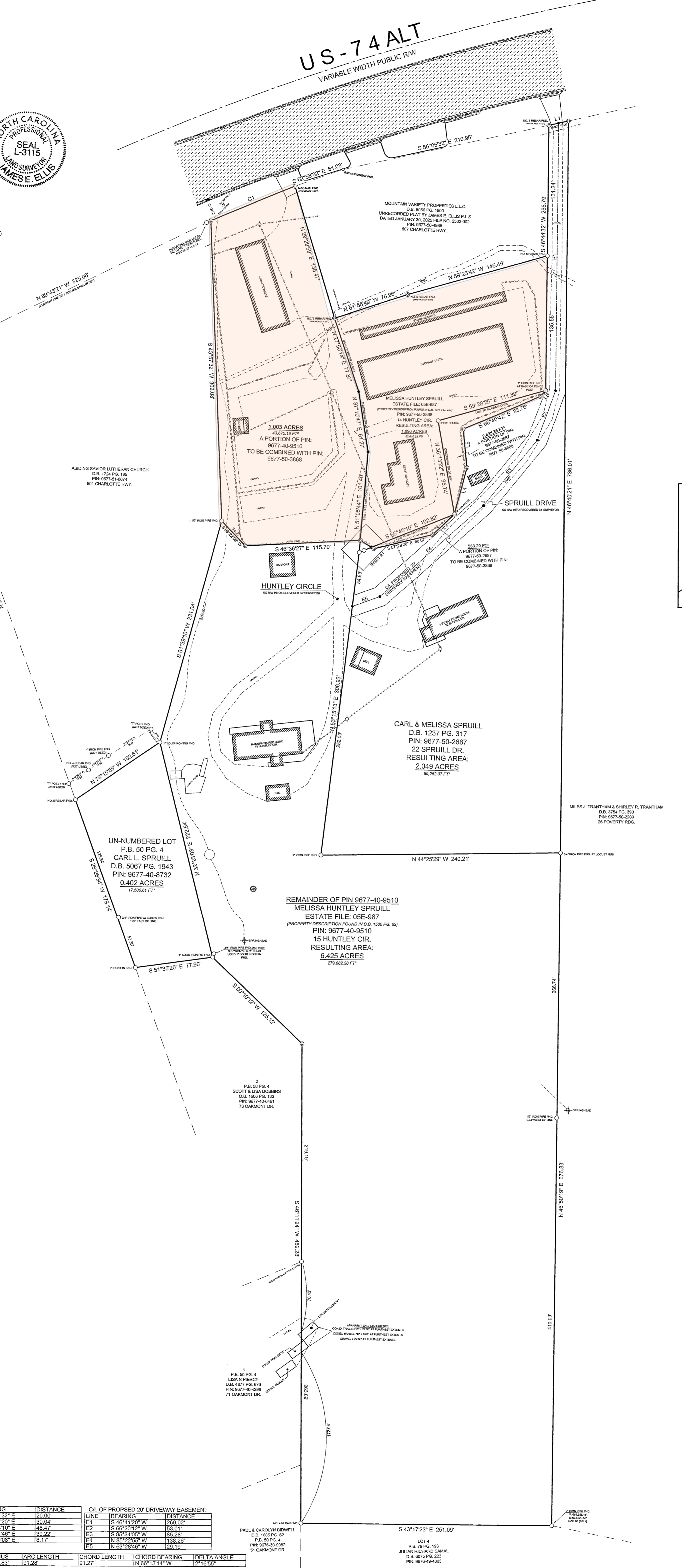
CHAIN LINK FENCE: ○ — ○ — ○ — ○ — ○ — ○ —

ASPHALT: ————

LINE	BEARING	DISTANCE	C.L. OF PROPOSED 20' DRIVEWAY EASEMENT
L1	S 56°05'32" E	20.00'	
L2	S 86°57'20" E	30.04'	
L3	N 61°03'10" E	43.47'	
L4	N 40°27'46" E	38.22'	
L5	N 88°10'08" E	8.17'	

LINE	BEARING	DISTANCE	C.L. OF PROPOSED 20' DRIVEWAY EASEMENT
E1	S 48°41'20" W	269.02'	
E2	S 69°20'12" W	53.01'	
E3	S 85°54'05" W	85.26'	
E4	N 85°22'55" W	138.26'	
E5	N 63°38'40" W	29.12'	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2291.83'	91.28'	91.27'	N 68°13'14" W	2716.52'



INSET #1  
SCALE: 1"=10'

Original document returned to customer at time of recording

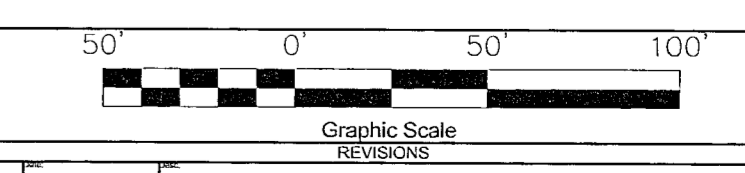
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Fee Amt: \$51.00 Page 1 of 1  
WorldWide 0000818258-0001  
Buncombe County, NC  
Drawn/Registered/Registered of Deeds  
BK 248 PG 149

TOTAL AREA OF SURVEY:  
9.747 ACRES  
424,594.93 FT<sup>2</sup>

Recombination For:

**Carl & Melissa Spruill**

State of North Carolina Buncombe County Fairview Township  
Date: March 10, 2025 Scale: 1" = 50'  
Deed Refs: D.B. 1530 Pg. 63; D.B. 5067 Pg. 1943;  
D.B. 1237 Pg. 317; D.B. 1371 Pg. 784  
Plat Ref: P.B. 50 Pg. 4  
PINs: 9677-40-9510; 9677-50-2687; 9677-40-8732; 9677-50-3868  
Zoning Classification: OU (open use)  
Current Owner of Record: Carl L. Spruill & Melissa Huntley Spruill



James E. Ellis P.L.S.  
525 Old Fort Rd. Fairview, NC  
Office: 828-628-4267  
Email: kenneth@jeesurvey.com  
File Number: 2503-010  
Drawn By: R.B.L.

248/149