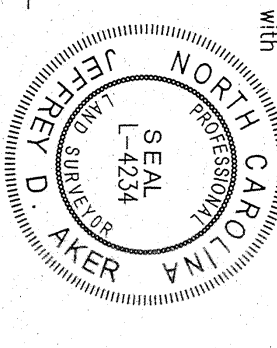


I, Jeffrey D. Aker, P.L.S., certify that this plat was drawn under my supervision from an actual survey performed under my supervision (dead descriptions found in the Buncombe County Registry as noted on plot); that the boundaries not surveyed are clearly indicated as drawn from information shown on the plot; that the ratio of precision is at least 1:15,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal, this the 23rd day of October, 2006.

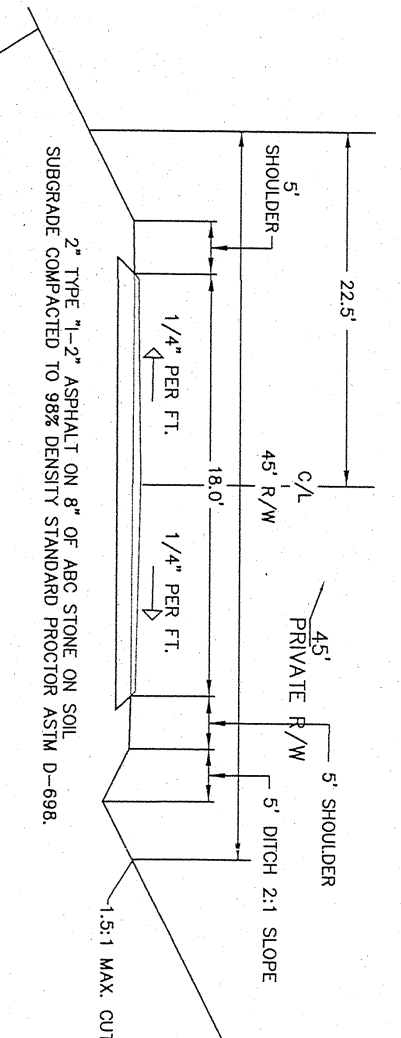


Jeffrey D. Aker, P.L.S.
Reg. No. L-4234

I, Jeffrey D. Aker, P.L.S., certify that the survey creates a subdivision of land within the jurisdiction of the municipality that has an ordinance that regulates parcels of land.

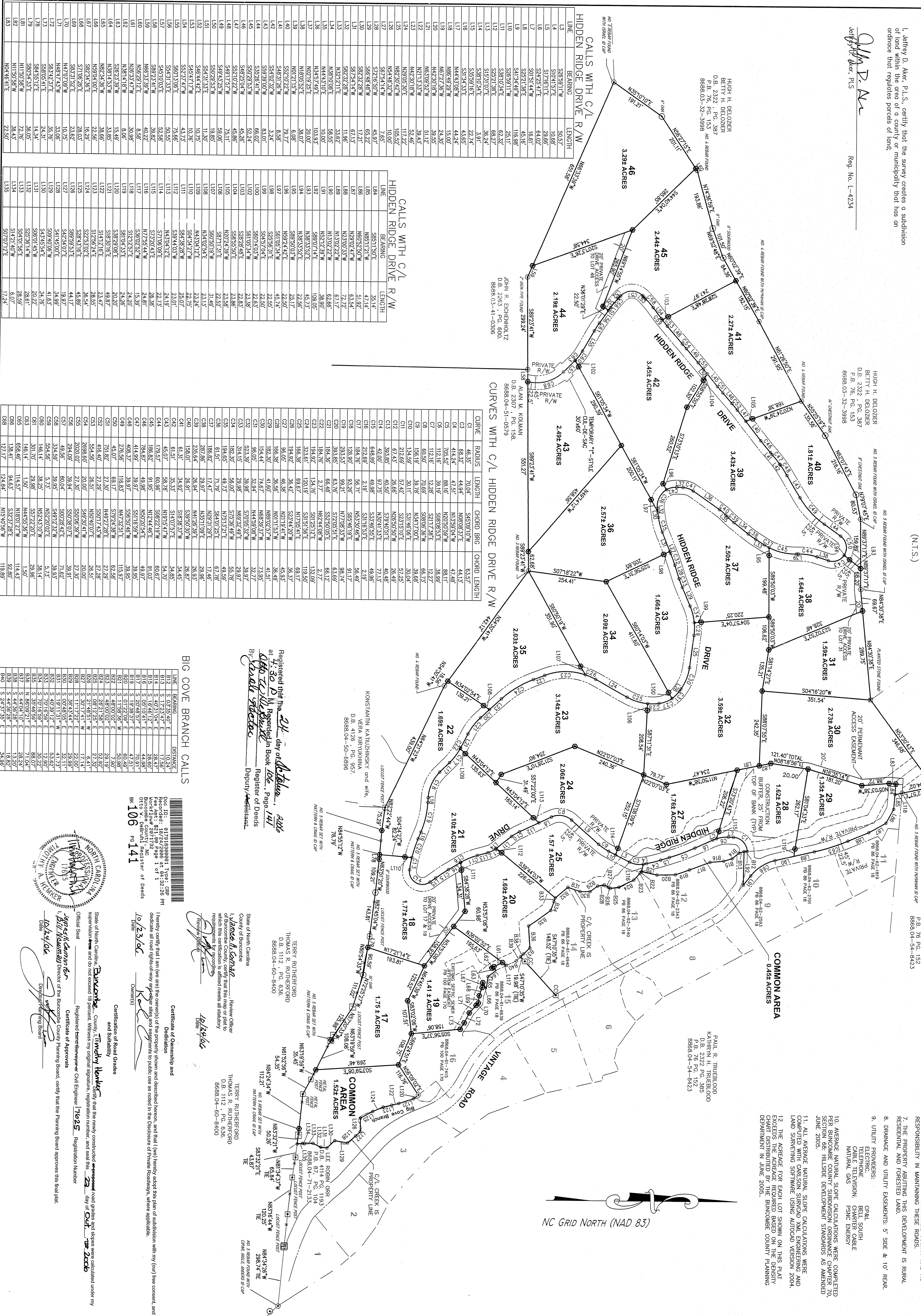
Jeffrey D. Aker, P.L.S.
Reg. No. L-4234

TYPICAL ROAD CROSS-SECTION
(N.T.S.)



NOTES:

1. THIS SURVEY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
2. ALL AREAS COMPARED BY COORDINATES.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
4. ZONING CLASSIFICATION: NONE (BUNCOMBE COUNTY).
5. SETBACKS:
FRONT: 20 FEET
SIDE: 10 FEET
REAR: 10 FEET
6. ALL PROPOSED ROADS WITHIN THIS DEVELOPMENT ARE PRIVATE 18'-FEET WIDE ASPHALT ROADS WITH A 45 FOOT RIGHT OF WAY. THE RESPONSIBILITY FOR MAINTAINING THESE ROADS SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS. RESIDENTIAL AND FORESTED LAND.
7. THE PROPERTY LINES AND EASEMENTS ARE SHOWN AS PER THE RECORD PLATS AND SURVEYS OF RECORD.
8. DRAINAGE AND UTILITY EASEMENTS: 5' SIDE & 10' REAR.
9. UTILITY PROVIDERS:
GAS: GATCO
ELECTRIC: DOMINION ENERGY
CABLE TELEVISION: COMCAST
FIBER OPTIC: VERIZON
NATURAL GAS: PECONIC
10. AVERAGE NATURAL SLOPE CALCULATIONS WERE COMPLETED PER BUNCOMBE COUNTY SUBDIVISION ORDINANCE CHAPTER 20, SECTION 20.05. THESE CALCULATIONS WERE PERFORMED USING CARLSON SURVOD X.ML ENGINEERING AND LAND SURVEYING SOFTWARE USING AUTOCAD VERSION 2004.
11. ALL AVERAGE NATURAL SLOPE CALCULATIONS WERE COMPLETED WITH CARLSON SURVOD X.ML ENGINEERING AND LAND SURVEYING SOFTWARE USING AUTOCAD VERSION 2004.
12. THE AVERAGE FOR EACH LOT SHOWN ON THIS PLAT EXCEEDS THE AVERAGE REQUIRED BASED ON THE DESIGN DEPARTMENT IN JUNE 2005.



CALLS WITH C/L HIDDEN RIDGE DRIVE R/W

LINE	BEARING	LENGTH
L3	S89°31'11\"/>	

CALLS WITH C/L HIDDEN RIDGE DRIVE R/W

LINE	BEARING	LENGTH
L4	S89°31'11\"/>	

CURVES WITH C/L HIDDEN RIDGE DRIVE R/W

CI	RADIUS	LENGTH	CHORD BEG.	CHORD ENDR.
C1	46.57	20.04	S89°31'11\"/>	

BIG COVE BRANCH CALLS

LINE	BEARING	DISTANCE
B1	S17°21'41\"/>	

Registered on the 24th day of October, 2006 at 1:30 P.M. in the Register of Deeds, Buncombe County, North Carolina, by Jeffrey D. Aker, P.L.S., Register of Deeds.

By: *Jeffrey D. Aker*
Deputy Register of Deeds

Certification of Ownership and Dedication of Road Rights

I, *Timothy Henderson*, certify that the newly constructed **Big Cove Branch** road and slopes were dedicated under my supervision and control to the public use and benefit of the community. I have caused the necessary platting and recording of this plat to be completed and the same to be filed in the Register of Deeds of Buncombe County, North Carolina. I have caused the necessary easements and rights of way to be recorded in the Buncombe County Registry. I have caused the necessary platting and recording of this plat to be completed and the same to be filed in the Register of Deeds of Buncombe County, North Carolina. I have caused the necessary easements and rights of way to be recorded in the Buncombe County Registry.

By: *Timothy Henderson*
Deputy Register of Deeds

FINAL PLAT FOR BIG COVE ESTATES PHASE II, LLC

TAX PARCELS: 86888-03-42-8287, 86888-04-61-2934

LEGAL REFERENCES: DB 4043 Pg 854

TOWNSHIP: Upper Hominy Township
COUNTY STATE: Buncombe County, North Carolina

DATE: OCTOBER 23, 2006

SCALE: 1"=150'

LEGEND

- COMPUTER & UNMARKED CORNER
- ⊙ 5/8" REBAR SET OR CORNER AS NOTED
- ⊙ (P) REBAR SET OR SOLID PIN BY OTHERS
- ⊙ P.N.M. SET
- ⊙ P.N.M. OR SPRING (BY OTHERS) AS NOTED
- ⊙ FENCE POST FOUND
- ⊙ MONUMENT FOUND (CONTROL CORNER = CO)
- ⊙ TREE (SIZE & SPECIES AS NOTED)
- ⊙ P.P. POWER POLE
- X- FENCE
- EP- EXISTING FROM PRE OR PN
- C/L CENTERLINE
- R/W RIGHT-OF-WAY
- U/- UTILITY LINE

VICINITY MAP
(N.T.S.)

PROJECT DATA

OWNER & DEVELOPER:
BIG COVE ESTATES PHASE II, LLC
11330 W. WOODHURST DR.
MCLEAN, VA 22102

1. TOTAL AREA = 6316 ACRES OR 27512504 SQUARE FEET WITH A 1.13% AVERAGE SLOPE AREA DETERMINED BY CORNERLINE COMPUTATION
2. TOTAL LENGTH OF NEW ROAD CONSTRUCTION = 5708 L.F.
3. TOTAL LENGTH OF NEW ROAD CONSTRUCTION = 5708 L.F.
4. ALL LOTS SHALL HAVE INDIVIDUAL PRIVATE SEPTIC WELLS
5. ALL LOTS SHALL HAVE INDIVIDUAL PRIVATE SEPTIC SYSTEMS
6. SURVEYED FEBRUARY - JULY 2006
7. PROPERTY IS LOCATED WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE UNDEVELOPED ZONING DISTRICT MAP NUMBER 370210280 C, EFFECTIVE DATE MAY 6, 1996.

Matern & Craig
CONSULTING ENGINEERS • SURVEYORS
12 BROAD STREET
ASHEVILLE, NORTH CAROLINA 28801
(828) 254-2201
FAX (828) 254-4582

Comm. No. 2470A