

NOTES: 1-COORDINATES SHOWN ON THIS MAP ARE N.A.D. 83 EPOCH HARN 95AND WERE ESTABLISHED BY G.P.S. SURVEY METHODS AND ARE RELATIVE TO N.C.G.S. STATIONS SARDIS, JETS, ENKA AND NAKON. N.C.G.S. HARN 95 VALUES FOR THESE STATIONS ARE: NCGS "SARDIS" 671294.14 919774.26 2071.63 NCGS "JETS" 66949.18 909188.89 2291.96 NCGS "ENKA" 675486.19 916128.73 2096.44 NCGS "NAKON" 673651.79 907665.30 2147.43

12-EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES. THE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE PRESENT. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND OR STRUCTURES.

13-PROPERTY SHOWN ON THIS PLAT IS A SINGLE DWELLING LOT AREA AS DEFINED IN THE COMMUNITY CHARTER FOR BILTMORE LAKE DATED THE 16TH DAY OF MAY, 2002, AND RECORDED IN DEED BOOK 2801 PAGE 692-739 OF THE BUNCOMBE COUNTY, NORTH CAROLINA, REGISTRY. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE COMMUNITY CHARTER P.B.84 PG. 36

14-PROPERTY SHOWN HEREON MAY CONTAIN AREAS THAT ARE DEEMED WETLANDS OR CHANNEL FEATURES AS DETERMINED BY THE ARMY CORPS OF ENGINEERS AND BE SUBJECT TO THEIR JURISDICTION.

2-DISTANCES SHOWN ON THIS MAP ARE GRID LENGTHS TO CONVERT DISTANCES SHOWN TO GROUND LENGTHS THEY MUST BE DIVIDED BY A COMBINED SCALE AND SEA LEVEL FACTOR OF 0.999782309.

3-BUILDING SETBACK LINES ARE AS INDICATED ON PLAT.

4-THERE IS A DRAINAGE AND/OR UTILITY EASEMENT RESERVED ON THE SIDES AND BACKS OF ALL LOTS AS INDICATED IN TYPICAL.

5-ALL STORM DRAIN LINES HAVE A 20' EASEMENT 10' EACH SIDE OF DRAIN LINES OFF ROAD RIGHT-OF-WAY.

6-ALL SEWER LINES HAVE A 20' EASEMENT 10' EACH SIDE OF SEWER LINES OUTSIDE OF ROAD RIGHT-OF-WAY UNLESS INDICATED OTHERWISE.

7-PUBLIC WATER SYSTEM MAINTAINED BY REGIONAL WATER AUTHORITY OF ASHEVILLE, BUNCOMBE, HENDERSON. WATER LINES HAVE A 20' EASEMENT, 10' EACH SIDE OF WATER LINES OUTSIDE OF ROAD RIGHT-OF-WAY. FIRE HYDRANTS HAVE A 10' EASEMENT ON EACH SIDE.

8-SEWER SYSTEMS TO BE MAINTAINED BY METROPOLITAN SEWERAGE DISTRICT.

9-SIGHT TRIANGLES AT ROAD INTERSECTIONS ARE 10' X 70'. (SEE TYPICAL)

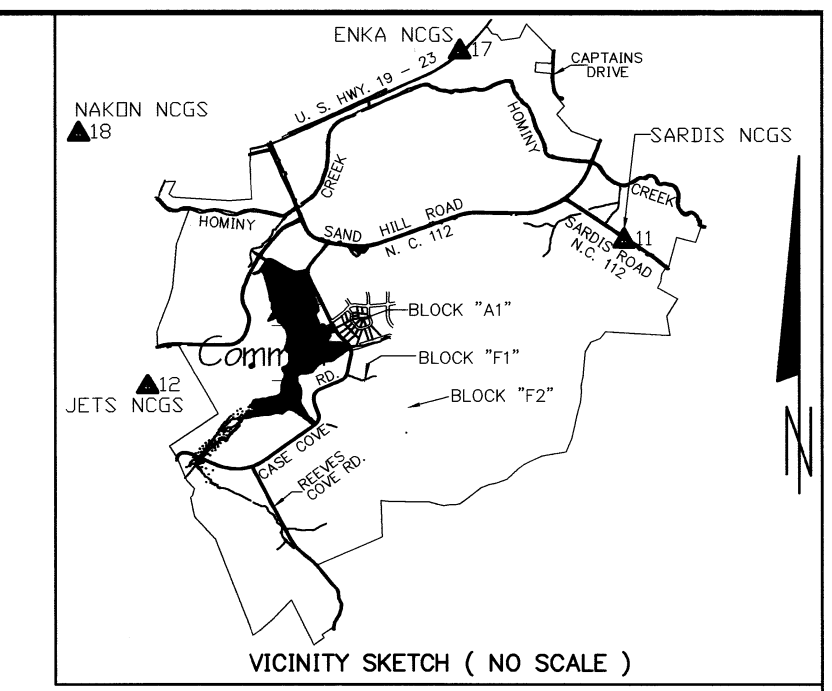
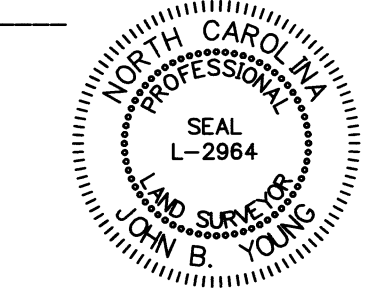
10-THE ENTIRE AREA OF "BILTMORE LAKE PHASE ONE: SECTION "F3" AS WELL AS THE SURROUNDING PROPERTIES ARE MOSTLY WOODED. FOR SOIL INFORMATION SEE ENGINEERING DRAWINGS.

11-BUILDING SETBACK LINES MAY VARY FROM THOSE INDICATED ON THIS PLAT TO ACCOMMODATE SPECIFIC HOUSE PLANS WHICH MIGHT BE CHOSEN FOR THE INDIVIDUAL SITES. THE DECISION TO DEVIATE FROM THOSE INDICATED ON THIS PLAT REST SOLELY WITH THE BILT. LAKE DR. AND WILL BE DETERMINED PRIOR TO CONSTRUCTION.

I, JOHN B. YOUNG CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION; THAT THE RECORD REFERENCES ARE AS SHOWN ON THE FACE OF THIS PLAT; THAT THE BOUNDARIES NOT SURVEYED WERE PLOTTED FROM REFERENCES AS SHOWN ON THE FACE OF THIS PLAT AND HAVE NO SURVEY DATA SHOWN; THAT THE RATIO OF PRECISION OF THE CONTROL SURVEY DOES NOT EXCEED 1 PART IN 10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED;

WITNESS MY HAND AND SEAL THIS 5th DAY OF May, 2006.

John B. Young, PLS N.C. No. L-2964



I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL ROAD RIGHTS OF WAY AND OTHER SITES AND EASEMENTS TO PUBLIC USE, AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.

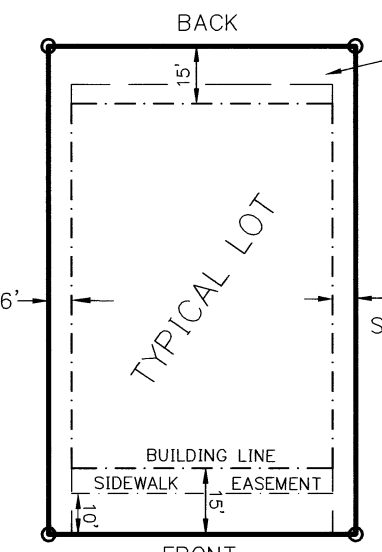
Signature of Robert J. Duffy, dated 5/5/2006, President of Biltmore Farms, LLC.

THE ROADS WITHIN THIS SUBDIVISION ARE DESIGNATED PRIVATE. THE ROAD MAINTENANCE AGREEMENT, IN ACCORDANCE WITH G.S. 136-102.6, IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BUNCOMBE COUNTY IN DEED BOOK ... AT PAGE ...

I, James H. Lomax, OFFICER OF THE BUNCOMBE COUNTY PLANNING BOARD, CERTIFY THAT THE PLANNING BOARD APPROVES THIS FINAL PLAT. Signature of James H. Lomax, dated 5/3/06.

REGISTERED THIS THE 3 DAY OF July, 2006 AT 2:50 AM PM RECORDED IN BOOK 104 PAGE 112 OTTO W. DEBRUN, REGISTER OF DEEDS, BUNCOMBE COUNTY BY: Sharn Hicks DEPUTY

Table with columns: Line, Bearing, Distance. Lists survey data for lines L1 through L105.



10' UTILITY AND DRAINAGE EASEMENT TO BE RESERVED ALONG THE BACKS AND 6' ON THE SIDES OF ALL LOTS.

- FEATURES LEGEND: #5 REBAR WITH CAP SET, POINT NOT SET, CONCRETE MONUMENT, EXISTING IRON PIPE OR PIN, RIGHT OF WAY, CURVE (SEE CURVE TABLE), LINE (SEE LINE TABLE), CABLE TELEVISION LINE, CATCH BASIN, CAST IRON PIPE, CORRUGATED METAL PIPE, CONCRETE, CORRUGATED PLASTIC PIPE, DROP INLET, WATER VALVE, WATER LINE, AIR RELIEF VALVE, DUCTILE IRON PIPE, SEWER CLEAN-OUT, SANITARY SEWER MANHOLE, SANITARY SEWER LINE, VITRIFIED CLAY PIPE, WATER METER, WATER VALVE, WATER LINE, STORM DRAIN MANHOLE.

PROJECT DATA: Number of Lots = 28, Total Area of lots = 16.96 Acres, Largest Lot Size = 1.06 Acres, Smallest Lot Size = 0.37 Acres, Common Area = 3.98 Acres. Total area of subdivision (Biltmore Lake Phase One: Block F3) including lots, Road Right-of-Way, Reserved Areas and Common Area = 23.42 Acres. Linear feet of road within Block "F3"-2223' Site of the proposed subdivision is wooded.

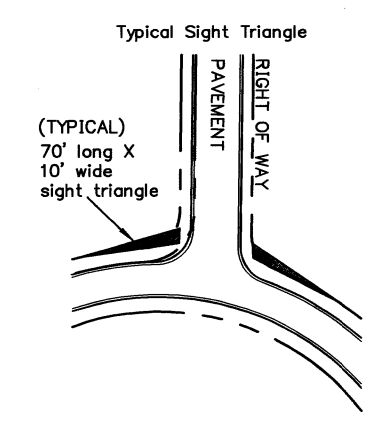


Table with columns: Curve, Radius, Chord Bearing and Distance, Arc Length. Lists curve data for curves C1 through C58.