

Submitted electronically by "Leadbitter Land Surveying, PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Mitchell County Register of Deeds.

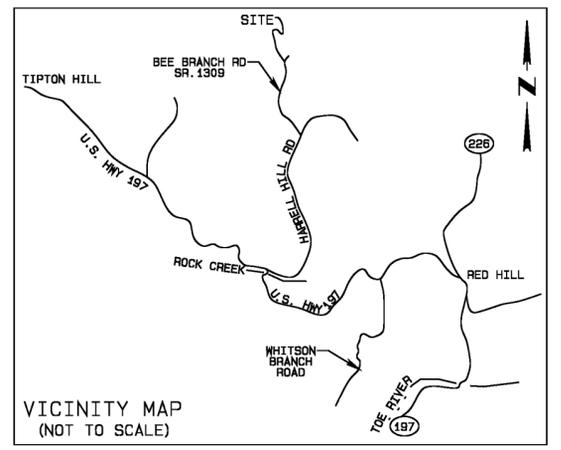
NOTES

- 1. ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. ALL BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO GRID NORTH (N.A.D. 83 (2011))
3. AREAS WERE CALCULATED BY THE COORDINATE METHOD.
4. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY OF RECORD AS OF THE DATE OF THIS PLAT.
5. THIS PLAT IS PREPARED FOR THE PERSON, PERSONS, OR CORPORATION, NOTED UPON THE TITLE BLOCK OF THIS PAGE AND IS NOT INTENDED FOR USE BY ANY OTHER PARTY UNLESS PERMISSION IS GIVEN BY SAID PERSON, PERSONS, OR CORPORATION.
6. SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.
7. NAMES OF ADJOINING PROPERTY OWNERS, DEED BOOK (D.B.), PLAT BOOK (P.B.) AND PAGE (PG.) NUMBERS REFER TO DEEDS OF RECORD IN THE REGISTER'S OFFICE AND OF RECORD IN THE MAPPING OFFICE FOR THE REFERENCED COUNTY AT THE TIME OF THIS SURVEY. THESE ARE SHOWN FOR INDEXING PURPOSES ONLY AND NOT TO BE CONSTRUED AS TITLE CERTIFICATION.
8. BASED ON GRAPHIC DETERMINATION, NO AREA OF THE SUBJECT PROPERTY IS IN A 100 YEAR (1% ANNUAL CHANCE) FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 0835, MAP NUMBER 3710083600J. DATED 02/04/2009.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains lines L1 through L12 with bearings and distances.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains lines R21 through R54 with bearings and distances.

14.915 ACRES (BEING ALL OF D.B. 682 PG. 027)



LEGEND section containing symbols for corner monuments, utility poles, area lights, telephone pedestals, and various pipe types. Includes a table with LINE, BEARING, DISTANCE for lines L13 through L26.

CERTIFICATE

I, STEWART LEADBITTER, P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION TAKEN FROM DESCRIPTIONS FOUND IN THE DEEDS AND PLATS NOTED UPON THIS PLAT. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN ON THE FACE OF THE PLAT. THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1:40,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THE (F) (C.1.) IS NOT AMENDED AND IS IN THE SEPERATE STATEMENT BELOW.
I, ALSO CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR EXISTING EASEMENT AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
WITNESS MY SIGNATURE, LICENSE NUMBER AND SEAL THIS 16TH DAY OF OCTOBER, A.D. 2025.



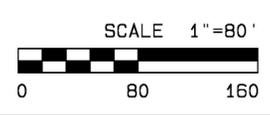
Signature of Stewart Leadbitter and text: STEWART LEADBITTER (N.C. NO. L-4427)

G.P.S. CERTIFICATE

I, STEWART LEADBITTER, P.L.S., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1). CLASS OF SURVEY: CLASS A
(2). POSITIONAL ACCURACY: 0.05 FEET
(3). TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC (RTK)
(4). DATES OF SURVEY: 10/06/2025 - 10/16/25
(5). DATUM/EPOCH: NAD 83 (2011) / EPOCH 2010.00
(6). PUBLISHED/FIXED-CONTROL USE: NCGS CORS NETWORK
(7). GEOID MODEL: GEOIP 18
(8). COMBINED GRID FACTOR(S): 0.99982419
(9). UNITS: US SURVEY FEET

Property survey information for Future Ground Ventures, LLC. Includes address (37 S. College Street, Weaverville, NC 28787), survey dates (10/06/25-10/16/25), and surveyor information (Leadbitter Land Surveying, P.A.).

2025001782 MITCHELL COUNTY NC FEE \$21.00 PRESENTED & RECORDED 10/21/2025 08:06:40 AM KATHY LAWS BY: KATHY LAWS ROD BK: P 5 PG: 373 - 373



JOEL & ROBYN BELK Pin Number: 0835-00-84-5961 Deed Book: 541 Pg: 342
(REF: A SURVEY BY LEADBITTER LAND SURVEYING, P.A. DATED 09/13/2013, MAP FILE # B6-13063-00C)

EXISTING 60d NAIL IN A 30" WHITE OAK N=85294.5469 E=1038607.669