

LEGEND

EIP = Existing Iron Pipe or Pin	⊕ MH = Manhole
IPS = Iron Pin Set, 5/8" Rebar With Survey Cap	⊠ CB = Catch Basin
ELH = Existing Locust Hub	⊕ WM = Water Meter
MON = Concrete Monument	⊕ PP = Power Service Pole
R/W = Right of Way	N/F = Now or Formerly
R/R Spike = Railroad Spike	P/O = Part of
FS = Fence Stake	DB = Deed Book
CGS = Cotton Gin Spike	PG = Page
P = Aerial Power Line	B.S.L. = BUILDING SETBACK LINE
--- = Fence line	--- W --- PROPOSED 6" WATER LINE
--- S --- SURVEYED PROPERTY LINE	--- S --- PROPOSED 8" SEWER LINE
--- A --- ADJOINING PROPERTY LINE (NOT SURVEYED)	
--- T --- SURVEYED TIE LINE	
--- E --- EDGE OF ROAD OR DRIVE (TYPE OF SURFACE NOTED)	
--- W --- EDGE OF R/W (WIDTH NOTED)	
--- E --- EDGE OF EASEMENT (TYPE NOTED AND DIMENSIONED)	
☀ --- TOP OF RIDGE	

- NOTES**
- Acreage calculated by Coordinate Computation Method.
 - ALL property corners NOT described are computed "points" only.
 - Property is subject to all applicable easements and rights of way of record.
 - Error of closure meets or exceeds 1: 10,000 +. ALL distances are horizontal.
 - This Survey meets the requirements of a Class "A" Survey.
 - Location of ALL underground utilities are approximate, unless otherwise indicated. Exact location to be determined by owner.
 - Property corners are marked with blue flagging, other color flagging is for reference only, unless otherwise indicated.
 - If land disturbing activities in excess of 0.5 acre are planned, the property owner is required to submit a Sedimentation and Erosion Control Plan to North Carolina Dept. of Environment Health and Natural Resources.
 - The certification shown herein is not a certification of title, zoning or freedom from encumbrances.
 - This survey was prepared without benefit of abstract title and ALL matters of title should be referred to an Attorney-at-Law.
 - This property has not been inspected for wetlands or floodway encroachment.
 - There IS NO recoverable Horizontal Control within 2000'.
 - Property IS NOT located in a special flood hazard area, in accordance with current FEMA and FIRM maps.
 - North is "Plat North" of Plat Cabinet C @ Slot 192A.
 - This plat represents a survey of Deed Book 481@ Page 2103.
 - Elevations are NAVD 88 datum referenced and the Contour Interval is two foot.

State of North Carolina, County of Haywood

Filed for registration on the _____ day of _____

20____ at _____ o'clock _____ M and recorded in Plat Cabinet _____ at Slot _____

Register of Deeds - Haywood County

by: _____ Assistant Deputy

State of North Carolina, County of Haywood

I, _____ Review Officer of

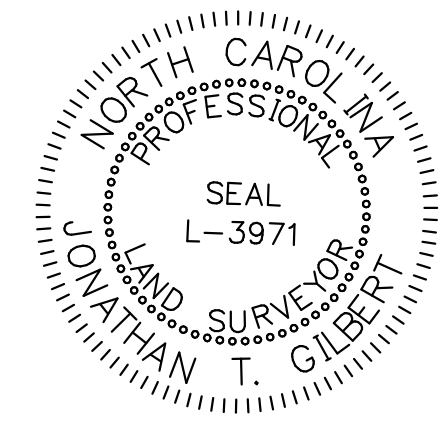
Haywood County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

REVIEW OFFICER (Date)

- TYPE OF SURVEY PERFORMED**
- () This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - () This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
 - (X) This survey is of an existing parcel(s) of land and does not create a new street or change an existing street.
 - () This survey is of an existing building or other structure, or natural feature, such as a watercourse.
 - () This survey is a control survey.
 - () This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
 - () The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to which type of survey listed above best describes the type of survey performed.

I, JONATHAN T. GILBERT, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in referenced documents; that the ratio of precision as calculated is 1: 15,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 02nd day of MAY, 2018.

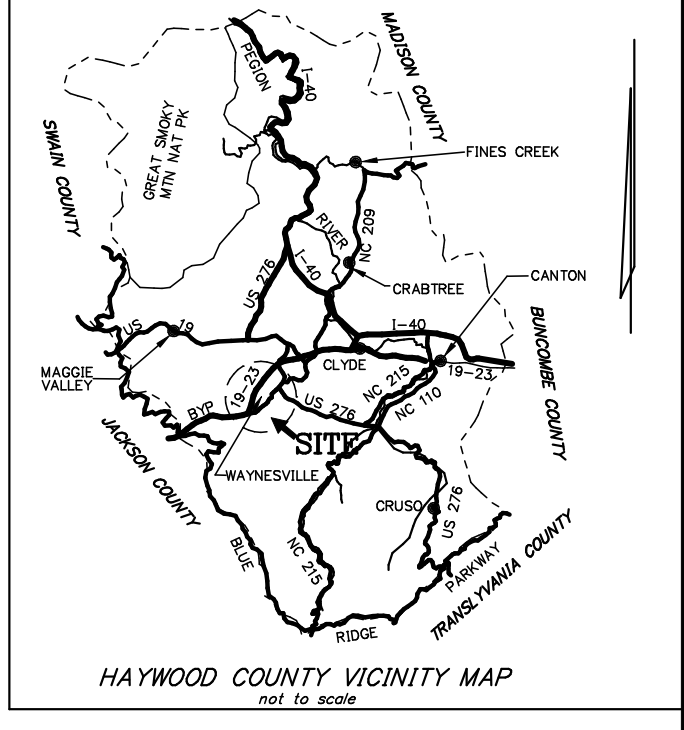
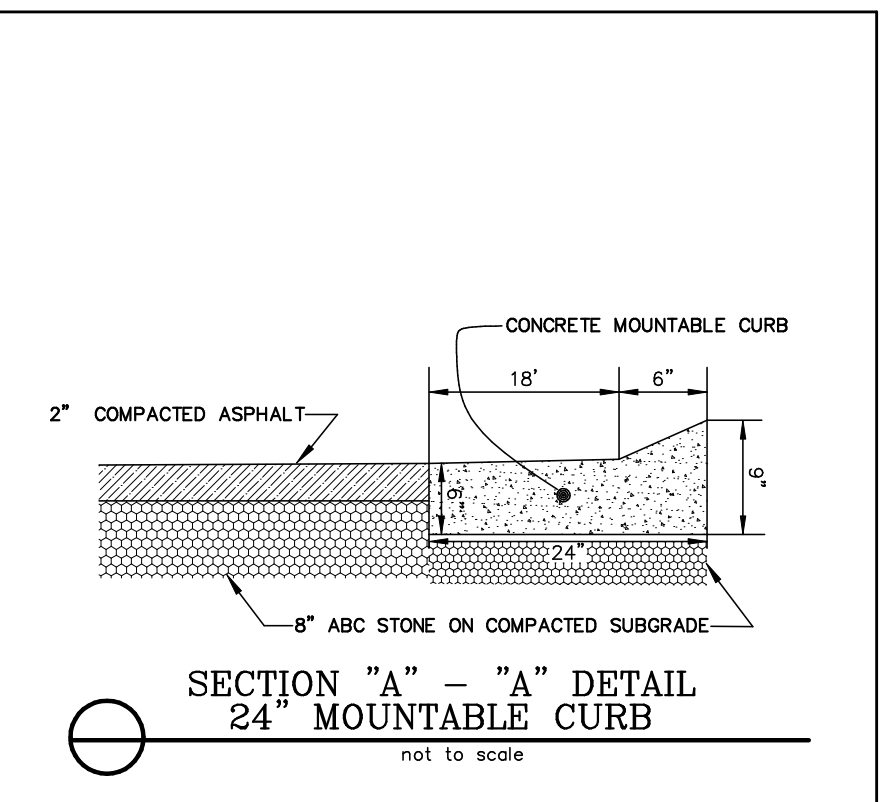
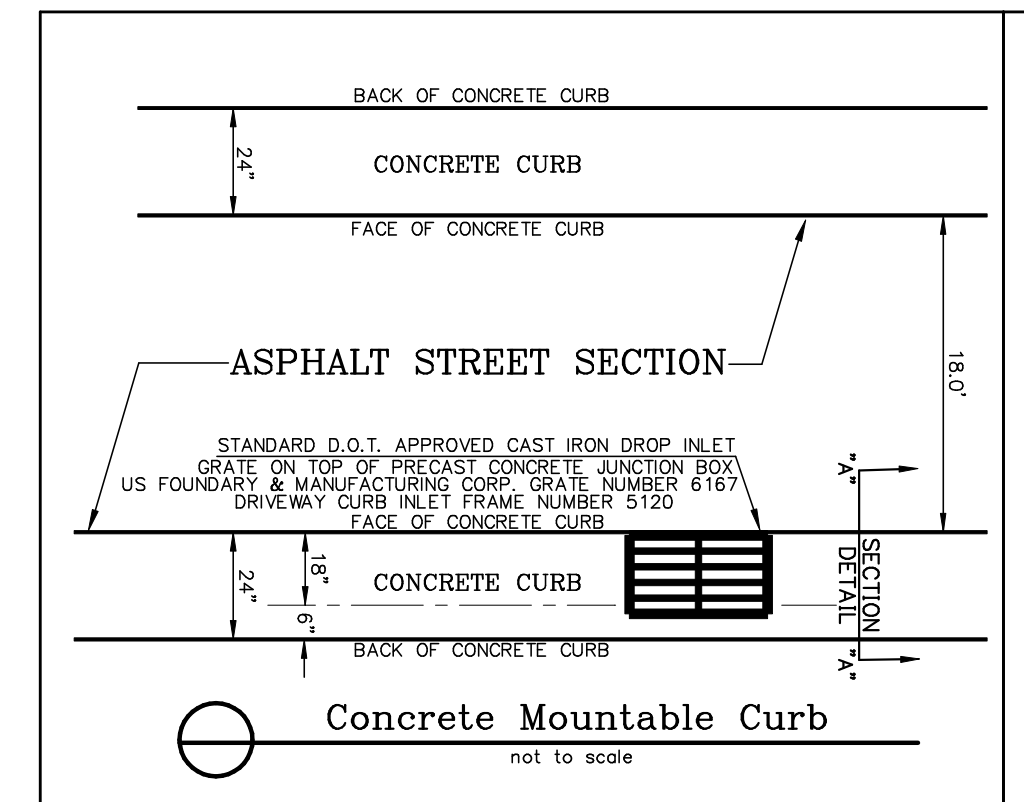
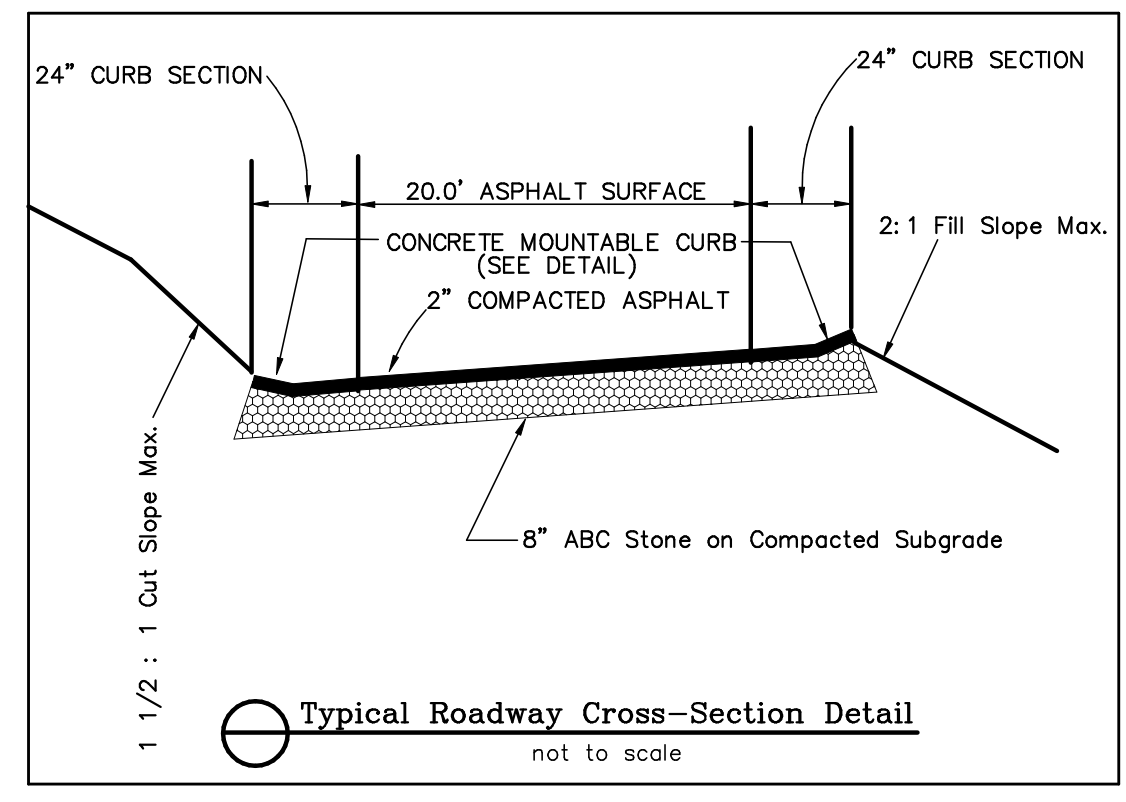
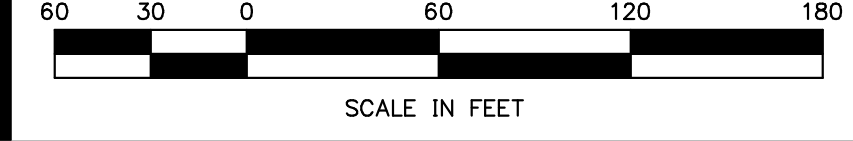
Professional Land Surveyor
License Number L-3971



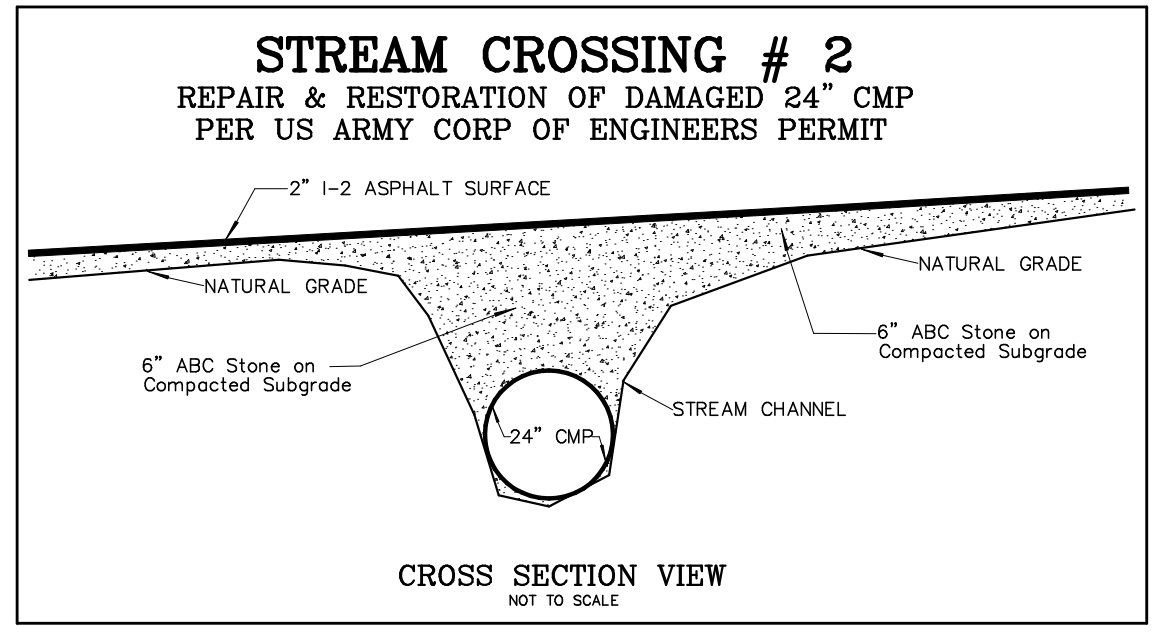
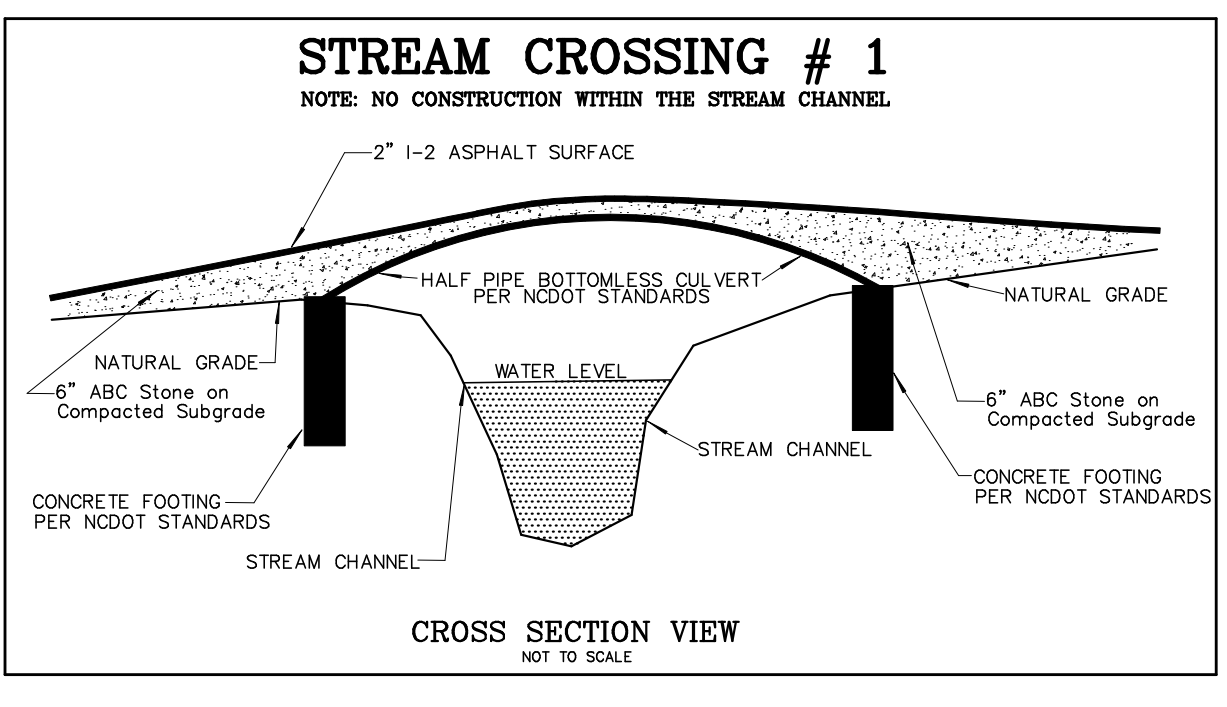
Curve	Radius	Chord Bearing and Distance	Arc Length
C1	90.00'	S 85° 38' 35" E 25.34'	25.43'
C2	36.87'	S 29° 35' 26" E 22.06'	22.40'
C3	36.87'	S 18° 18' 59" W 37.41'	38.24'
C4	52.66'	S 56° 58' 15" W 14.99'	15.04'
C5	52.66'	N 86° 30' 21" W 50.00'	52.10'
C6	52.66'	S 80° 43' 34" E 40.41'	41.47'
C7	775.00'	S 62° 54' 13" E 20.67'	20.67'
C8	775.00'	S 60° 08' 46" E 53.77'	53.78'
C9	775.00'	S 69° 38' 46" E 64.80'	64.81'
C10	775.00'	S 65° 27' 32" E 48.45'	48.46'
C11	775.00'	S 74° 47' 43" E 74.48'	74.48'
C12	90.00'	S 85° 38' 35" E 25.34'	25.43'
C13	90.00'	N 76° 31' 39" E 30.44'	30.58'
C14	75.00'	S 72° 34' 44" E 39.65'	40.16'
C15	30.00'	S 15° 35' 23" W 44.25'	48.76'

Line	Bearing	Distance
L1	N 63° 40' 23" E	13.10'
L2	N 85° 49' 24" W	7.15'
L3	N 85° 49' 24" W	10.96'
L4	N 11° 40' 20" W	20.23'
L5	N 10° 28' 14" W	18.84'
L6	S 83° 33' 28" W	15.20'
L7	S 78° 00' 00" W	21.70'
L8	N 8° 58' 02" E	32.95'
L9	N 8° 58' 02" E	25.34'
L10	N 8° 58' 02" E	11.41'
L11	S 13° 52' 00" E	29.25'
L12	S 58° 55' 42" W	42.99'
L13	S 63° 40' 23" W	31.18'
L14	N 63° 06' 38" E	38.75'
L15	N 63° 06' 38" E	35.29'
L16	N 63° 06' 38" E	34.98'
L17	S 46° 38' 34" E	13.73'
L18	N 46° 59' 47" W	35.89'
L19	N 46° 59' 47" W	32.59'
L20	N 49° 31' 07" E	40.99'
L21	N 59° 05' 19" W	43.50'
L22	S 31° 46' 48" E	48.18'
L23	S 83° 55' 42" W	38.60'
L24	S 58° 09' 49" E	28.92'
L25	N 66° 20' 25" W	28.16'
L26	N 66° 20' 25" W	17.95'
L27	N 80° 35' 10" W	36.21'
L28	S 4° 41' 30" W	47.88'
L29	N 75° 25' 45" W	21.63'
L30	N 66° 52' 11" W	7.73'
L31	S 14° 28' 02" W	45.69'
L32	S 28° 58' 32" W	54.49'
L33	S 28° 58' 32" W	22.12'
L34	N 10° 28' 14" W	18.84'
L35	N 13° 52' 00" W	17.26'
L36	N 13° 52' 00" W	40.99'
L37	S 83° 55' 42" W	38.63'
L38	S 83° 55' 42" W	16.44'
L39	N 27° 04' 20" W	35.59'
L40	N 11° 40' 20" W	20.23'
L41	N 87° 58' 11" E	53.97'
L42	S 59° 05' 19" E	43.50'
L43	S 49° 31' 07" E	40.99'
L44	S 51° 17' 20" W	40.19'
L45	S 77° 32' 55" E	29.29'
L46	N 87° 58' 11" E	53.97'
L47	N 57° 14' 17" E	141.32'
L48	N 63° 40' 23" W	41.59'
L49	N 66° 49' 15" W	138.11'
L50	S 57° 05' 04" W	117.22'
L51	S 68° 37' 18" W	27.15'
L52	N 88° 55' 47" W	40.55'
L53	N 63° 40' 23" W	36.18'
L54	N 66° 49' 15" W	54.91'
L55	N 75° 35' 23" W	46.95'
L56	N 63° 06' 38" E	18.04'
L57	N 63° 06' 38" E	47.81'
L58	N 63° 06' 38" E	29.96'
L59	S 58° 55' 05" W	38.95'
L60	S 58° 55' 05" W	43.86'
L61	S 7° 14' 25" E	22.89'
L62	S 77° 46' 07" E	35.39'

7.038 ACRES TOTAL



NOTE: EXISTING CREEK OR STREAM MAY BE SUBJECT TO 25.0' WIDE TROUT BUFFER ZONES (T.B.Z.) TO REMAIN UNDISTURBED, SAID 25.0' TO BE MEASURED LANDWARD FROM EXISTING TOP OF CREEK BANKS, SUBJECT TO POSSIBLE VARIANCE BY CONTACTING HAYWOOD COUNTY EROSION AND DRAINAGE CONTROL DEPARTMENT AT (828) 452-6706.



CHARLIE DEEVER
DB 554 - PG 1748

FRANK A. DEEVER
DB 462 - PG 508

MONICA D. NOLAND
ADRIAN H. NOLAND
DB 712 - PG 2493

FRANK A. DEEVER
DB 462 - PG 508

STREAM CROSSING # 2
REPAIR & RESTORATION OF DAMAGED 24" CMP
PER US ARMY CORP OF ENGINEERS PERMIT

SHEILA E. McCLURE
DB 467 - PG 973

ROSS W. HILL
WILL 2017E/324
DB 410 - PG 836

ROSS W. HILL
WILL 2017E/324
DB 410 - PG 836

EVELYN BUCHANAN
SAMUEL McCLURE
DB 616 - PG 1071

KATHY B. CRAWFORD
DB 607 - PG 1607

WETLAND AREA = 0.415 ACRES UNDISTURBED
STREAM BUFFER AREA = 1.097 ACRES UNDISTURBED
1.512 ACRES UNDISTURBED TOTAL

OWNER OF RECORD:
BROWNING BRANCH, LLC

SITE DATA
SUBJECT PROPERTY IS ZONED: ALLEN'S CREEK NEIGHBORHOOD RESIDENTIAL (AC-NR)
BUILDING SETBACKS:
FRONT - 10.0'
SIDE - 10.0' FROM ADJACENT LOT LINE OR 5.0' FROM STREET
REAR - 6.0' FROM ADJACENT LOT LINE
6.0' SEPARATION BETWEEN BUILDINGS
MAXIMUM DENSITY: 10 UNITS PER ACRE
7.038 ACRES DIVIDED INTO 23 LOTS CONTAINING 46 UNITS WITH A COMMON AREA OF 0.415 ACRES
5% (0.332 ACRES) OF DESIGNATED OPEN AREA FOR THE SITE
MINIMUM LOT SIZE: 1/6TH ACRE (7,260 SQUARE FEET)
SMALLEST LOT CONTAINS UNITS 15 & 16 AND IS 0.168 ACRES (7,329.3 SQUARE FEET)
LARGEST LOT CONTAINS UNITS 25 & 26 AND IS 0.457 ACRES (19,909.6 SQUARE FEET)
2030.0 LINEAR FEET OF NEW 20.0' WIDE ASPHALT ROAD TO BE BUILT
4.2 ACRES OF IMPERVIOUS SURFACE (BUILDINGS, DRIVEWAYS & STREETS)
2.84 ACRES OF PERVIOUS SURFACE FOR WATER DRAINAGE
OFFSTREET PARKING - EACH UNIT TO HAVE A LARGE ENOUGH DRIVEWAY TO ACCOMMODATE 2 PARKED CARS

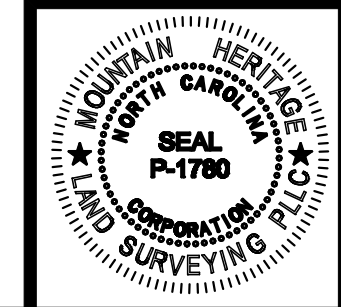
MASTER SITE PLAN PREPARED FOR
BROWNING BRANCH, LLC
Waynesville Township Haywood County, N.C.

REVISIONS:
PLAT CABINET C - SLOT 7790

PIN NUMBER: 8604-84-6751 & 8604-94-0656
DATE: 05/02/2018
DRAWN BY: JRH
CHECK BY: JTG
SCALE: 1" = 60'
HERRON: 711-27-A

Mountain Heritage Land Surveying, PLLC
SURVEYORS
PHONE: (828) 456-5761
OFFICE: SUITE #3 - WAYNESVILLE PLAZA, WAYNESVILLE, NC 28786

SHEET NUMBER: 1 of 1
DRAWING NUMBER: 2018-199-000-A



upkeep of said road.

TO HAVE AND TO HOLD to them the said parties of the second part in the following manner: to the said Charles M. Buchanan and wife, Nettie Jane Buchanan, for and during their natural lives; and to the said Florence Charline Buchanan and her heirs and assigns as a vested remainder in fee simple after the death of the said Charles M. Buchanan and of his wife, Nettie Jane Buchanan, but subject always to the life estate herein reserved to the parties of the first part.

And the said parties of the first part for themselves and their heirs, executors, and administrators covenant with said parties of the second part, their heirs and assigns that they are seized of said premises in fee and have the right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Walter Buchanan (SEAL)

Callie H. Buchanan (SEAL)

STATE OF NORTH CAROLINA
HAYWOOD COUNTY

I, Dixie Campbell, Ass't, Clerk of the Superior Court, hereby certify that Walter Buchanan and wife, Callie H. Buchanan personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance. Let the instrument, with this certificate, be registered.

WITNESS my hand and official seal, this 24 day of February, A.D., 1950.

Dixie Campbell
ASS'T CLERK SUPERIOR COURT

Filed for registration 24 day of February 1950 2:50 o'clock P.M. and registered in office of the Register of Deeds for Haywood County, North Carolina. This 2 day of March, 1950, in Book No. 143 on page 577.

[Signature]
REGISTER OF DEEDS FOR
HAYWOOD COUNTY

COUNTY OF HAYWOOD
STATE OF NORTH CAROLINA

THIS DEED, Made this the 18th day of February, 1950, A.D., by Walter Buchanan and wife, Callie H. Buchanan, parties of the first part, and Charles M. Buchanan and wife, Nettie Jane Buchanan, and Harriet Justine Buchanan, parties of the second part, both grantors and grantees being all of the State and County aforesaid:

WITNESSETH, That the parties of the first part in consideration of natural love and affection and the sum of \$100.00 to them in hand paid, the receipt of which is hereby acknowledged, but subject to the life estate reserved by the grantors herein, have bargained and sold and by these presents do bargain, sell, and convey to them the said parties of the second part in the following manner: To the said Charles M. Buchanan and wife, Nettie Jane Buchanan, for and during their natural lives, and to the said Harriet Justine Buchanan and her heirs and assigns as a vested remainder in fee simple after the death of the said Charles M. Buchanan and wife, Nettie Jane

Buchanan, a certain tract or parcel of land in Waynesville Township, Haywood County, State of North Carolina, adjoining the lands of Lowe Allen and other, and being known as Lot #1, of the Walter Buchanan Farm as subdivided by N. Rogers, Surveyor, in January, 1950, and bounded as follows, viz:

Lot Number 1, to Justine

BEGINNING at a point in the center of the Allens Creek Road as it now lies, said point being the center point of the intersection of the Walter Buchanan farm road which runs N.E. from the Allens Creek Road to the Walter Buchanan house, and said point being approximately 50 feet from the N.W. corner of the Charlie Buchanan store building, and running thence with the center of the Buchanan farm road 3 calls as follows: N. 63° 32' E. 509 feet (499 feet from edge of pavement) to a stake in center of road; thence N. 58° 45' E. 200 feet to an iron pin in center of road on N.E. bank of open ditch; N. 55° 15' E. 264 feet to a planted stone in center of the curve of farm road near house (said curve being about halfway between house of Walter Buchanan and the house of Charlie Buchanan); thence N. 29° 5' E. 426 feet with the line of Lot No. 2 to a 15" pine tree; thence with the line of Lot No. 2 N. 44° 30' E. 286 feet to a 10" pine tree on top of ridge; thence N. 1° 15' West 65 feet to a 12" pine tree in the old line between Walter Buchanan and the Lucious Allen and Ed Bright lands; thence with the old Ed Bright land line and fence down the ridge 7 calls as follows: N. 88° W. 100 feet; S. 89° 30' W. 122 feet, S. 87° 45' W. 152 feet, S. 80° 45' W. 138 feet; S. 85° 30' W. 110 feet, S. 89° 30' W. 105 feet to a stake and corner, S. 19° W. 234 feet to a rock on the East bank of Brownings Branch, which rock is marked with an "x" and located at the mouth of an open ditch; thence with the center up Brownings Branch and with the Lowe Allen line 3 calls as follows: S. 35° W. 180 feet, S. 55° W. 127 ft. S. 18° 45' W. 165 feet; thence with the center of old creek run and Lowe Allen line S. 15° W. 424 feet to a stake in the center of old creek run; thence S. 50° W. 100 feet to the center of Allens Creek Road; thence with the center of Allens Creek Road crossing the bridge to the center of the intersection of Allens Creek Road and the Buchanan farm, the point of the BEGINNING, and containing 13.53 acres, more or less, being Lot No. 1 of the Walter Buchanan farm, as per plat and survey made by Nathan Rogers, Surveyor, January, 1950, which said plat is recorded in Map Book E, Index "B", page 3, Haywood County, to which map and record reference is hereby made and the same is herein incorporated as if fully set out.

But this conveyance is made subject to a life estate in said lands which is hereby expressly excepted and reserved by the parties of the first part for and during their natural lives.

And the parties of the first part do further give, grant, and convey to the parties of the second part the perpetual right and easement to obtain water from the spring on lot Number 4 for domestic purposes, and for that purpose do reserve unto, grant, and convey, to the parties of the second part the perpetual right and easement to go across lot Numbers 2 and 4 for the purpose of inspection, maintenance, and repair of the present water line as now laid across Lot Numbers 2 and 4.

Further the right to use ~~the~~ present Buchanan Farm Road equally with the owners of Lot numbers 2, 3 and 4 is granted and reserved to the grantees herein of Lot No. 1 shall bear their fair share of the maintenance and upkeep of said road.

TO HAVE AND TO HOLD to them the said parties of the second part in the following manner: to the said Charles M. Buchanan and wife, Nettie Jane Buchanan, for and during their natural lives; and to the said Harriet Justine Buchanan and her heirs and assigns as a vested remainder in fee simple after the death of the said Charles M. Buchanan and of his wife, Nettie Jane Buchanan, but subject always to the life estate herein reserved to the parties of the first part.

And the said parties of the first part for themselves and their heirs, executors, and administrators covenant with said parties of the second part, their heirs and assigns that they are seized of said premises in fee and have the right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Walter Buchanan (SEAL)
Callie H. Buchanan (SEAL)

STATE OF NORTH CAROLINA
HAYWOOD COUNTY

I, Dixie Campbell, Ass't, Clerk of the Superior Court, hereby certify that Walter Buchanan and wife Callie H. Buchanan personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance. Let the instrument, with this certificate, be registered.

WITNESS my hand and official seal, this 24 day of February, A.D. 1950.

Dixie Campbell
ASS'T CLERK SUPERIOR COURT

Filed for registration 24 day of February 1950 2:50 o'clock P.M. and registered in office of the Register of Deeds for Haywood County, North Carolina. This 2 day of March, 1950 in Book No. 143 on page 579.

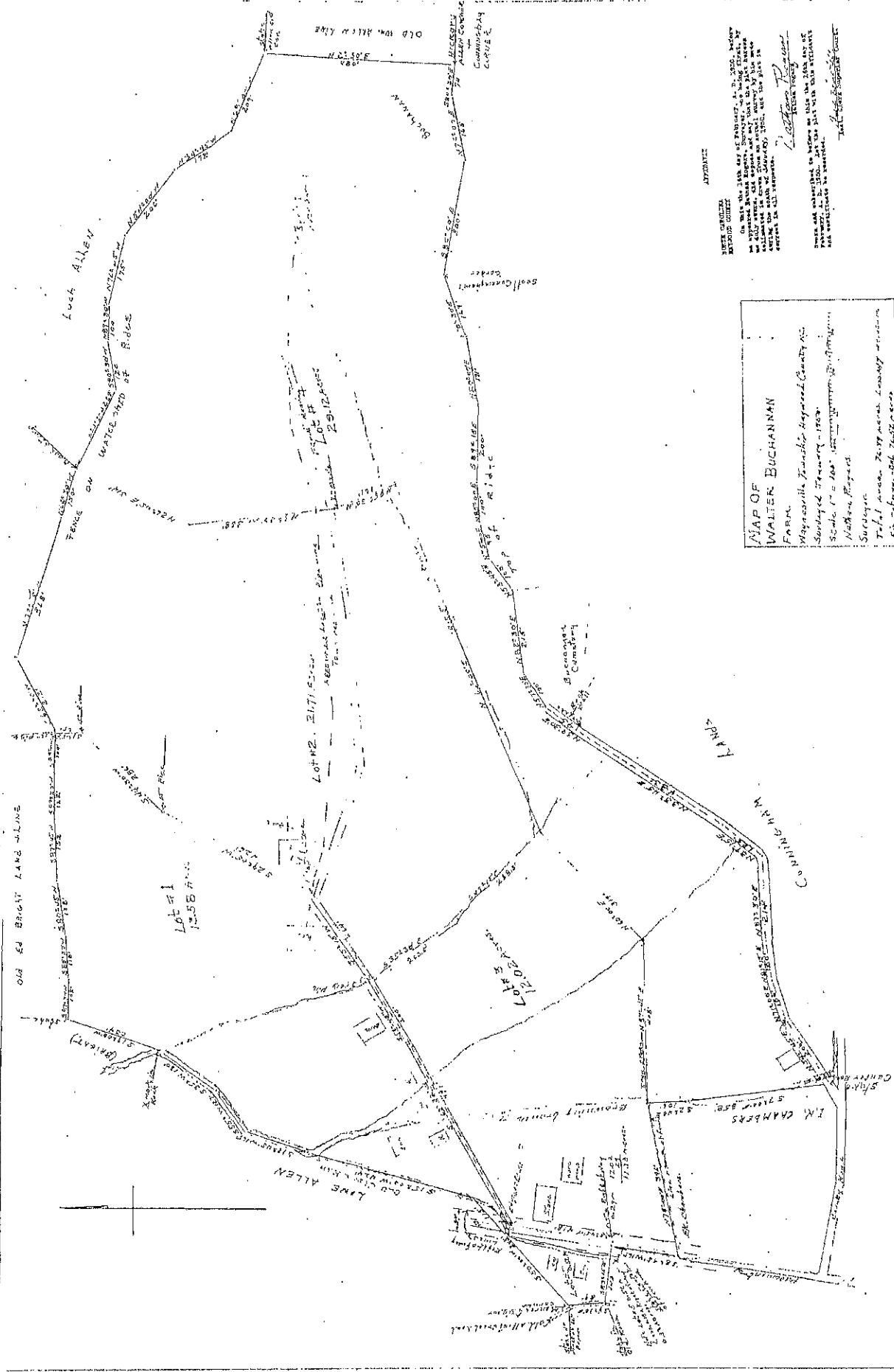
[Signature]
REGISTER OF DEEDS OF HAYWOOD CO.

NORTH CAROLINA
HAYWOOD COUNTY

THIS DEED, made this 21st day of February A.D. 1950, by L.E. Gates, R. G. Linder, W. N. Freel, Willis Kirkpatrick and T. G. Morgan, Trustees appointed by Central Methodist Church, of Canton, Haywood County, North Carolina, as Trustees for Harmony Grove Methodist Church property, parties of the first part, to A. E. Robinson and Vinson Worley, of Haywood County, North Carolina, parties of the second part,

WITNESSETH:

THAT WHEREAS, Harmony Grove Methodist Church was discontinued and abandoned about the year 1948, and at the time of said discontinuance and abandonment said



**MAP OF
WALTER BUCHANNAN
FARM**
Magnessville, Tennessee, DeKalb County, Ga.
Surveyed February - 1908.
Scale 1" = 100' (approximately 1000 feet)

Surveyor
Nathan Rogers

Total area 7297 acres, less 1000 acres
C. S. Rogers and T. H. S. C. Co.

APPROVE

WALTER BUCHANNAN
BY _____

NATHAN ROGERS
BY _____

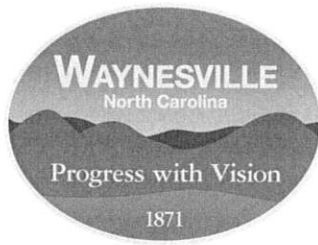
Witness and subscribe to before me this 10th day of _____ 1908.
Notary Public for Tennessee.

E-83
(B-85)

Buchanan Drive Posting



Notification Evidence
Entered by E. Teague 7/16/18



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

*Ev. entered by
E. Teague 7/26/18*

June 5, 2018

Notice of Public Hearing for Major Subdivision Application Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on June 18, 2018 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a preliminary plat and site plan application for a major subdivision at an un-addressed property at Buchanan Drive, PIN 8604-94-0656.

For more information contact Elizabeth Teague, phone: (828) 456-2004, email: eteague@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague, AICP, CTP
Development Services Director



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

June 28, 2018

Notice of Public Hearings

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold the following public hearings on July 16, 2018 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC:

1. Continuation of Public Hearing and consideration of a Preliminary Subdivision Plat at Buchanan Drive, PIN 8604-94-0656 (AC-NR District)
2. Public Hearing and consideration of a request to rezone 140 Broadview and adjacent undeveloped property, PINs 8615-69-9255 and 8615-69-8390 from East Waynesville Urban Residential to North Main Street Neighborhood Center.
3. Public hearing for proposed text amendment to add two new use types, Neighborhood Commercial and Neighborhood Restaurant, to Mixed Use Overlay Districts.
4. Site Plan/Design Review for 130 Shiloh Trail, PIN 8604-48-7954, of major non-residential development (HC-RC District).

For more information contact the Development Services Office at (828) 456-8647, email: eteague@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague, AICP, CTP
Development Services Director

HERRON

ASSOCIATES

Evidence entered by
Kirk Kirkpatrick
7/16/18

June 15, 2018

Browning Branch, LLC
via email: gw868808@gmail.com

ATTN: **Greg Wishart**

RE: **Browning Branch, LLC
Preliminary Site Plan
Waynesville, NC**

SUBJECT: **Preliminary Site Plan
Herron Associates Project No. 07-11-6B**

Mr. Wishart,

Concerning your questions associated with the Preliminary Site Plan prepared by Mountain Heritage Land Surveying and dated May 02, 2018 I will offer the following:

1 – Storm Drainage, the six Bio-Retention Basins shown have a surface area of 21,690 square feet, based on a depth of 3.0 feet they would have a storage capacity of approximately 54,000 cubic feet. The site has an impervious (roof tops, streets, drives and sidewalks) surface area of 4.2 acres with a runoff coefficient of 0.95 and a pervious (grass, woodlands and wetlands) area of 2.84 acres with a runoff coefficient of 0.40. Based on a preliminary review, all the stormwater would be mitigated on site. The final design documents for stormwater drainage and erosion control will have all the supporting calculations and design data, as required for approval by the State of North Carolina's Department of Environmental Quality, prior to any construction activity. It should be noted that for the stream buffer zones and wetland areas no construction activities will be permitted within these areas.

2 – Construction within the 1% Annual Chance Floodplain (commonly referred to as the 100-year floodplain) area would require that all of the buildings finished floor elevations to be a minimum of 1.0 foot above the corresponding base flood elevation. Final design documents for the grading plan will have all the supporting calculations and design data, as required for approval by the State of North Carolina prior to any construction activity.

At this stage of this project the site plan is a preliminary drawing. Before any construction activity could begin, final design documents would have to be submitted and approved by the State of North Carolina for Grading, Stormwater Drainage, Erosion Control, Sanitary Sewer and Water.

E n g i n e e r i n g • S u r v e y i n g • P l a n n i n g

Herron Associates, P.A. • P.O. Box 1265 • 721 Main Street • Bryson City, NC 28713

Phone: 828-488-8949 • FAX: 828-488-8758 • Toll Free 888-475-7300

a North Carolina Professional Corporation • License No. C-1932

www.herronassociates.com

S I N C E 1 9 5 9

The U.S. Army Corp of Engineers will need to issue a permit for the repair and restoration of the damaged culvert within the site.

If I can be of additional assistance, please do not hesitate to call me at (828) 488-8949. Thank you for your business.

Sincerely,
Herron Associates



Digitally signed by
Jeff L. Herron, PE
Date: 2018.06.15
12:18:33 -04'00'



Jeffrey L. Herron, PE, CFM
President

jeff@herronassociates.com

cc: file

Engineering • Surveying • Planning

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S I N C E 1 9 5 9



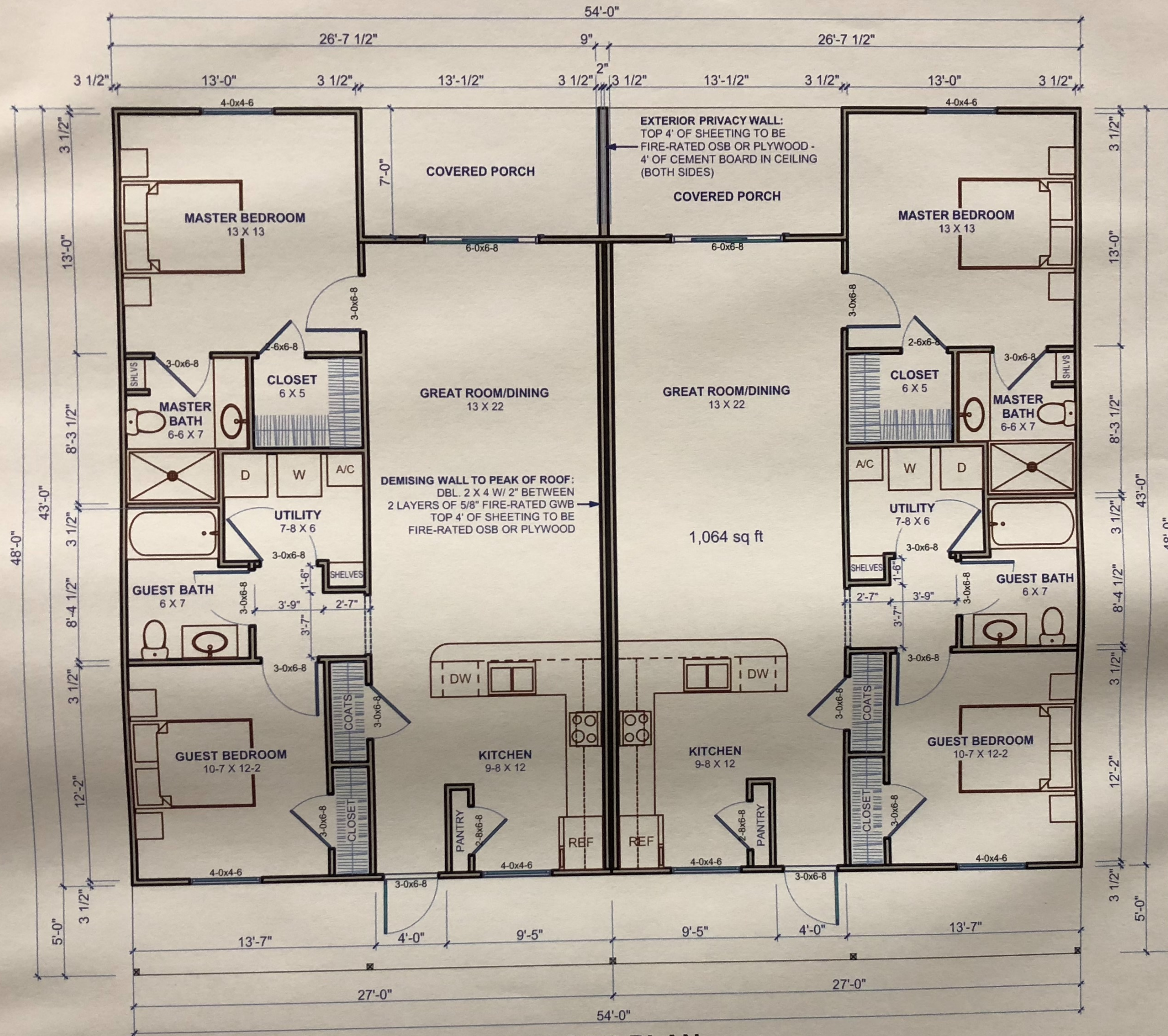
DUPLEX for **BROWNING BRANCH, LLC** Project

DRAWING INDEX

- 1 COVER
- 2 FLOOR PLAN
- 3 FRONT & LEFT ELEVATIONS
- 4 BACK & RIGHT ELEVATIONS

1,064 HEATED SF per UNIT 6/5/2018

Evidence Entered by
Kirk Kirkpatrick 07/16/18



FLOOR PLAN

SCALE: 1/8" = 1'-0"

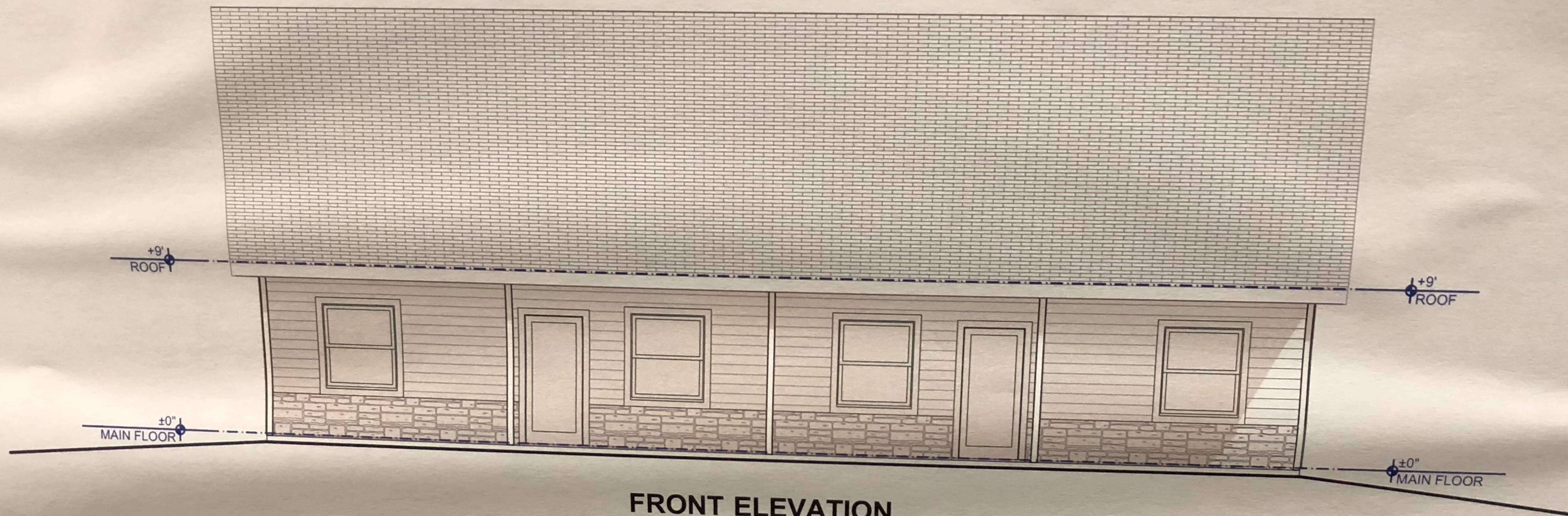
FLOOR PLAN

2

BROWNING BRANCH, LLC

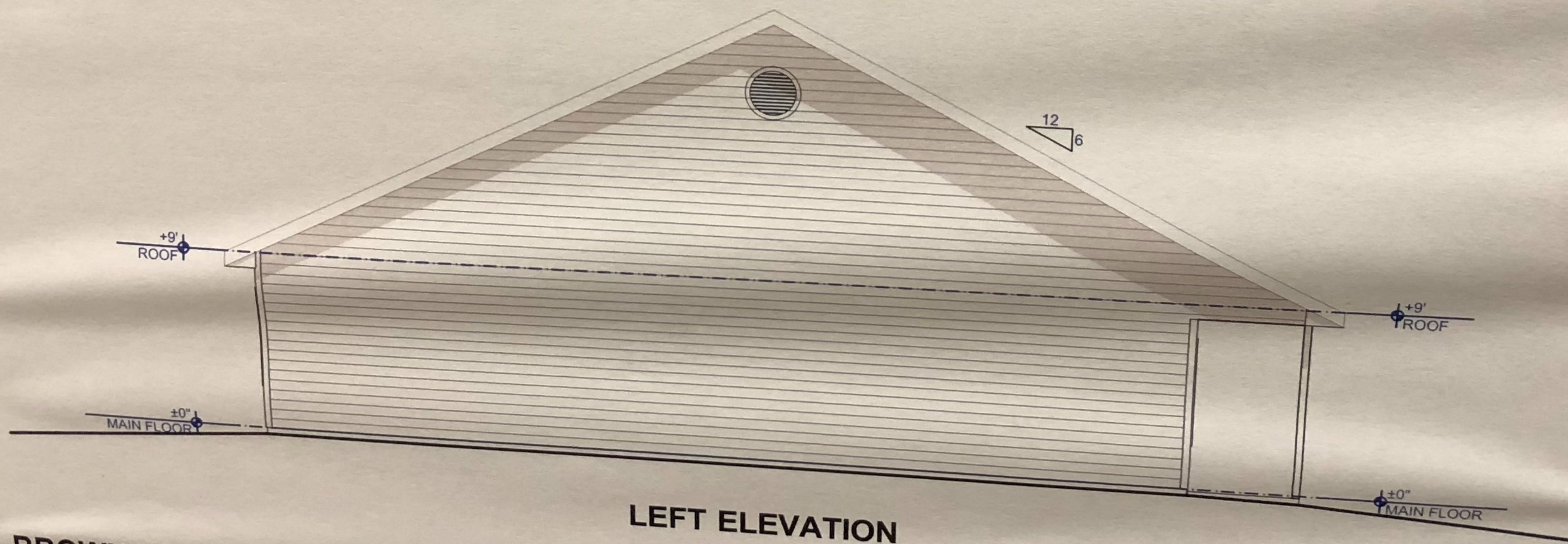
SINGLE LEVEL DUPLEX

DATE: 6/5/2018



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

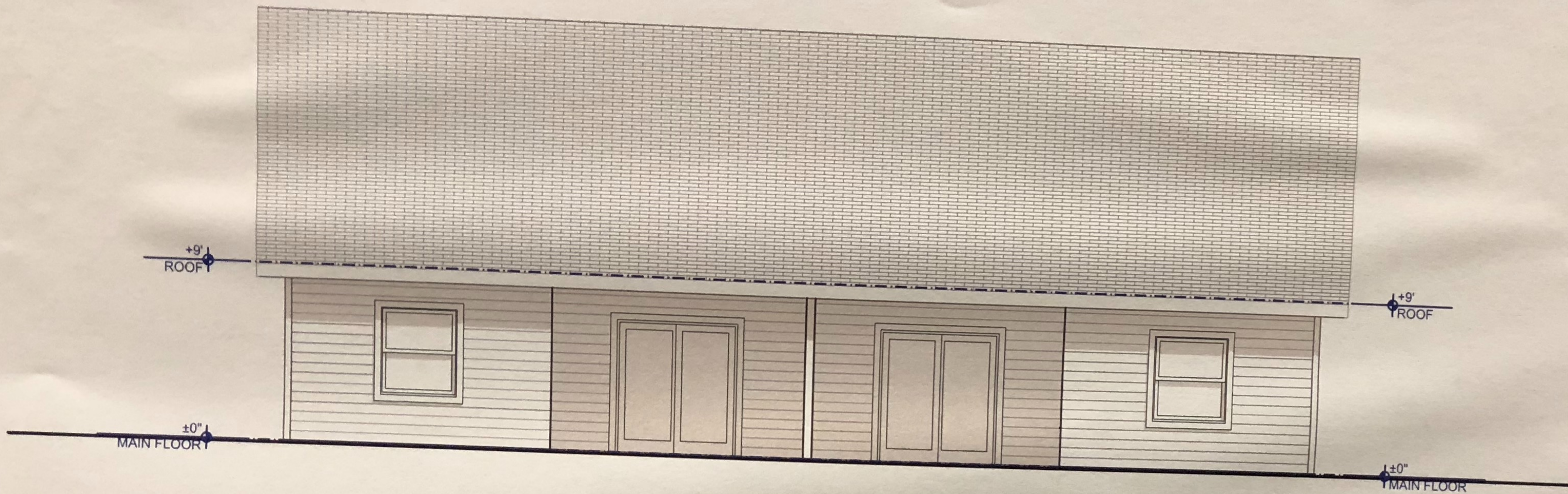
SCALE: 1/8" = 1'-0"

3

BROWNING BRANCH, LLC
SINGLE LEVEL DUPLEX

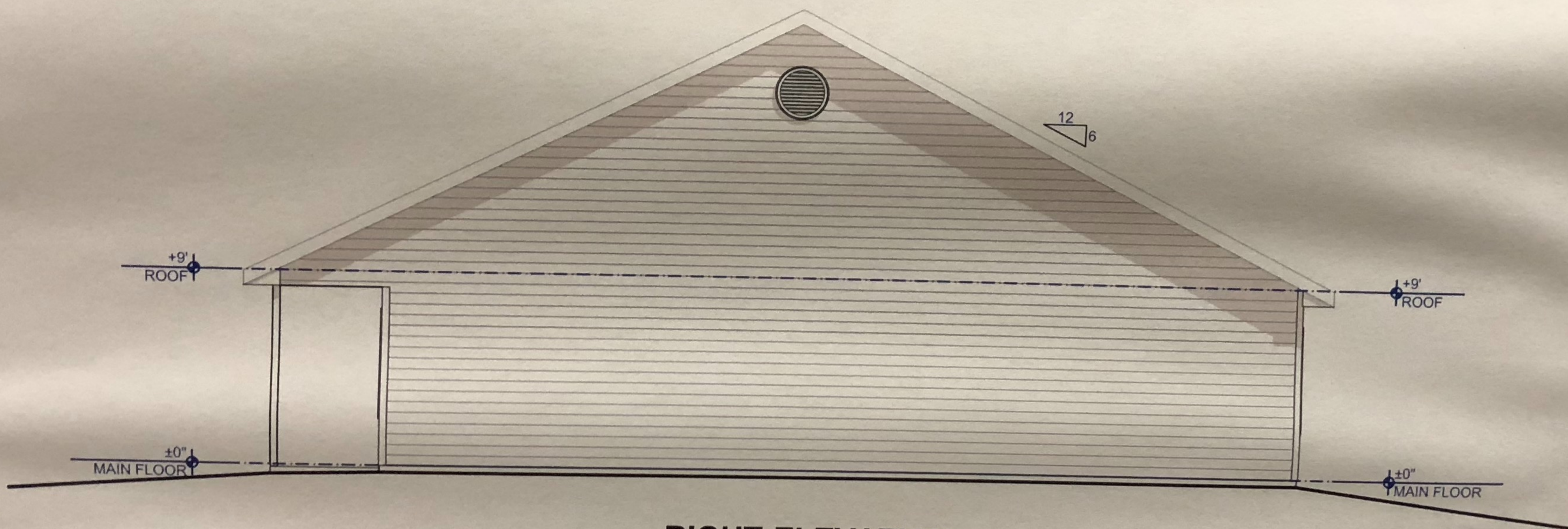
FRONT & LEFT ELEVATIONS

DATE: 6/5/2018



BACK ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

4

BROWNING BRANCH, LLC

SINGLE LEVEL DUPLEX

BACK & RIGHT ELEVATIONS

DATE: 6/5/2018

Evidence Entered by
Kirk Kirkpatrick
07/16/18

Parcel Report For 8604-94-0656

BROWNING BRANCH LLC
4365 ARNOLD AVE
NAPLES, FL 34104

Account Information

PIN: 8604-94-0656

Legal Ref: 949/1982

Add Ref: CABC/7959
CABC/7790

Site Information

BUCHANAN DR

Heated Area: 0

Year Built: 0

Total Acreage: 7.04

Township: TOWN OF WAYNESVILLE

Site Value Information

Land Value: \$43,200

Building Value: \$0

Market Value: \$43,200

Deferred Value: \$0

Assessed Value: \$43,200

Sale Price: \$95,000

Sale Date: 4/17/2018

Tax Bill 1: \$0.00

Tax Bill 2: \$0.00



1 inch = 200 feet

June 5, 2018

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



Evidence Entered by Kirk Kirkpatrick 07/16/18

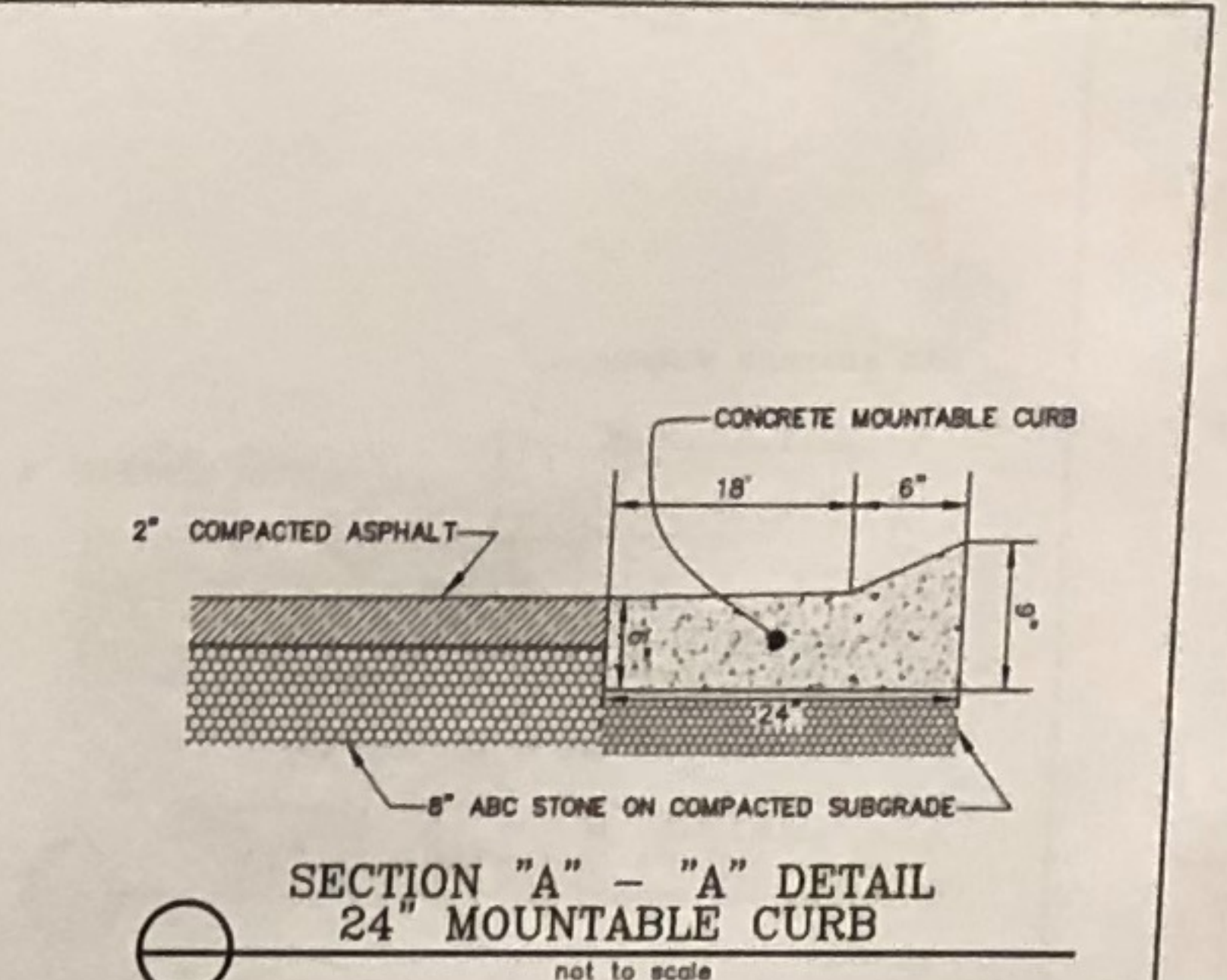
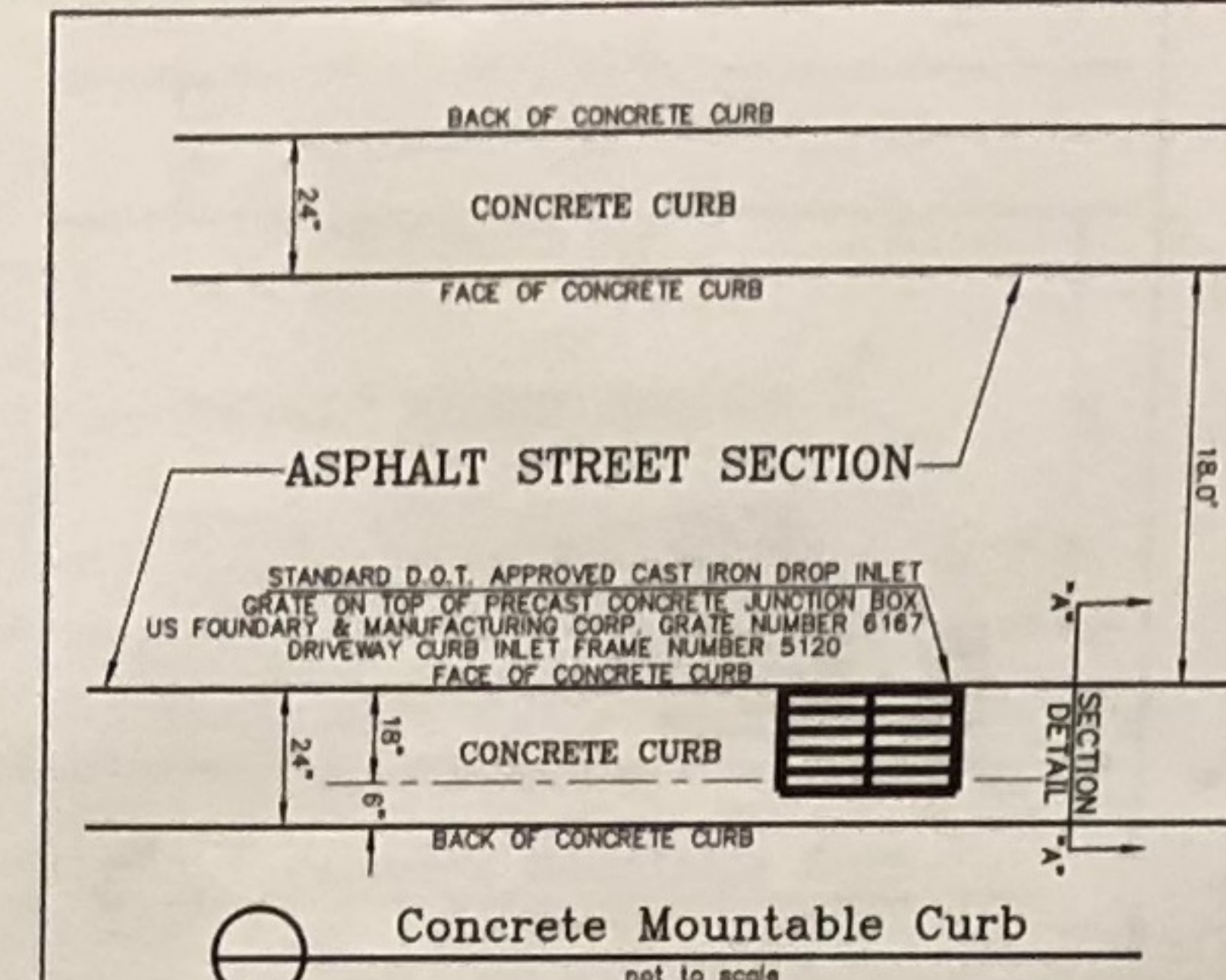
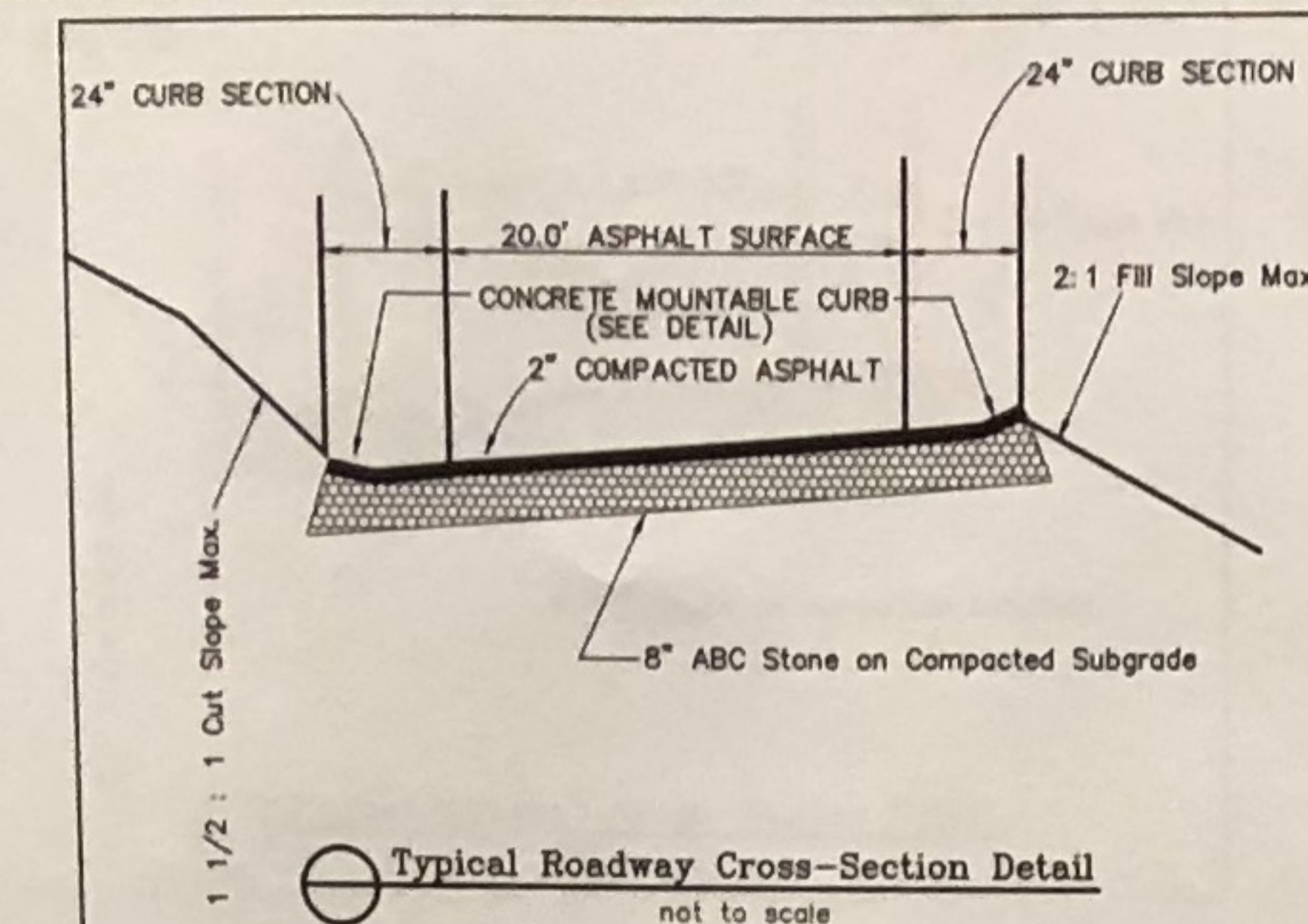
LEGEND

EIP = Existing Iron Pipe or Pin
 IPS = Iron Pin Set, 5/8" Rebar With Survey Cap
 ELH = Existing Locust Hub
 MON = Concrete Monument
 R/W = Right of Way
 R/R Spike = Railroad Spike
 FS = Fence Stake
 CGS = Cotton Gin Spike
 --- = Aerial Power Line
 --- = Fence line
 --- = Branch or Stream
 --- = Surveyed Property Line
 --- = Adjoining Property Line (not surveyed)
 --- = Surveyed Tie Line
 --- = Edge of Road or Drive (type of surface noted)
 --- = Edge of R/W (width noted)
 --- = Edge of Easement (type noted and dimensioned)
 --- = Top of Ridge

MH = Manhole
 CB = Catch Basin
 WM = Water Meter
 PP = Power service Pole
 N/F = Now or Formerly
 P/O = Part of
 DB = Deed Book
 PG = Page

B.S.L. = BUILDING SETBACK LINE
 --- = PROPOSED 6" WATER LINE
 --- = PROPOSED 8" SEWER LINE

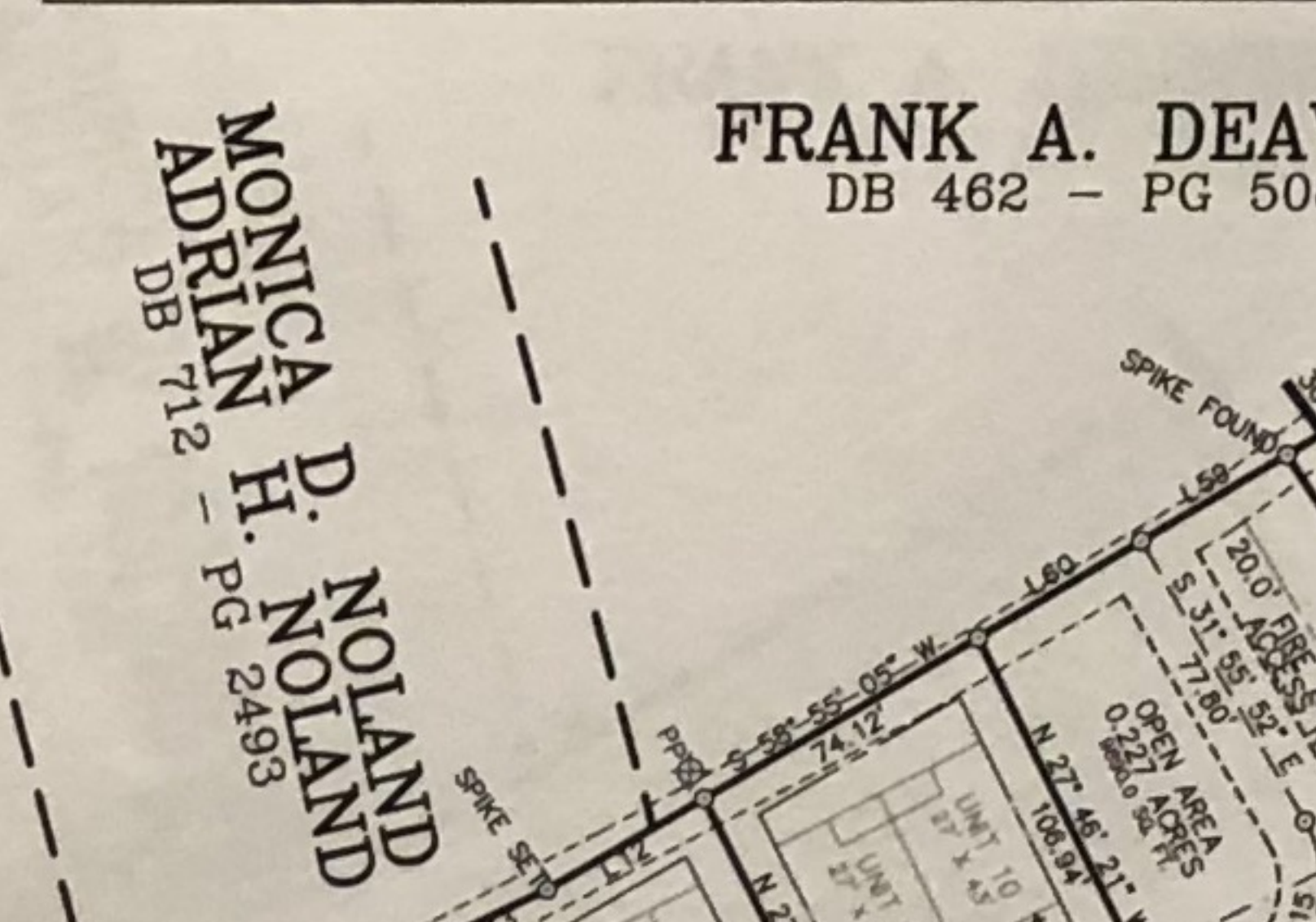
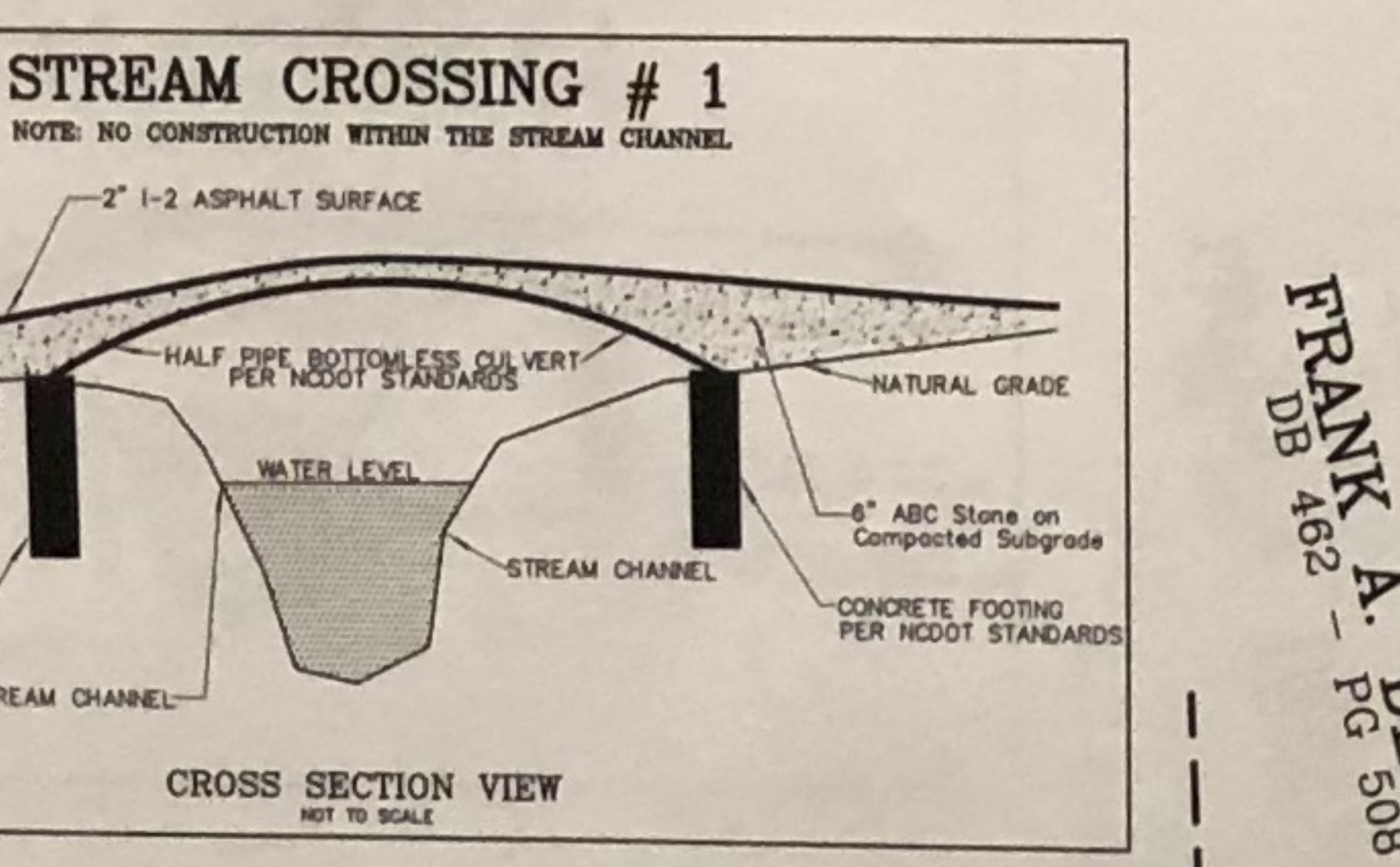
Curve	Radius	Chord Bearing and Distance	Arc Length
C1	90.00'	S 85° 35' 35" E 25.34'	25.43'
C2	36.87'	S 29° 35' 28" W 37.41'	39.24'
C3	36.87'	S 18° 18' 00" W 14.99'	15.04'
C4	52.86'	S 58° 08' 15" W 14.99'	15.04'
C5	52.86'	N 88° 30' 21" W 50.00'	52.10'
C6	52.86'	S 80° 43' 24" E 40.41'	41.47'
C7	775.00'	S 62° 54' 13" E 20.87'	20.87'
C8	775.00'	S 60° 09' 08" E 53.77'	53.78'
C9	775.00'	S 89° 38' 48" E 64.80'	64.81'
C10	775.00'	S 85° 27' 32" E 42.45'	42.45'
C11	775.00'	S 74° 47' 43" E 74.46'	74.48'
C12	80.00'	S 85° 38' 35" E 25.34'	25.43'
C13	80.00'	N 75° 31' 39" E 30.44'	30.56'
C14	75.00'	N 72° 34' 44" E 39.68'	40.16'
C15	30.00'	S 15° 35' 23" W 44.25'	49.78'



NOTE:
EXISTING CREEK OR STREAM MAY BE SUBJECT TO 25.0' WIDE TROUT BUFFER ZONES (T.B.Z.) TO REMAIN UNDISTURBED, SAID 25.0' TO BE MEASURED LANDWARD FROM EXISTING TOP OF CREEK BANKS, SUBJECT TO POSSIBLE VARIANCE BY CONTACTING HAYWOOD COUNTY EROSION AND DRAINAGE CONTROL DEPARTMENT AT (828) 452-8706.

- NOTES**
- All acreage calculated by Coordinate Computation Method.
 - All property corners NOT described are computed "points" only.
 - Property is subject to all applicable easements and rights of way of record.
 - Error of closure meets or exceeds 1:10,000 + ALL distances are horizontal.
 - This survey meets the requirements of a Class "A" Survey.
 - Location of ALL underground utilities are approximate, unless otherwise indicated. Exact location to be determined by owner.
 - Property corners are marked with blue flagging, other color flagging is for reference only, unless otherwise indicated.
 - If land disturbing activities in excess of 0.5 acre are planned, the property owner is required to submit a Sedimentation and Erosion Control Plan to North Carolina Dept. of Environment Health and Natural Resources.
 - The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
 - This survey was prepared without benefit of abstract title and ALL matters of title should be referred to an Attorney-at-Law.
 - This property has not been inspected for wetlands or floodway encroachment.
 - There IS NO recoverable Horizontal Control within 2000'.
 - Property IS NOT located in a special flood hazard area, in accordance with current FEMA and FIRM maps.
 - North is "Plat North" of Plat Cabinet C - Slot 192A.
 - This plat represents a survey of Deed Book 481 @ Page 2103.
 - Elevations are NAVD 88 datum referenced and the Contour Interval is two foot.

Line	Bearing	Distance
L1	N 63° 40' 23" E	13.10'
L2	N 85° 49' 24" W	7.15'
L3	N 89° 48' 14" W	10.86'
L4	N 11° 40' 20" W	20.23'
L5	N 10° 28' 14" W	18.84'
L6	S 83° 33' 38" W	15.20'
L7	S 78° 00' 00" W	21.70'
L8	N 85° 58' 02" E	32.85'
L9	N 8° 58' 02" E	25.34'
L10	N 8° 58' 02" E	11.41'
L11	S 13° 52' 00" E	28.25'
L12	S 58° 55' 08" W	42.90'
L13	S 83° 40' 23" W	31.18'
L14	N 63° 08' 38" E	38.75'
L15	N 63° 08' 38" E	35.29'
L16	N 83° 08' 38" E	34.89'
L17	S 48° 38' 34" E	13.73'
L18	N 89° 48' 14" W	38.89'
L19	N 48° 09' 47" W	32.59'
L20	N 48° 31' 07" W	40.99'
L21	N 38° 08' 21" E	43.57'
L22	S 31° 48' 18" W	44.18'
L23	S 83° 05' 42" W	43.57'
L24	S 58° 09' 49" E	28.92'
L25	N 68° 20' 25" W	28.16'
L26	N 89° 20' 25" W	17.85'
L27	N 80° 35' 10" W	36.21'
L28	N 54° 41' 30" W	18.44'
L29	N 75° 25' 45" W	21.83'
L30	N 85° 62' 51" W	37.22'
L31	S 14° 28' 02" W	45.00'
L32	S 28° 58' 32" W	54.49'
L33	S 28° 58' 32" W	22.12'
L34	N 10° 28' 14" W	18.84'
L35	N 13° 52' 00" W	17.28'
L36	N 13° 52' 00" W	12.33'
L37	S 83° 50' 45" W	38.83'
L38	S 83° 50' 45" W	18.44'
L39	N 27° 04' 20" W	35.39'
L40	N 11° 40' 20" W	20.23'
L41	N 27° 04' 20" W	19.83'
L42	S 38° 08' 18" W	40.89'
L43	S 48° 31' 07" W	40.99'
L44	S 38° 08' 18" W	40.89'
L45	S 11° 17' 20" W	40.18'
L46	S 77° 32' 25" W	28.29'
L47	N 87° 55' 11" E	53.97'
L48	N 87° 14' 17" E	141.32'
L49	N 83° 40' 23" E	41.59'
L50	N 88° 48' 15" E	54.91'
L51	S 57° 08' 04" W	138.11'
L52	S 88° 37' 18" W	27.15'
L53	N 88° 50' 47" W	40.85'
L54	N 83° 40' 23" E	36.18'
L55	N 78° 33' 23" W	46.95'
L56	N 83° 08' 38" E	47.81'
L57	N 83° 08' 38" E	29.89'
L58	S 58° 55' 08" W	38.95'
L59	S 58° 55' 08" W	43.88'
L60	S 7° 14' 28" W	47.28'
L61	S 77° 48' 07" W	35.39'
L62	S 77° 48' 07" W	35.39'



State of North Carolina, County of Haywood
 Filed for registration on the _____ day of _____
 20____ at _____ o'clock _____ M and recorded in Plat Cabinet _____
 at Slot _____

Register of Deeds - Haywood County
 by: _____ Assistant Deputy

State of North Carolina, County of Haywood
 _____ Review Officer of
 Haywood County, certify that the map or plat to which this
 certification is affixed meets all statutory requirements for recording.
 REVIEW OFFICER (Date)

- TYPE OF SURVEY PERFORMED**
- () This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - () This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
 - (X) This survey is of an existing parcel(s) of land and does not create a new street or change an existing street.
 - () This survey is of an existing building or other structure, or natural feature, such as a watercourse.
 - () This survey is a control survey.
 - () This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
 - () The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to which type of survey listed above best describes the type of survey performed.

I, JONATHAN T. GILBERT, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in referenced documents; that the ratio of precision as indicated is 1:15,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 02nd day of MAY, 2018.

Professional Land Surveyor
 License Number L-3971

JONATHAN T. GILBERT
 SEAL
 L-3971

CHARLIE DEEVER
 DB 554 - PG 1748

NEAL K. ROSS
 DB 481 - PG 2103

ROSS W. HILL
 WILL 2017E/324
 DB 410 - PG 836

KENNETH R. PRUETT
 DB 813 - PG 1380

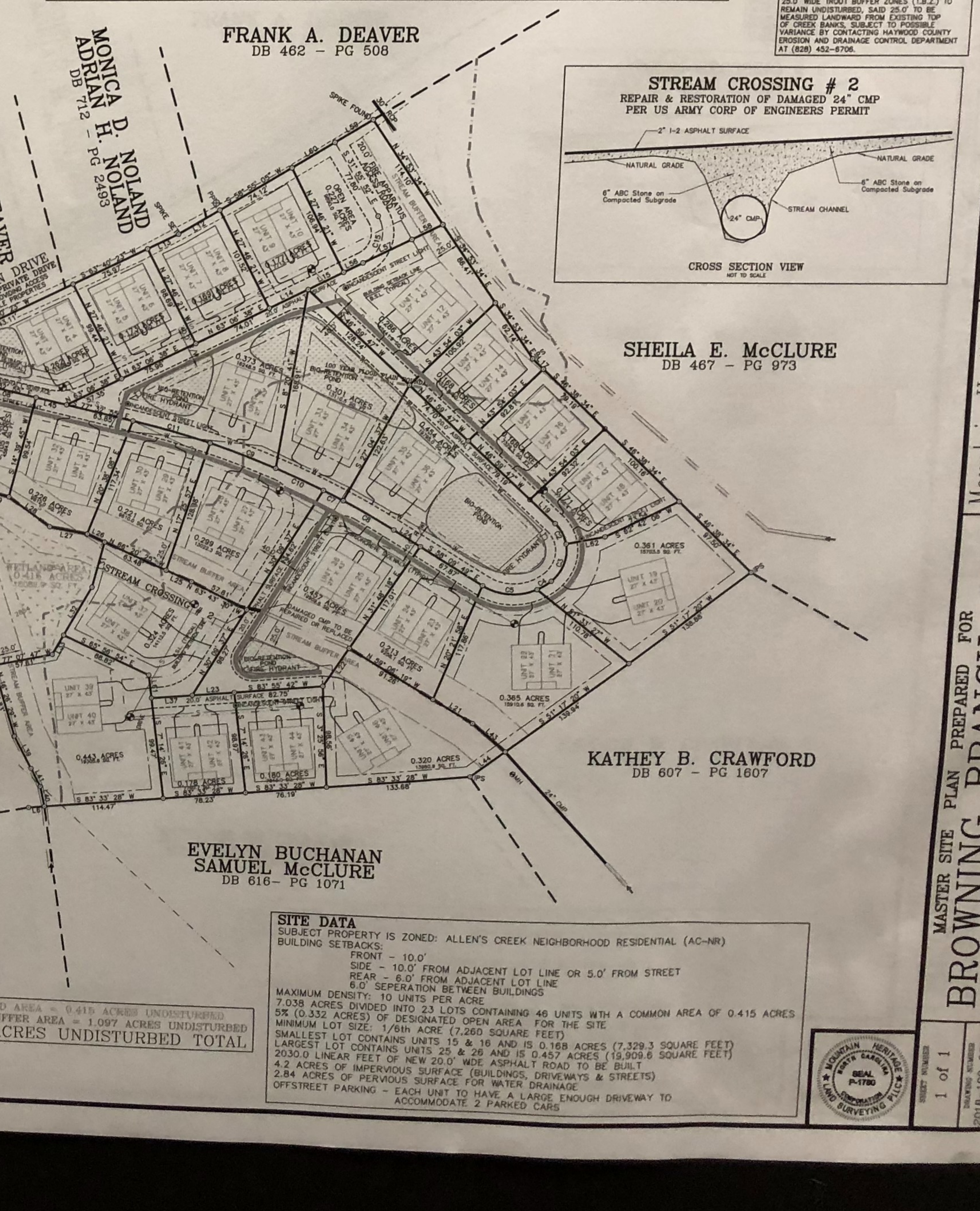
EVELYN BUCHANAN SAMUEL McCLURE
 DB 616 - PG 1071

KATHEY B. CRAWFORD
 DB 607 - PG 1607

SHEILA E. McCLURE
 DB 467 - PG 973

FRANK A. DEEVER
 DB 462 - PG 508

MONICA P. NOLAND
 DB 712 - PG 2493



REVISIONS

NO.	DATE	DESCRIPTION
1	06/02/2018	ISSUED FOR PERMIT

REFERENCES: DB 949 - PG 1882
 PLAT CABINET C - SLOT 7790

PREPARED BY: JRG
 CHECKED BY: JTG

SCALE: 1" = 60'

Mountain Heritage Land Surveying, PLLC
 1000 W. HAYWOOD AVENUE, SUITE 100
 WAYNESVILLE, NC 27884

BROWNING BRANCH, LLC
 Haywood County, N.C.
 Waynesville Township

1 of 1
 DRAWING NUMBER: 2018-199-000-A