

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

- 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.
 - If land disturbing activities in excess of 1.0 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.
 - This property has been inspected for wetlands and is as shown.
 - There IS NO recoverable Horizontal Control within 2000'.
 - Property IS PARTIALLY 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.
 - Attorney has performed a title search and identified the road right of way per evidence.

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

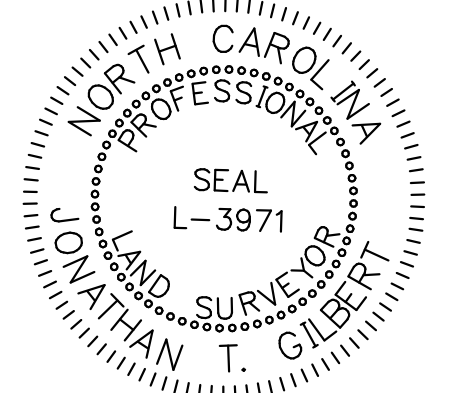
I, _____ Review Officer of
 Haywood County, certify that the map or plat to which this
 certification is affixed meets all statutory requirements for recording.

REVIEW OFFICER (Date)

- TYPE OF SURVEY PERFORMED**
- (X) 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.
- () 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.

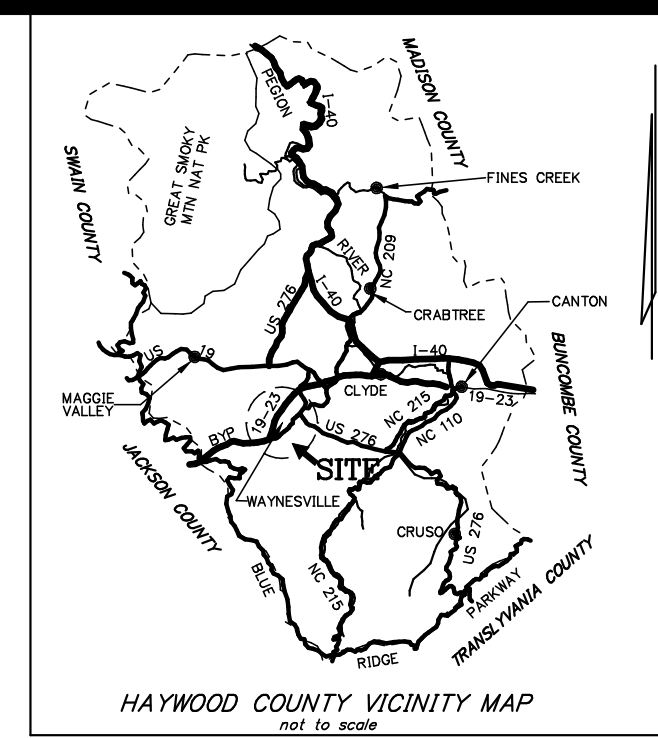
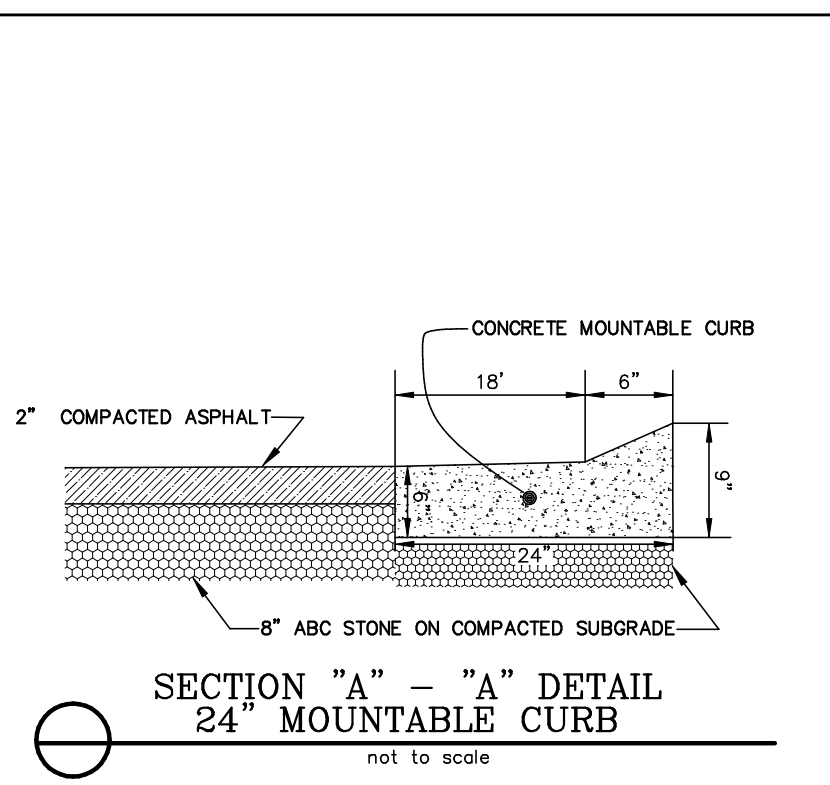
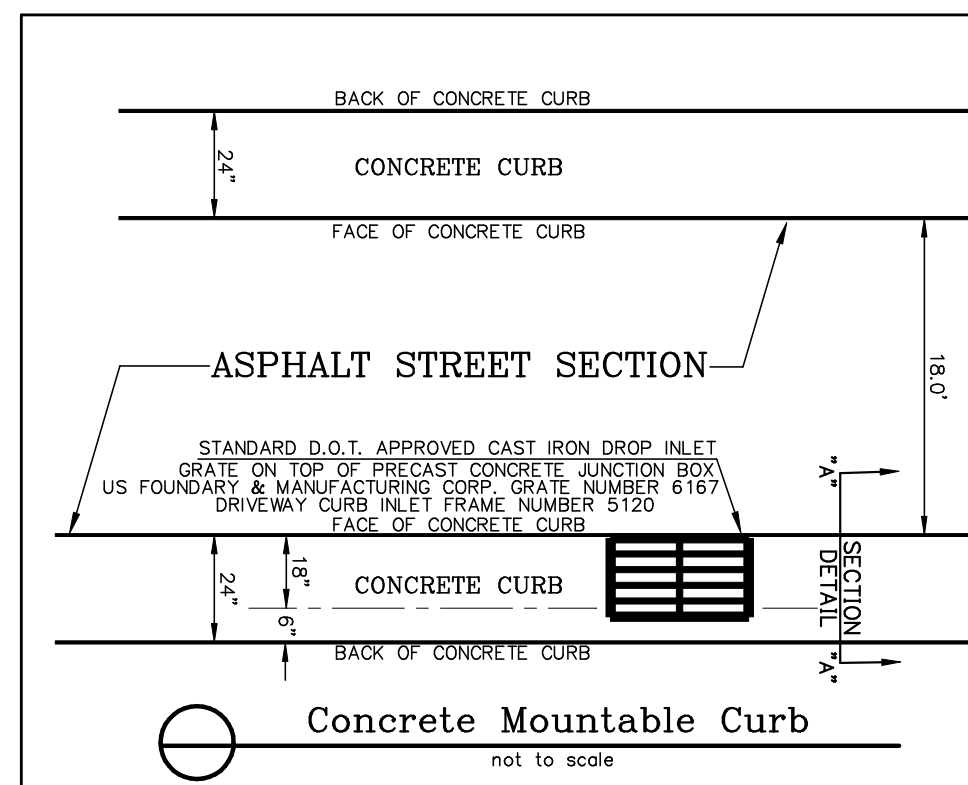
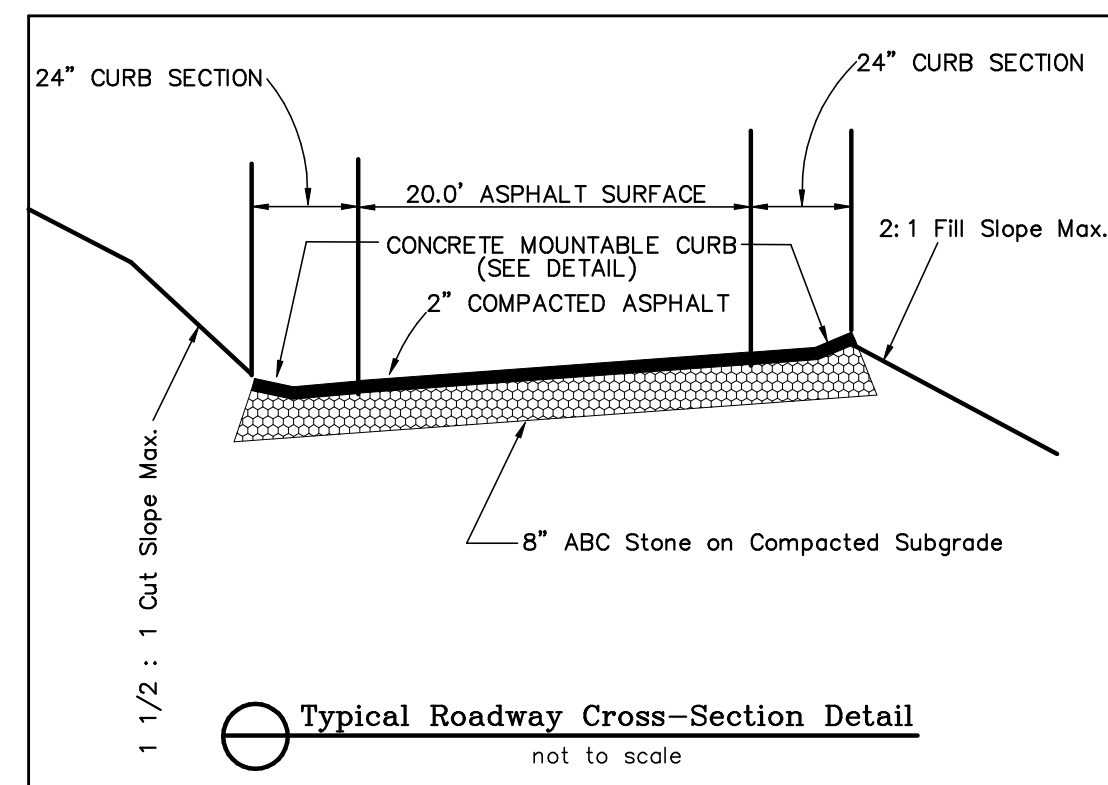
I, JONATHAN T. GILBERT, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in referenced documents; that the ratio of precision as calculated is 1:15,000+, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 29th day of APRIL, 2019.

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'
C2	36.87'	S 29° 35' 26" E	22.05'
C3	36.87'	S 18° 18' 09" W	37.41'
C4	52.66'	S 56° 58' 15" W	14.99'
C5	52.66'	S 68° 30' 21" W	15.04'
C6	52.66'	S 80° 43' 24" E	40.41'
C7	775.00'	N 58° 55' 06" W	20.42'
C8	775.00'	N 11° 40' 13" W	54.02'
C9	775.00'	N 64° 13' 32" W	15.10'
C10	775.00'	N 58° 24' 46" W	98.11'
C11	775.00'	S 74° 47' 43" E	74.46'
C12	90.00'	S 85° 38' 35" E	25.34'
C13	90.00'	S 68° 30' 21" W	15.04'
C14	90.00'	S 56° 58' 15" W	14.99'
C15	30.00'	S 15° 33' 28" W	30.58'
C16	65.00'	N 70° 10' 46" E	42.60'
C17	90.00'	N 49° 18' 54" E	24.81'
C18	90.00'	N 76° 51' 39" E	30.44'

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	26.34'
L9	N 8° 58' 02" E	26.34'
L10	N 8° 58' 02" E	11.41'
L11	S 13° 52' 00" W	29.25'
L12	S 58° 55' 05" W	42.80'
L13	S 63° 40' 23" W	31.18'
L14	S 63° 06' 38" E	38.75'
L15	N 63° 06' 38" E	35.26'
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" W	40.89'
L21	N 59° 06' 19" W	43.50'
L22	S 51° 48' 18" W	44.18'
L23	S 83° 55' 42" W	39.60'
L24	S 58° 09' 49" E	28.92'
L25	N 68° 20' 25" W	26.16'
L26	N 68° 20' 25" W	17.95'
L27	N 60° 35' 10" W	36.21'
L28	N 54° 41' 30" W	47.88'
L29	N 75° 25' 45" W	21.63'
L30	N 68° 52' 51" 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	12.33'
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 27° 04' 20" W	20.23'
L41	N 27° 04' 20" W	19.83'
L42	S 59° 06' 19" E	43.50'
L43	S 49° 31' 07" E	40.89'
L44	S 51° 17' 20" W	40.19'
L45	S 77° 32' 55" E	29.29'
L46	N 87° 55' 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" E	138.11'
L50	S 57° 06' 04" W	117.22'
L51	S 58° 37' 15" W	27.15'
L52	N 88° 55' 47" W	40.55'
L53	N 63° 40' 23" W	36.18'
L54	N 58° 49' 15" E	54.91'
L55	N 75° 35' 23" W	46.85'
L56	S 58° 55' 05" W	38.95'
L57	N 63° 06' 38" E	47.81'
L58	N 63° 06' 38" E	29.96'
L59	S 58° 55' 05" W	36.95'
L60	S 58° 55' 05" W	43.86'
L61	S 7° 14' 26" E	22.69'
L62	S 7° 14' 26" E	35.39'
L63	N 8° 58' 02" E	8.23'
L64	N 8° 58' 02" E	17.11'
L65	S 81° 01' 56" E	24.16'
L66	N 41° 23' 30" W	5.18'
L67	N 46° 59' 47" W	34.97'
L68	N 46° 59' 47" W	39.73'
L70	N 46° 59' 47" W	46.97'

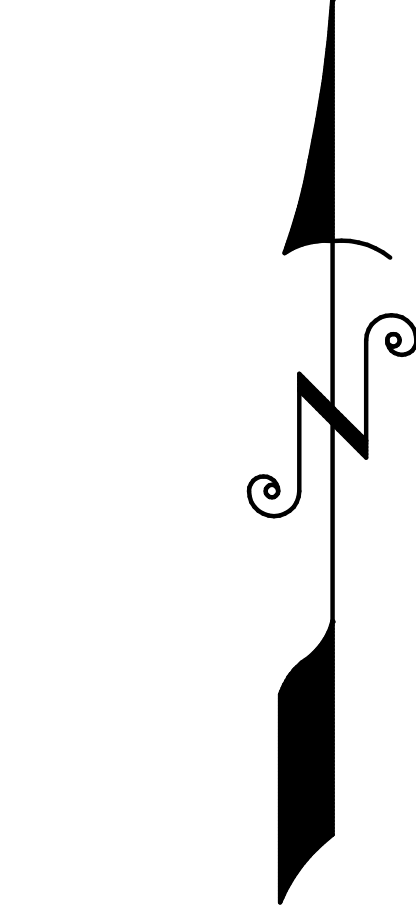


NOTE:
 EXISTING CREEK OR STREAM MAY BE SUBJECT TO 25.0' WIDE TRIBUTARY BUFFER ZONES (T.B.Z.) TO REMAIN UNDISTURBED. SAID 25.0' TO BE MEASURED LANDWARD FROM EXISTING TOP OF CREEK BANKS. SUBJECT TO POSSIBLE VARIANCE BY CONTACTING HAYWOOD COUNTY EROSION AND DRAINAGE CONTROL DEPARTMENT AT (828) 452-6706.

LANDSCAPING NOTES:
 CANOPY TREE (SPECIES TAKEN FROM RECOMMENDED SPECIES LIST OF THE TOWN ADMINISTRATOR) CANOPY TREES PLACED AT 50' ON-CENTER MAXIMUM WITH 1 TREE PER 40' OF STREET FRONTAGE AT NO MORE THAN 8.0' FROM CURBING. TREES TO BE 8.0' TALL AND 2" IN DIAMETER @ 6" ABOVE GRADE WHEN PLANTED.

SITE NOTES:
 FIELD SURVEY VERIFICATION OF BUILDING LAYOUTS TO AVOID ENCRoACHMENT OF BUILDINGS INTO BUILDING SETBACK AREAS AND STREAM BUFFER AREAS AS SHOWN.
 FIELD SURVEY LAYOUT OF ALL BUILDINGS, UTILITIES, STREETS, SIDEWALKS, DRIVES AND BIO-RETENTION PONDS.
 SMALLEST AMOUNT OF PERVIOUS SURFACE IS ON LOT CONTAINING UNITS 15 & 16. TOTAL AREA IS 0.168 ACRES (7,329.3 SQ. FT.) PERVIOUS AREA IS 0.060 ACRES (2,630.5 SQ. FT.) FOR A PERVIOUS AREA OF 35.9% OF THE SURFACE.

NCSRS MONUMENT "DAYCO"
 SIZE = 842,388.99"
 NAD 83 (2011) DATUM
 COMBINED FACTOR = 0.99974964

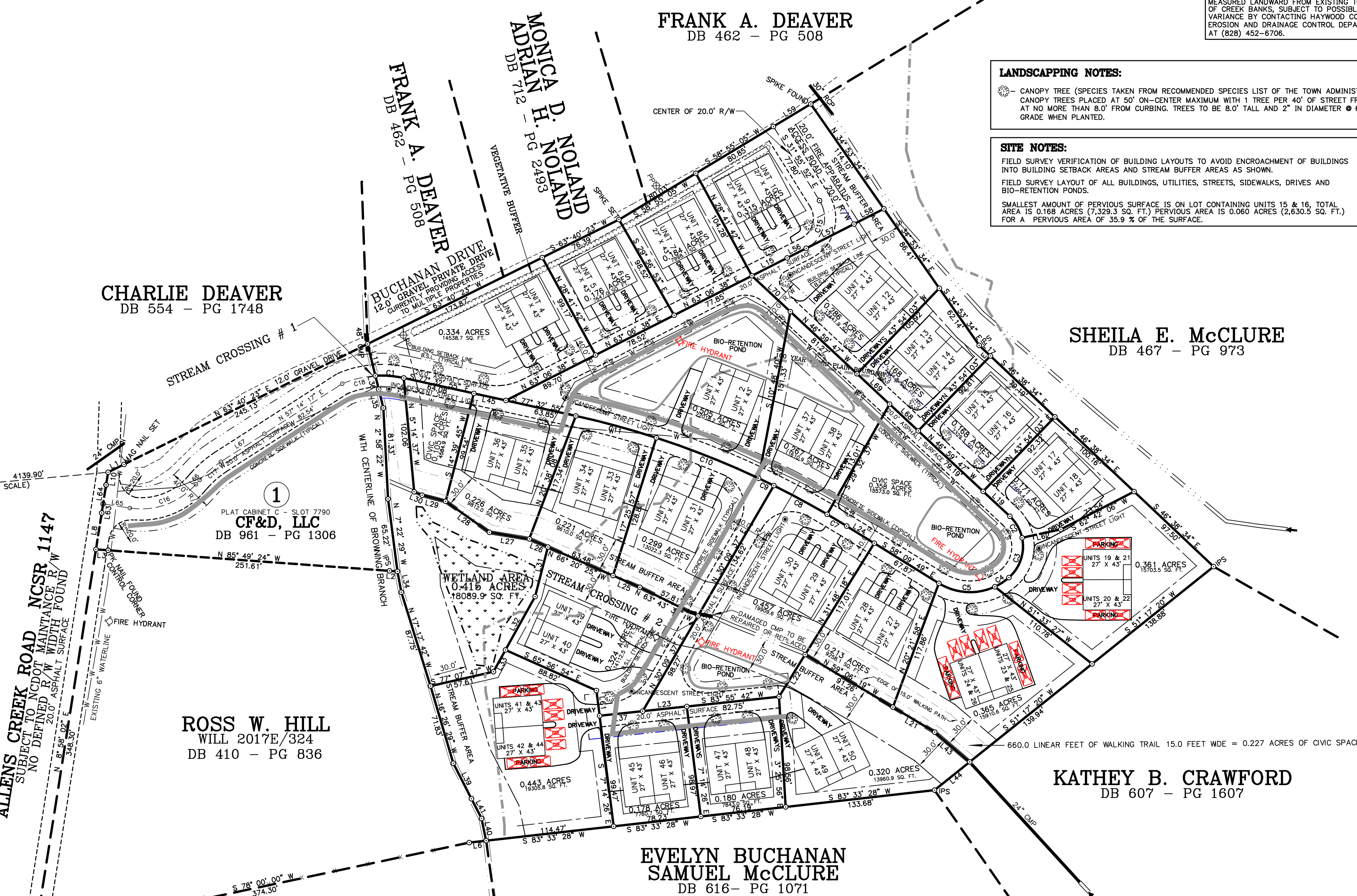


7.038 ACRES TOTAL



**OWNER OF RECORD:
 BROWNING BRANCH, LLC**

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



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 - PROPOSED DENSITY = 7.1 UNITS PER ACRE
 7.038 ACRES DIVIDED INTO 22 LOTS CONTAINING 50 UNITS
 42% (0.290 ACRES WITHIN SFHA AND 0.400 ACRES OUTSIDE OF SFHA) OF DESIGNATED OPEN AREA FOR THE SITE (58% OF CIVIC SPACE OUTSIDE OF SFHA)
 MINIMUM LOT SIZE: 1/8TH ACRE (7,260 SQUARE FEET)
 CIVIC SPACE (OPEN AREA) OF 0.690 ACRES = 9.8% OF TOTAL AREA
 2.9 ACRES (41%) OF SUBJECT PARCEL IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA.
 SMALLEST LOT CONTAINS UNITS 15 & 16 AND IS 0.168 ACRES (7,329.3 SQUARE FEET)
 LARGEST LOT CONTAINS UNITS 1 & 2 AND IS 0.505 ACRES (22,018.2 SQUARE FEET)
 ALL LOT ACREAGES INCLUDE STREET RIGHT OF WAY AREA.
 2030.0 LINEAR FEET OF NEW 20.0' WDE ASPHALT ROAD TO BE BUILT
 4.4 ACRES OF IMPERVIOUS SURFACE (BUILDINGS, DRIVEWAYS & STREETS)
 2.64 ACRES OF PERVIOUS SURFACE FOR WATER DRAINAGE
 OFFSTREET PARKING - EACH UNIT TO HAVE A LARGE ENOUGH DRIVEWAY TO ACCOMMODATE 2 PARKED CARS

REVISIONS:

REFERENCES: DB 949 - PG 1982
 PLAT CABINET C - SLOT 7790

DATE: 04/29/2019
 DRAWN BY: JRH
 CHECK BY: JTG

SCALE: 1" = 60'

UNIT NUMBER: 8604-84-0656
 DATE: 04/29/2019
 DRAWN BY: JRH
 CHECK BY: JTG

Mountain Heritage
 Land Surveying, PLLC
 SURVEYING, MAPPING & GPS
 UNIT #196 - SUITE #3 - WAINESVILLE PLAZA
 WAINESVILLE, NC 27886

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

SHEET NUMBER: 1 of 1
 DRAWING NUMBER: 2018-199-006-A
 2018-199-006-A

