

LEGEND

EP = Existing Iron Pipe or Pin	MS = Manhole
PS = Iron Pipe Set, 2 1/2" Rebar With Cap stamped "NORTH CAROLINA SURVEYING" and "I" above grade	CS = Catch Basin
ELH = Existing Locust Hub	WM = Water Meter
MCN = Concrete Monument	FS = Power service Pole
R/W = Right of Way	N/T = Name or Farmyard
R/R Spikes = Railroad Spikes	P/O = Part of
PS = Fence Stone	DB = Deed Book
CS = Cast-iron Spike	PG = Page
APL = Aerial Power Line	--- = Top of Ridge
--- = Fence Line	--- = Break or Shown
--- = Surveyed Property Line	
--- = Adjacent Property Line (not surveyed)	
--- = Edge of Road or Drive (Type of surface noted)	
--- = Edge of R/W (Setback noted)	
--- = Edge of Easement (Eggs noted and dimensioned)	

- 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 their 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 district title and ALL matters of title should be referred to an Attorney-at-Law.
 - The 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 "True North" of the Cabinet C @ Stat 182A.
 - This plot represents a survey of Deed Book 4818 Page 2103.

State of North Carolina, County of Haywood
 Find for registration on the _____ day of _____
 20____ at _____/_____, and recorded in Plot Cabinet _____
 of Stat _____

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 plot 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.
 - () 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 features, such as a wetlands.
 - () This survey is a control survey.
 - (X) 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 such as "A FAMILY DIVISION".
 - () 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.

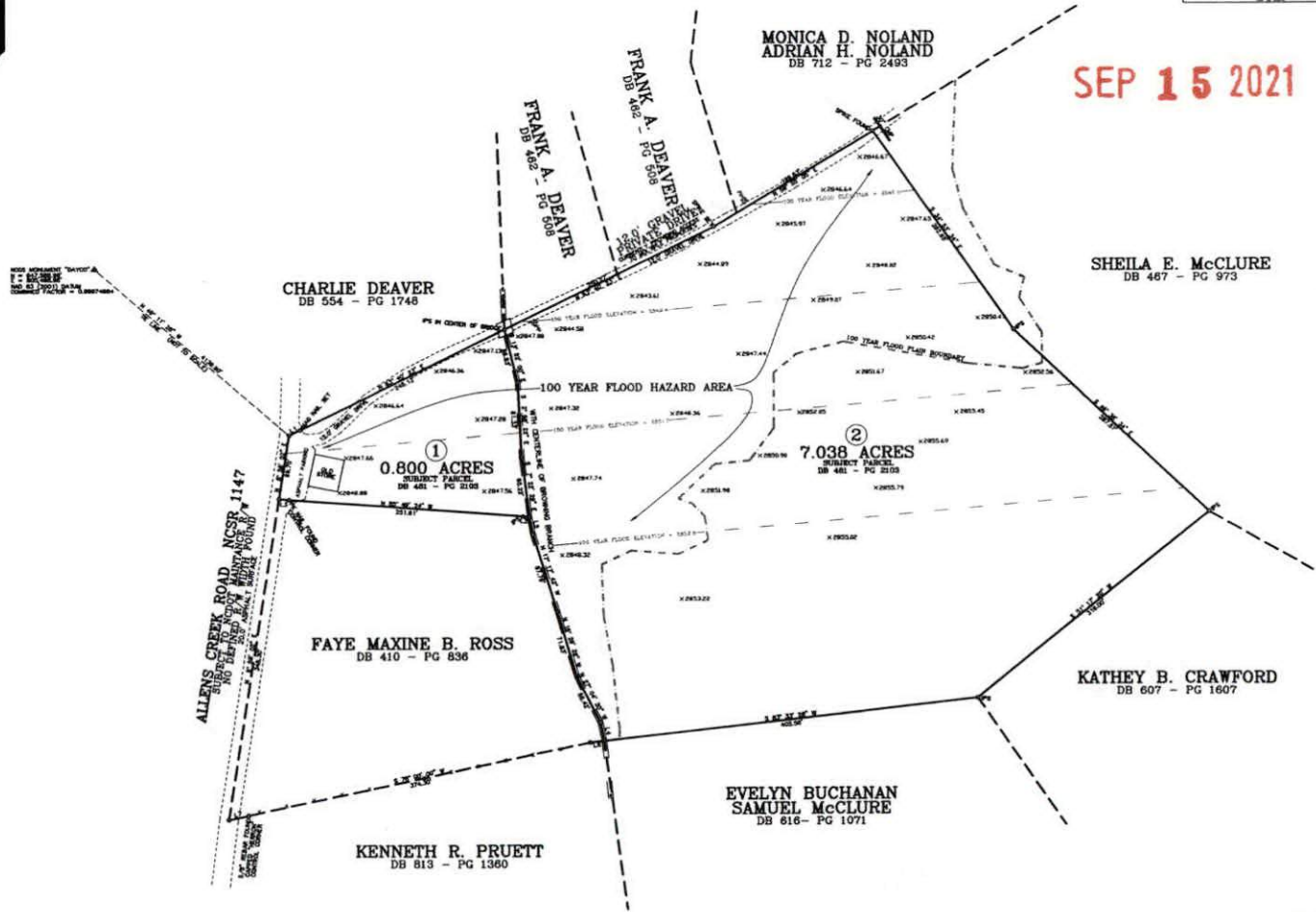
I, JONATHAN T. GILBERT, certify that this plot was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in referenced documents; that the ratio of precision as calculated is 1:15,000; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 11th day of July, 2017.

Professional Land Surveyor
 License Number L-3971

SEAL
 L-3971
 JONATHAN T. GILBERT



NOTE
 THIS DOCUMENT CREATES A FAMILY SUBDIVISION AND IS EXEMPT FROM THE REQUIREMENTS OF THE HAYWOOD COUNTY SUBDIVISION AND PRE-DEVELOPMENT INSURANCE SEPTIC TANK EVALUATION MAY NOT HAVE BEEN PERFORMED ON THESE LOTS.



SEP 15 2021

7/11/2017

7.838 ACRES TOTAL

OWNER OF RECORD:
NEAL K. ROSS



REFERENCES: DB 481 - PG 2103

FOR OWNER: NEAL K. ROSS
 DATE OF PREPARATION: 7/11/2017
 SCALE: 1" = 40'

PLAT PREPARED FOR
NEAL K. ROSS
 Waynesville Township Haywood County, N.C.

1 of 1
 PLAT NUMBER: 711-27-A

SEP 15 2021

CHARLIE DEAVER
DB 554 - PG 1748

3
/ER

12 PR. PROVIDING CURRENTLY MULTIPLE PROPER 12.0 GRAVEL DR

N 49° 11' 28" W
TIE LINE (NOT TO SCALE) 4139.90'

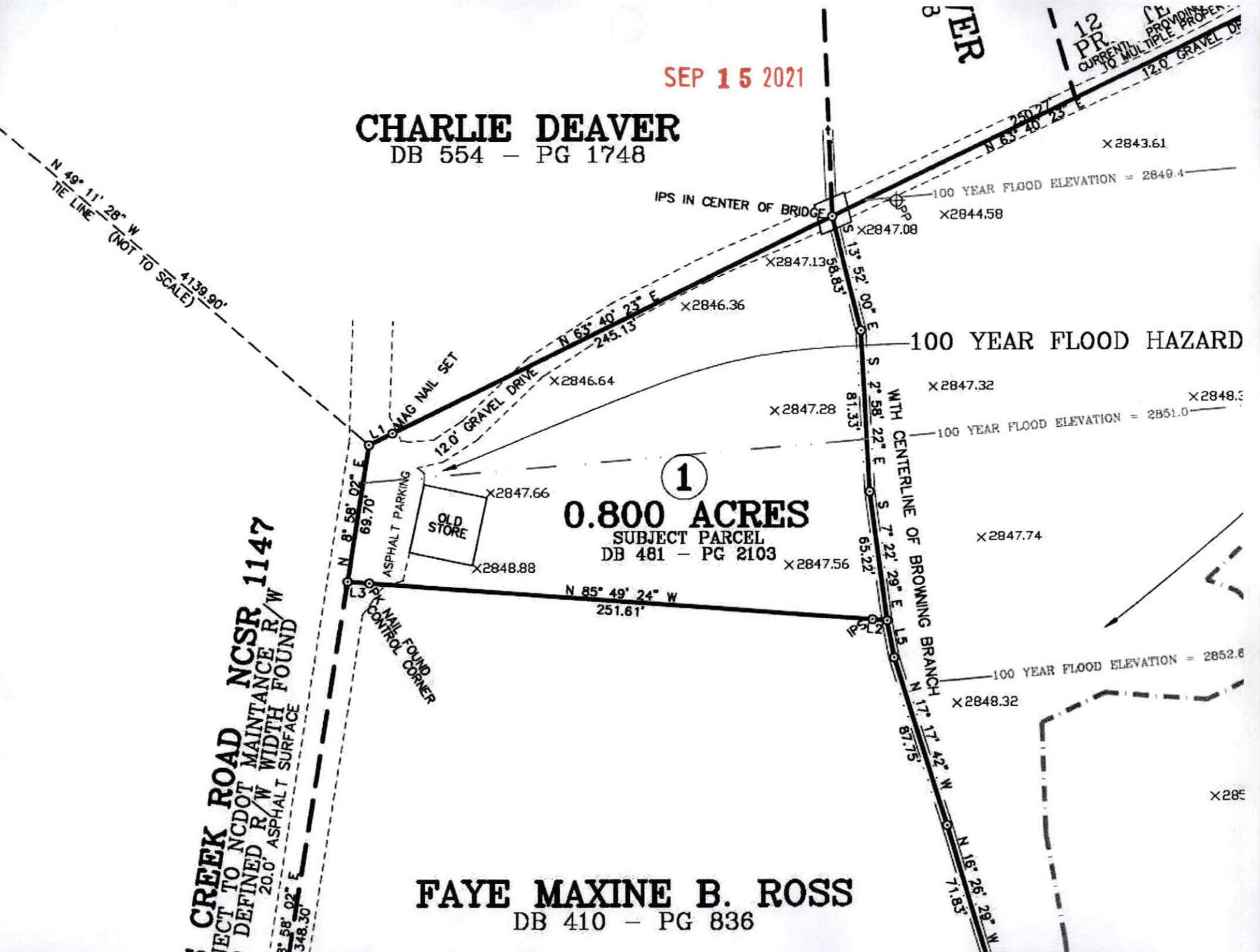
IPS IN CENTER OF BRIDGE
100 YEAR FLOOD ELEVATION = 2849.4

100 YEAR FLOOD HAZARD

①
0.800 ACRES
SUBJECT PARCEL
DB 481 - PG 2103

CREEK ROAD NCSR 1147
SUBJECT TO NCDOT MAINTAINANCE R/W
DEFINED R/W WIDTH FOUND
20.0' ASPHALT SURFACE
8' 58" 02" E
348.30'

FAYE MAXINE B. ROSS
DB 410 - PG 836



L1

L3

IP-2

IP-1

MAG NAIL SET

ASPHALT PARKING

OLD STORE

SPK NAIL FOUND CORNER

12.0' GRAVEL DRIVE

WITH CENTERLINE OF BROWNING BRANCH

N 8° 58' 02" E
69.70'

N 8° 58' 02" E
348.30'

N 85° 49' 24" W
251.61'

N 63° 40' 23" E
245.13'

X2846.64

X2847.66

X2848.88

X2846.36

X2847.28

X2847.56

65.22'

81.33'

88.83'

S 13° 52' 00" E

N 63° 40' 23" E

X2847.32

X2844.58

X2843.61

X2847.74

X2848.32

X2848.3

X285

100 YEAR FLOOD ELEVATION = 2852.6

100 YEAR FLOOD ELEVATION = 2851.0

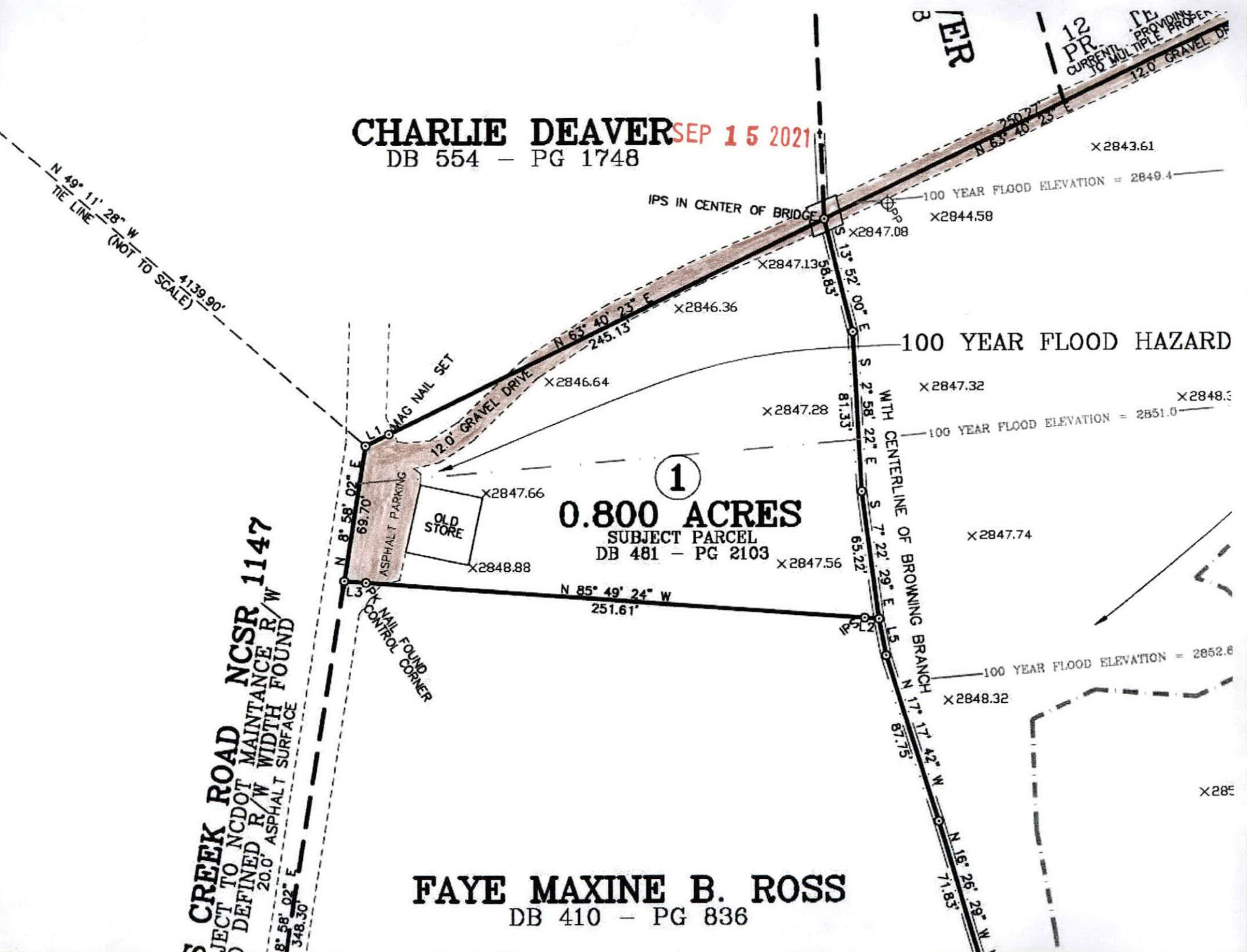
100 YEAR FLOOD ELEVATION = 2849.4

CHARLIE DEAVER SEP 15 2021
DB 554 - PG 1748

CREEK ROAD NCSR 1147
SUBJECT TO NCDOT MAINTAINANCE R/W
DEFINED R/W WIDTH FOUND
20.0' ASPHALT SURFACE
8'-58".02" E
348.30'

1
0.800 ACRES
SUBJECT PARCEL
DB 481 - PG 2103

FAYE MAXINE B. ROSS
DB 410 - PG 836



SEP 9 2021

Traffic Flow

green



Deaver



Wishart



Based on high Resolution
Red line drawing
Dated 5/2/2018

Monroe A. Miller, Jr.
2200 Camp Branch Road
Waynesville, NC 28786

LEGEND

CP = Existing from Plan of P. 1848
 S/S = Iron Pipe Set, 3/4" Riser with Survey Cap
 EM = Existing Easement Map
 CM = Concrete Monument
 R/W = Right of Way
 S/S Spikes = Railroad Spikes
 FS = Fence Station
 CS = Cotton Gin Spike
 A = Ased Power Line
 B.S.L. = BUILDING SETBACK LINE
 B.S.L. = PROPOSED 4' SETBACK LINE
 B.S.L. = PROPOSED 6' SETBACK LINE
 --- = Subdivided Property Line
 --- = Subdivided Property Line (Not Reported)
 --- = Surveyor's Line
 --- = Edge of Road or Drive (Type of surface noted)
 --- = Edge of PAV (Type noted)
 --- = Edge of Easement (Type noted and dimensioned)
 --- = Top of Step

NOTES

1. Acreage calculated by Coordinate Computation Method.
 2. All property corners NOT described are computed "points" only.
 3. Property is subject to all applicable easements and rights of way of record.
 4. One of the owner's records is 15,000'. All distances are horizontal.
 5. This survey meets the requirements of a Class "A" Survey.
 6. Location of ALL underground utilities are approximate, unless otherwise indicated. Exact location to be determined by owner.
 7. Property corners are marked as shown. All other marking to be for reference only, unless otherwise indicated.
 8. If land measuring activities in excess of 0.5 acre are planned, the property owner is required to submit an Easement and Easement Control Plan to North Carolina Dept. of Environment and Natural Resources.
 9. The certification does not constitute a certification of title, zoning or boundary line.
 10. This survey was prepared without benefit of electrical title and ALL markers of title should be referred to an attorney-at-law.
 11. This property has not been inspected for outside of roadway improvement.
 12. There is NO recordable Horizontal Control within 2000'.
 13. Property is NOT located in a special flood hazard area, in accordance with current FEMA and FIRM maps.
 14. North is "True North" of Post Cabinet C # 2nd 132A.
 15. This plat represents a survey of Deed Book 4819 Page 2103.
 16. Dimensions are NAD 83 unless otherwise noted and the Converter is set to feet.

State of North Carolina, County of Wayne

Filed for registration on the _____ day of _____, 2018, at _____ o'clock _____ and returned to Plat Cabinet # _____ of said _____

Register of Deeds - Registered County _____ Assisted Deputy _____

Date of North Carolina, County of Wayne _____ Review Officer of _____

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


REVIEW OFFICER _____ (Date)

TYPES OF SURVEY PERFORMED

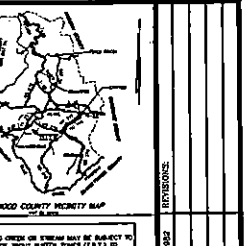
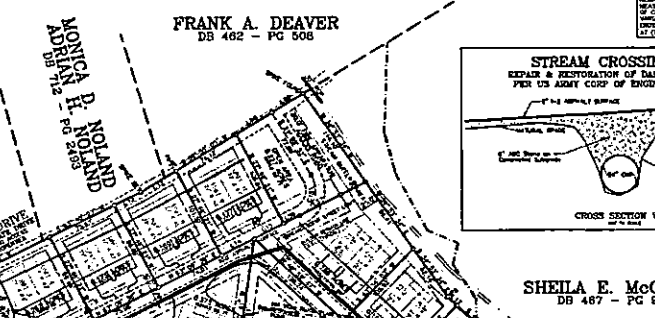
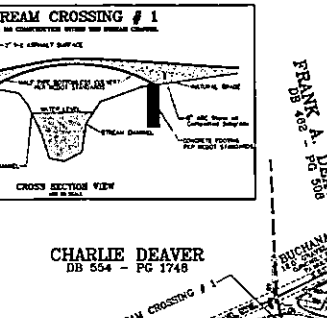
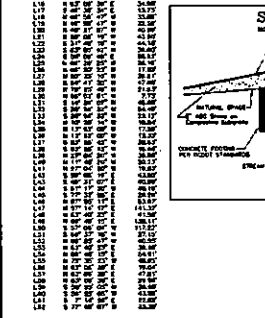
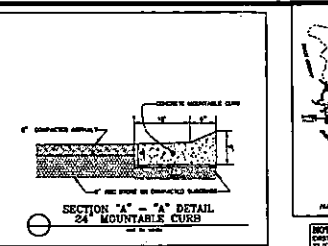
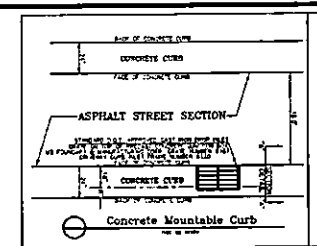
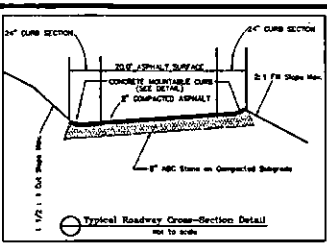
() This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 () This survey is located in a portion of a county or municipality that is incorporated as an ordinance that regulates parcels of land.
 (X) This survey is of 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 features, such as a watercourse.
 () This survey is a coastal survey.
 () This survey is of another category such as the reconnection of existing parcels, a court-ordered survey, or other occasion in 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. CLIBERT, 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 on a shown 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. 47-37 as amended. Witness my hand and seal this 02nd day of MAY, 2018.

Professional Land Surveyor
License Number 1-2971


 JONATHAN T. CLIBERT
 1-2971

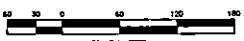
Code	Symbol	Symbol Description	Symbol	Symbol Description
1	---	Subdivided Property Line	---	Subdivided Property Line
2	---	Subdivided Property Line (Not Reported)	---	Subdivided Property Line (Not Reported)
3	---	Surveyor's Line	---	Surveyor's Line
4	---	Edge of Road or Drive (Type of surface noted)	---	Edge of Road or Drive (Type of surface noted)
5	---	Edge of PAV (Type noted)	---	Edge of PAV (Type noted)
6	---	Edge of Easement (Type noted and dimensioned)	---	Edge of Easement (Type noted and dimensioned)
7	---	Top of Step	---	Top of Step



NOTES

1. THIS SITE PLAN OR PLAN MAY BE SUBJECT TO THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (DENR) REQUIREMENTS FOR CONSTRUCTION OF CERTAIN TYPES OF DEVELOPMENT IN CERTAIN AREAS OF THE COUNTY. CONTACT THE DENR COUNTY OFFICE FOR MORE INFORMATION.
 2. THIS SITE PLAN OR PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

7.036 ACRES TOTAL


 SCALE IN FEET

OWNER OF RECORD:
BROWNING BRANCH, LLC

SITE DATA

SUBJECT PROPERTY IS ZONED: ALLEYS CREEK NEIGHBORHOOD RESIDENTIAL (AC-NR)
 BUILDING SETBACKS:
 FRONT - 10.0'
 SIDE - 10.0' FROM ADJACENT LOT LINE OR 5.0' FROM STREET
 REAR - 8.0' FROM ADJACENT LOT LINE
 6.0' SEPARATION BETWEEN BUILDINGS
 10 UNITS PER ACRE
 MAXIMUM DENSITY: 10 UNITS PER ACRE
 7.036 ACRES DIVIDED INTO 23 LOTS CONTAINING 48 UNITS WITH A COMMON AREA OF 0.415 ACRES
 SIX (6) 0.332 ACRES OF DESIGNATED OPEN AREA FOR THE SITE
 MINIMUM LOT SIZE: 1/20th ACRE (2,250 SQUARE FEET)
 SMALLEST LOT CONTAINS UNITS 15 & 16 AND IS 0.158 ACRES (7,220.3 SQUARE FEET)
 LARGEST LOT CONTAINS UNITS 25 & 26 AND IS 0.457 ACRES (19,909.6 SQUARE FEET)
 2032.0 LINEAL 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
 0.25 ACRES OF OPEN SPACE - EACH UNIT TO HAVE A LARGE ENOUGH DRIVEWAY TO ACCOMMODATE 2 PARKED CARS

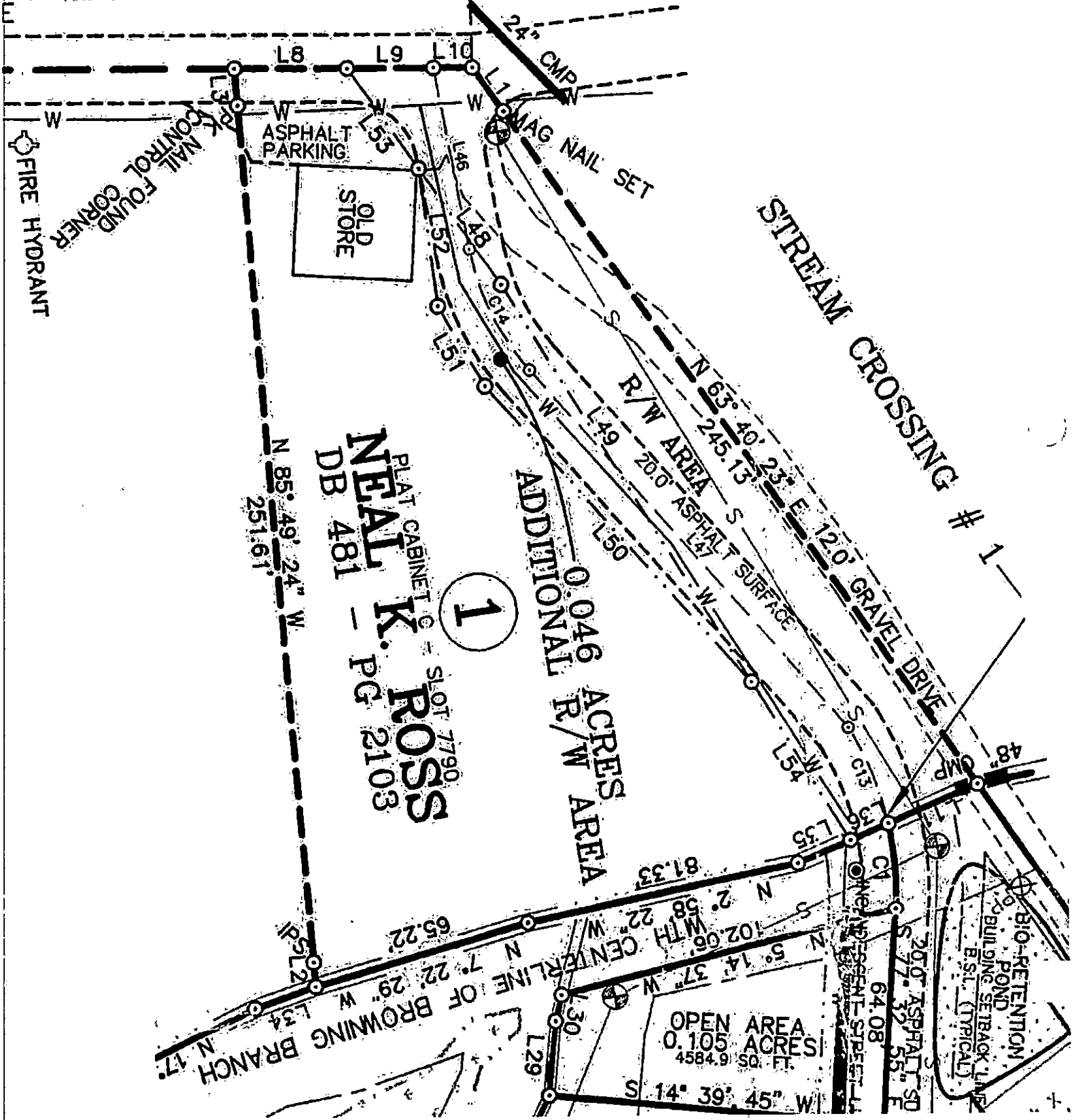
RETAINED AREA 0.423 - 0.674 ACRES UNDISTURBED
 STREAM BUFFER AREA = 1.097 ACRES UNDISTURBED
 1.512 ACRES UNDISTURBED TOTAL

MASTER SITE PLAN PREPARED FOR
BROWNING BRANCH, LLC
 Mountain Heritage
 Lana Surveys, PLLC
 Waynesville Township
 Haywood County, N.C.

DATE: 5/2/2018
 SHEET: 1 of 1
 DRAWING NUMBER: 2018-189-000-N
 REVISIONS:
 REVISIONS: DB 481 - PG 1824
 PLAT NUMBER: 2 - 0277 7700
 COUNTY: WAYNE
 TOWNSHIP: WAYNESVILLE
 COUNTY: WAYNE

NCSR 1147
ANCE R/W FOUND

4139.90'
 (SCALE)



PLAT CABINET
NEAL K. ROSS
 DB 481 - PG 2103
 S.L.O.T. 7790

1

0.046 ACRES
 ADDITIONAL R/W AREA

OPEN AREA
 0.105 ACRES
 4584.9 SQ. FT.

BIO-RETENTION
 POND
 BUILDING SETBACK LINE
 B.S.L. (TYPICAL)

WITH CENTERLINE OF BROWNING BRANCH N. 17.
 N 7.22.29" W 1.34
 N 5.14.37" W
 N 2.58.22" W
 N 102.06
 81.33
 65.22
 57.2
 57.2
 64.08
 57.2
 55.5

STREAM CROSSING # 1
 N 65° 40' 23" E 120' GRAVEL DRIVE
 R/W AREA S 245.13'
 20.0' ASPHALT SURFACE
 20.0' ASPHALT SURFACE

FIRE HYDRANT

WOOD NAIL CONTROL FOUND CORNER

ASPHALT PARKING

OLD STORE

24" CMP

MAG NAIL SET

48" CMP

20.0' ASPHALT SURFACE
 64.08
 57.2
 55.5

L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78 L79 L80 L81 L82 L83 L84 L85 L86 L87 L88 L89 L90 L91 L92 L93 L94 L95 L96 L97 L98 L99 L100

Michele Presnell / DOT

JUL 24 2018

Corner Buchanan Drive / Allens Creek

- Chris Lee
- Woodard (No Card)

Developer has not Submitted Application
30 days to render a result from DOT

North Carolina Department of Transportation
District II, Division 14

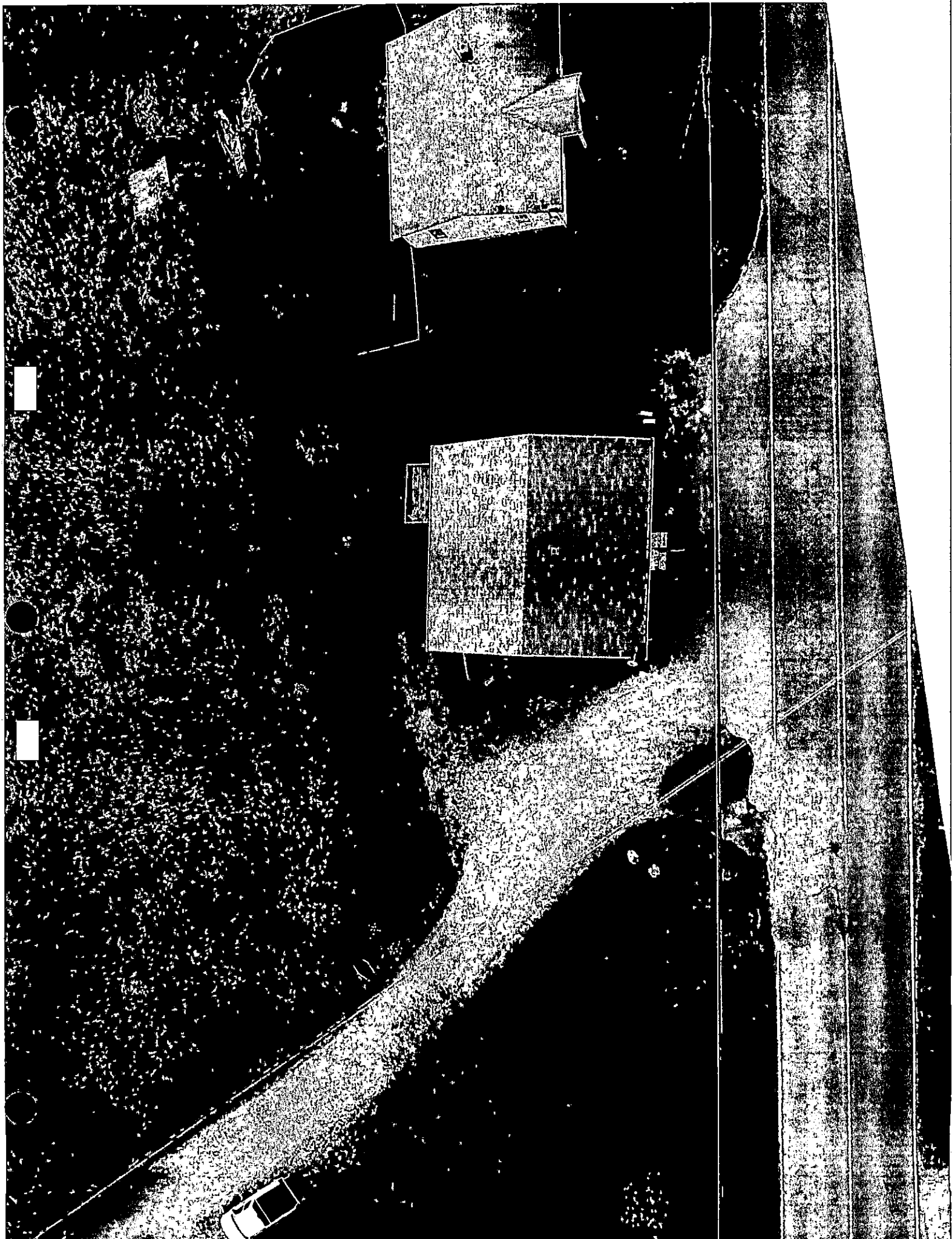
C.D.(CHRIS) LEE, P.E.
District Engineer

178 Henry Bird Road
Whittier, NC 28789

JUL 24 2018

(828) 497-7333 T
(828) 497-6095 F
cdlee@ncdot.gov





24

LEGEND

EP = Existing Iron Pipe or Pin	BM = Bench Mark
EP = Iron Pipe Nail, N/A? Refer With Survey Co.	CBM = Colored Bench
CL = Existing Layout Line	EM = Meter Meter
MM = Concrete Monument	SP = Power Surface Pin
R/W = Right of Way	N/A? = Now or Formerly
R/W Spike = Railroad Spike	P/O = Part of
FS = Fence Stake	DB = Dead Bench
CS = Cotton Gin Spike	PS = Pipe
AP = Asph. Power Line	B.S.L. = BUILDING SETBACK LINE
AP = Power Line	PROPOSED 8' WATER LINE
AP = Branch or Street	PROPOSED 8' SEWER LINE
AP = Proposed Property Line Not Surveyed	
AP = Proposed To Be	
AP = Edge of Road or Drive (Type or surface noted)	
AP = Edge of R/W (shown where)	
AP = Edge of Common Law road and abandoned	
AP = Top of Pile	

- NOTES**
- Accrues computed by Coordinate Computation Method.
 - All property corners NOT described are computed "path" only.
 - Property is subject to all applicable easements and rights of way of record.
 - Error of closure in miles is 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, when color flagging is for reference only, unless otherwise indicated.
 - If land disturbing activities in excess of 500 sq. yds are planned, the property owner is required to submit a Submittal 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 adjacent title and all matters of title should be referred to an attorney-at-law.
 - This property has not been inspected for evidence of boundary 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 "True North" of Plat District C @ Oct 1954.
 - This plat represents a survey of David Bush 4916 Page 2103.
 - Distances are NAD 83 datum referenced and the Contour Interval is two feet.

State of North Carolina, County of Haywood

I, _____, Register of Deeds - Haywood County

do hereby certify that the foregoing is a true and correct copy of the original as recorded in Plat District C @ Oct 1954.

State of North Carolina, County of Haywood

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

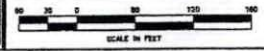
- TYPE OF SURVEY PERFORMED**
- () This survey creates a subdivision of land within the area of a survey or tract which has an estate that requires parcels of land.
 - () This survey is located in a portion of a survey or tract which has an estate that requires parcels of land.
 - (X) This survey is of 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 features, such as a watercourse.
 - () This survey is a control survey.
 - () This survey is of another category, such as the reestablishment 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 as to the best of the surveyor's professional ability as to which type of survey method above best describes the type of survey performed.

I, JONATHAN T. GILBERT, certify that this plat was drawn under my supervision from an original survey made under my supervision and that the boundaries not surveyed are clearly indicated as drawn from information found in referenced documents; that the ratio of precision as calculated is 1:18,000±, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 28th day of SEPTEMBER, 2018.

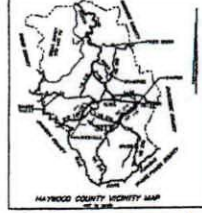
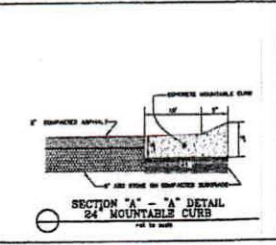
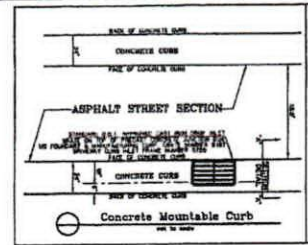
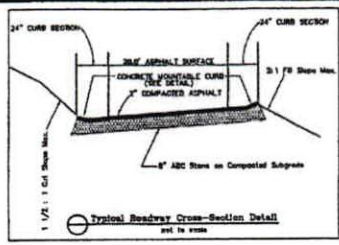
Professional Land Surveyor
License Number L-3971

SEAL
L-3971
JONATHAN T. GILBERT
NORTH CAROLINA PROFESSIONAL LAND SURVEYORS

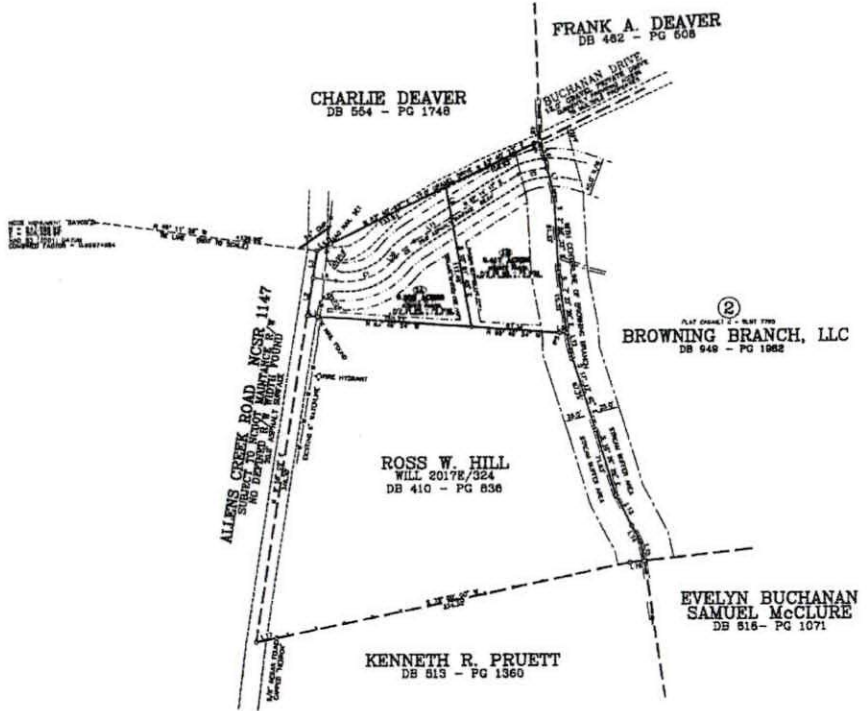
0.800 ACRES TOTAL



OWNER OF RECORD:
NEAL K. ROSS



NOTE: Easements shown on this map may be subject to title and other survey records (PLAT) to which this survey refers. It is the responsibility of the owner to determine the exact location and extent of any easements shown on this map. The surveyor is not responsible for the accuracy of any easements shown on this map.



SITE DATA
SUBJECT PROPERTY IS ZONED: ALLENS CREEK NEIGHBORHOOD RESIDENTIAL (AC-NR)
BUILDING SETBACKS:
FRONT - 10.0'
SIDE - 10.0' FROM ADJACENT LOT LINE OR 5.0' FROM STREET
REAR - 8.0' FROM ADJACENT LOT LINE
0.0' SEPARATION BETWEEN BUILDINGS
MAXIMUM DENSITY: 10 UNITS PER ACRE
0.800 ACRES DIVIDED INTO 2 LOTS
MINIMUM LOT SIZE: 1/8TH ACRE (7,120 SQUARE FEET)
SMALLEST LOT IS 1A AND CONTAINS 0.383 ACRES (16,822.8 SQUARE FEET)
LARGEST LOT IS 1B AND CONTAINS 0.417 ACRES (18,173.2 SQUARE FEET)
275.0 LINEAR FEET OF NEW 20.0' WIDE ASPHALT ROAD TO BE BUILT



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

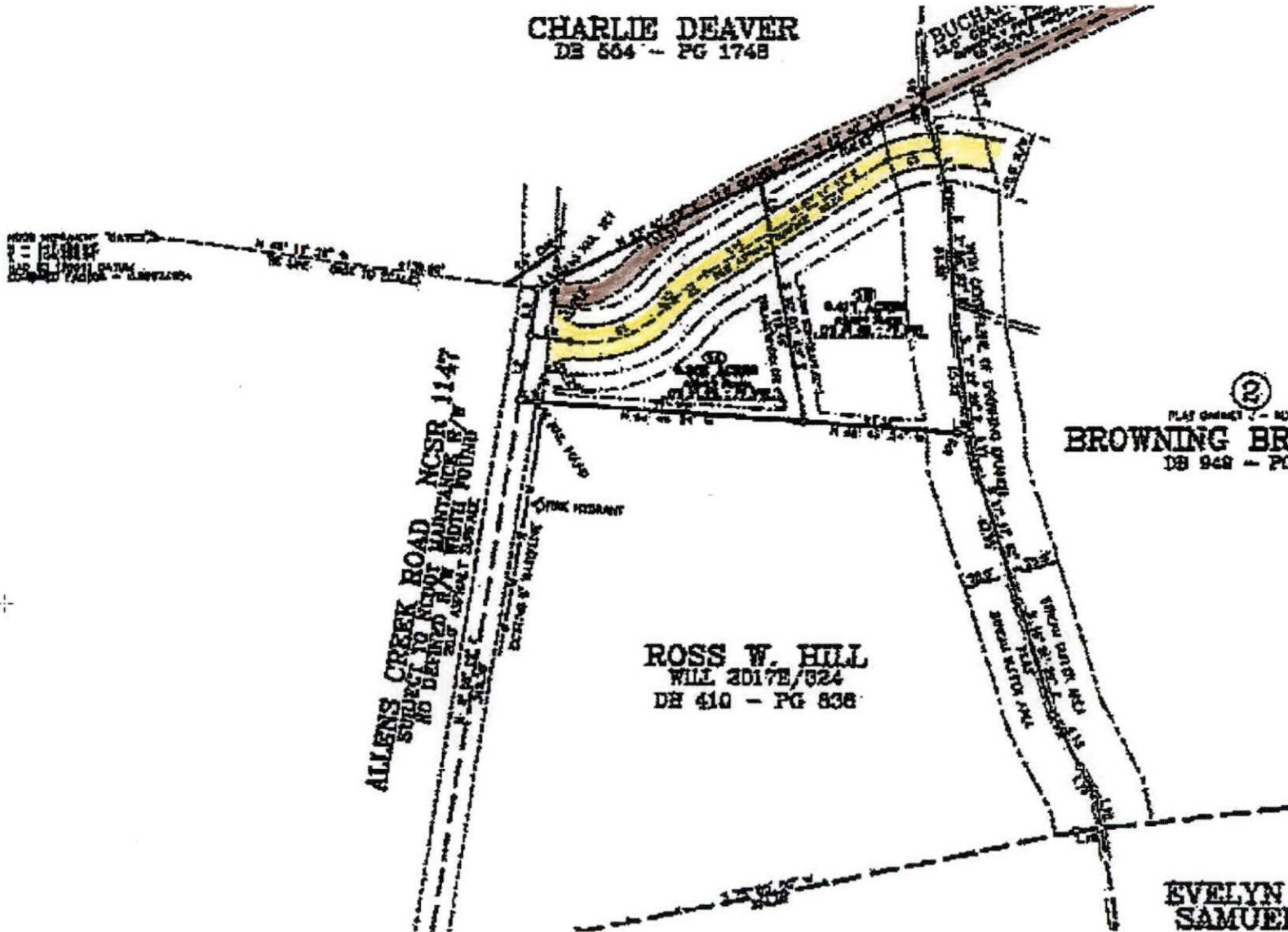
DATE: 9/26/2018

SCALE: 1" = 40'

PLAT DISTRICT C @ OCT 1954

REGISTERED SURVEYOR
PLAT NUMBER
DATE OF PLAT

CHARLIE DEAVER
DB 564 - PG 174B



ALLEN'S CREEK ROAD NCSR 1147
SUBJECT TO ALL DOT MAINTENANCE & W/ W
NO DESIGN R/W WIDTH POLYLINE
EXISTING & PROPOSED

EXISTING & PROPOSED
UTILITY LINES

②
PLAN SHEET 7 - 2021 770
BROWNING BRANCH, LLC
DB 948 - PG 1882

ROSS W. HILL
WILL 2017E/824
DB 410 - PG 838

EVELYN BUCHANAN
SAMUEL McCLURE

Drawing Approved by
Chris Lee, NC DOT

SEP 9 2021

Monroe A. Miller, Jr.
2200 Camp Branch Road
Waynesville, NC 28786

