

--- LEGEND ---

EIP = Existing Iron Pipe or Pin	AG = Above Grade
IPS = Iron Pin Set, 5/8" Rebar (Typ.)	BG = Below Grade
PK = Magnolia or similar	WM = Water Meter
MON = Concrete Monument	PP = Power Pole
R/W = Right of Way	LP = Light Pole
R/R Spike = Railroad Spike	N/F = Now or Formerly
FC = Fence Corner	P/O = Part of
CL = Centerline	DB = Deed Book
FND = Found	PG = Page
NTS = Not To Scale	PC = Plat Cabinet
EBCI = Eastern Band of Cherokee Indians	SL = Slide

----- = Property Boundary	⊙ = Property Corner
----- = Right of Way/Easement	○ = Calculated Point
----- = Tie Line	△ = Control Point
----- = Adjoiner Line	⬢ = Vertical Benchmark
----- = Fenceline	⊕ = Water Meter
----- = Branch/Stream	⊕ = Fire Hydrant
----- = Top of Ridge	⊕ = Aerial Power Line
----- = Aerial Power Line	⊕ = Sanitary Sewer
----- = Underground Waterline	⊕ = Power Pole
123 = Existing Contour Elevation	


- 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. U.S. SURVEY FEET
 - 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 1 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 FIRMS maps.
 - North is "Deed North" of Deed Book 2267 @ Page 1137.
 - This plat represents a survey of Deed Book 2267 @ Page 1137.

State of North Carolina, County of _____
 Filed for registration on the _____ day of _____
 19____ at _____ o'clock ____M and recorded in Plat Cabinet _____
 at Slide _____
 Register of Deeds - _____ County
 by: _____ Assistant Deputy

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

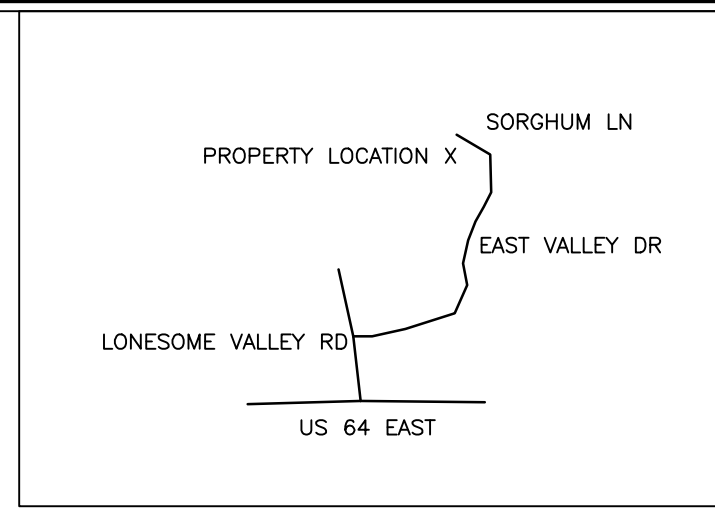
- TYPE OF SURVEY PERFORMED ---
- () This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - () This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
 - (X) This survey is of an existing parcel(s) of land or one or more existing easements 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 exemption or 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, JOHN KOTILA, 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 of positional accuracy as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30, as amended. Witness my original signature and seal this the 15TH day of OCTOBER, 2020.


 Professional Land Surveyor
 License Number L-5319

LINE	BEARING	DISTANCE
L1	S 84°34'34" E	50.93'
L2	S 80°46'11" E	24.27'
L3	S 04°36'48" W	4.49'
L4	S 02°52'24" W	39.23'
L5	S 02°38'27" W	17.67'
L6	S 01°07'05" W	22.13'
L7	S 00°39'17" W	21.72'
L8	S 02°35'56" E	27.63'
L9	S 06°29'21" E	21.23'
L10	S 09°11'19" E	27.87'
L11	S 10°58'40" E	23.17'
L12	S 13°53'34" E	27.28'
L13	S 17°40'29" E	16.91'
L14	S 51°51'30" W	20.34'
L15	N 15°32'32" E	54.93'
L16	N 32°59'58" W	21.76'
L17	N 57°26'12" E	20.01'
L18	N 13°29'28" W	24.91'
L19	N 34°32'20" E	15.47'
L20	S 85°46'28" E	21.29'
L21	N 29°29'49" W	40.00'

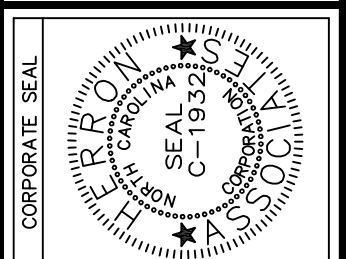
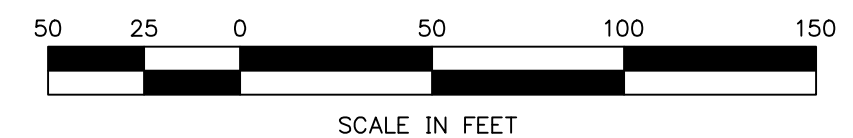
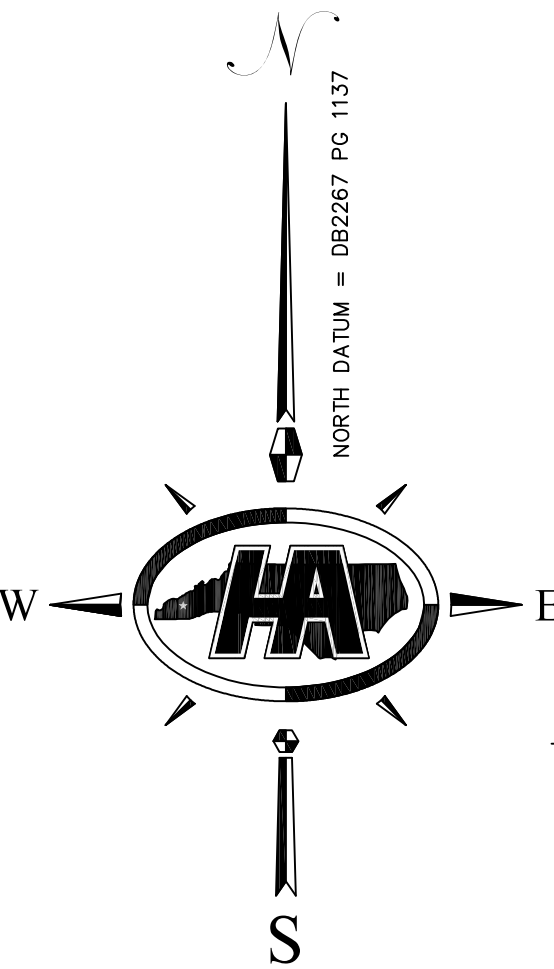
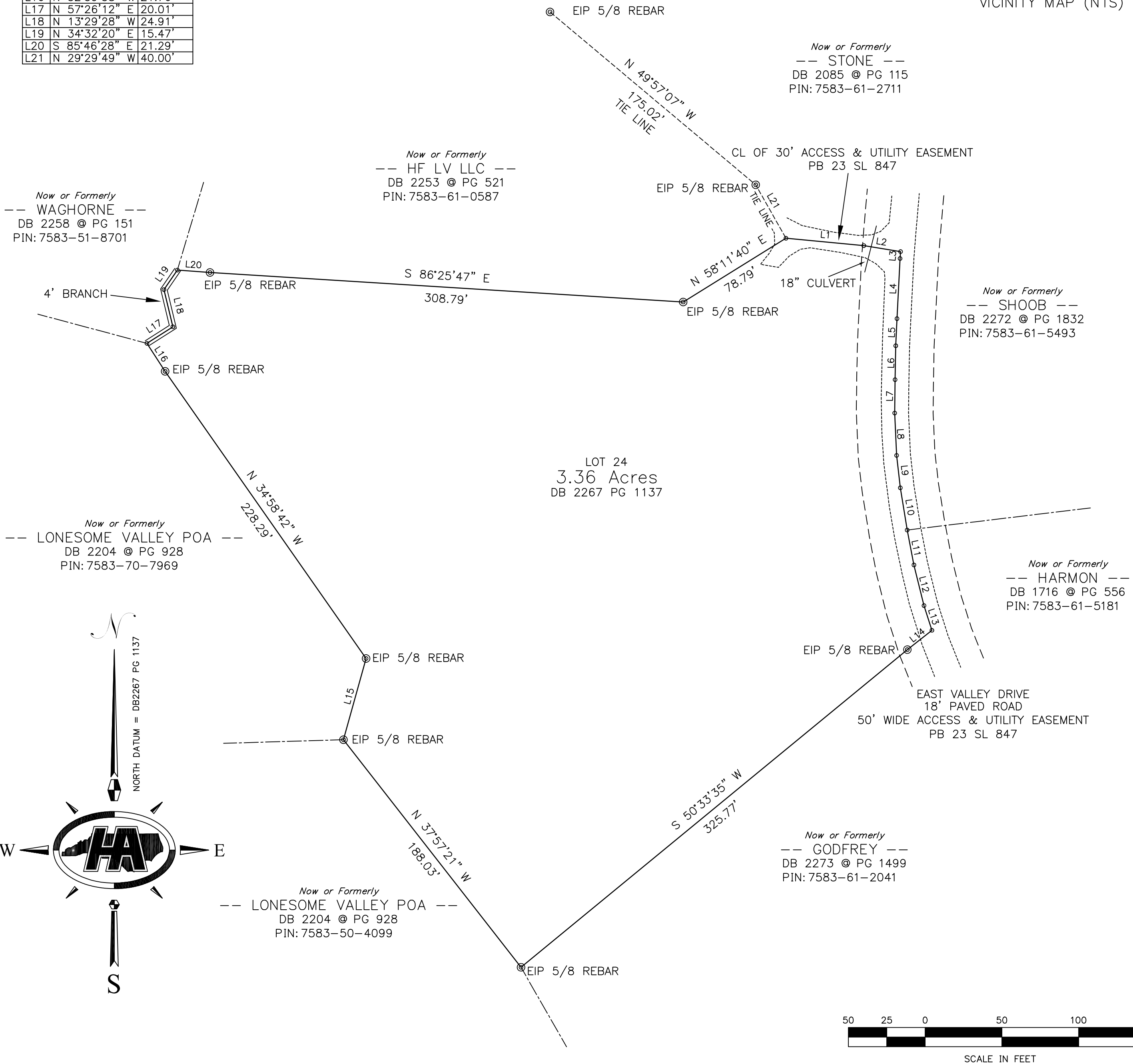
CURRENT OWNER:
HFF INVESTMENTS LLC



NO.	DESCRIPTION	DATE	BY

APPROVALS	DATE	BY
Calculated by: JMK		
Checked by: JLH		
Drawn by: JLH		
Approved by: JMK		

CORPORATE SEAL

PREPARED BY

HERRON

ASSOCIATES

ENGINEERING • SURVEYING • PLANNING

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 721 MAIN STREET BRYSON CITY, NC 28713
 www.herronassociates.com

SINCE 1959

SANCTUARY

DEVELOPERS, LLC

DESIGN - BUILD - FURNISH



PROJECT

BOUNDARY SURVEY OF
DB 2267 PG 1137

DRAWING NO.
3018-2471-B

SCALE: 1"=50'

OCTOBER 15, 2020

PROJECT NUMBER
201002B