

PC 14 SL 280

## --NOTES--

- 1 - Acreage calculated by Coordinate Computation Method.
- 2 - All property corners not described are "computed points".
- 3 - Property is subject to all applicable easements and rights of way of record.
- 4 - Error of closure meets or exceeds 1: 15,000+.
- 5 - This Survey meets the requirements of a Class A Survey.
- 6 - North is Plat North of Plat Cabinet 9 - Slides 927-931.
- 7 - All roads are privately maintained unless noted otherwise.
- 8 - Property is not in a flood hazard area.
- 9 - Unless otherwise indicated, all property surrounding the surveyed lots is owned by Balsam Mountain Preserve, Limited Partnership.
- 10 - Right of Ways shown are defined by a metes and bounds description as detailed on the Right of Way Survey prepared for Balsam Mountain Preserve.

## --LEGEND--

- EIP = Existing Iron Pipe or Pin  
 IPS = Iron Pin Set  
 PVC = 1" PVC Pipe Set  
 R/R Spike = Railroad Spike Set  
 FC = Fence Corner  
 PB = Power Transformer Box  
 TB = Telephone Pedestal  
 PP = Power service pole  
 P = Aerial Power Line  
 R/W = Right of Way  
 P/O = Part of  
 DB = Deed Book  
 PG = Page  
 --- = Fence line  
 --- = Branch or Stream  
 --- = Homestead Boundary Line  
 --- = Road Right of Way Line



**CONSERVATION AREA**  
 (SUBJECT TO RESTRICTIONS OF RECORD)

HOMESTEAD

123

HOMESTEAD

125

1.945 ACRES

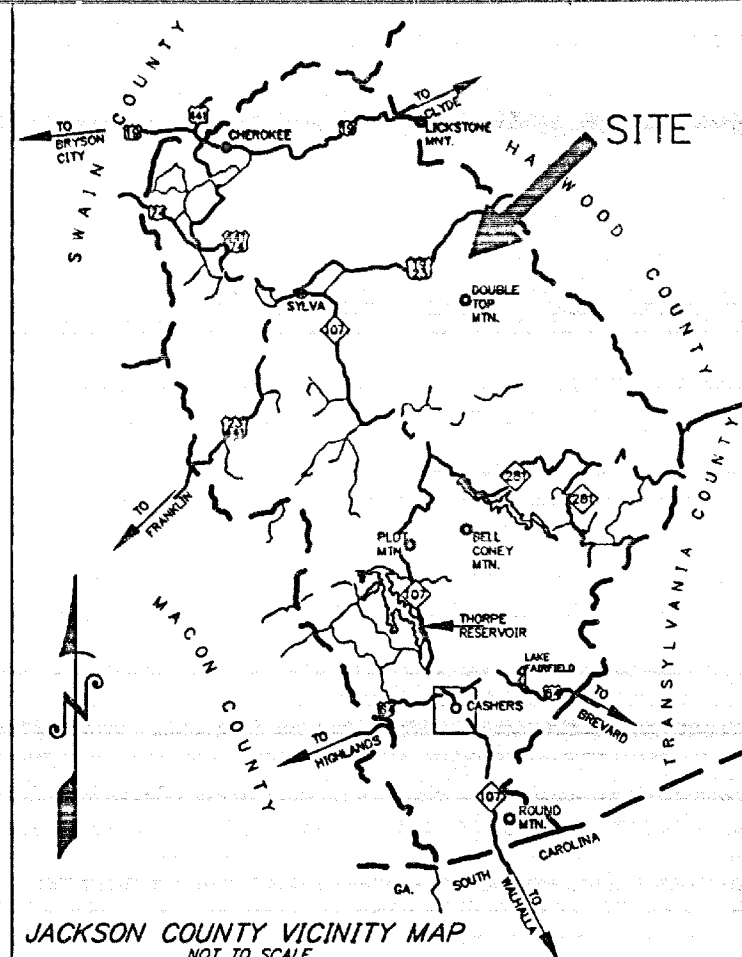
HOMESTEAD

126

NCGS MONUMENT "CASHIE"  
 N = 625198.47729  
 E = 770929.57362  
 ELEVATION = 2681.65'  
 (NAD 83)

**CONSERVATION AREA**  
 (SUBJECT TO RESTRICTIONS OF RECORD)

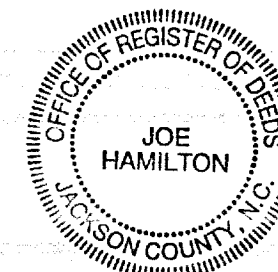
BUILDING ENVELOPE  
 0.510 ACRES



This plat modifies the boundary line of the Conservation Area as provided pursuant to section 3.4 of the Conservation Easement between Balsam Mountain Preserve LP and North American Land Trust dated December 14, 2001 and recorded in the Office of Register of Deeds for Jackson County, North Carolina in Book 1140, Page 48, amended in Book 1170, Page 480, in Book 1176, Page 41 and in Book 1435, Page 584. The area that was included within the boundaries of Lot 125 on the plat recorded at Plat Cabinet 11 Slide 755-758 ("Original Plat") but which is excluded from such Lot on this Plat shall hereafter be encumbered by and subject to the Conservation Easement, as amended. The area formally excluded from such Lot on the Original Plat but which is now included in the Lot on this Plat shall no longer be encumbered by and subject, and is hereby released from, the Conservation Easement. Executed this 13th day of May, 2005.

North American Land Trust

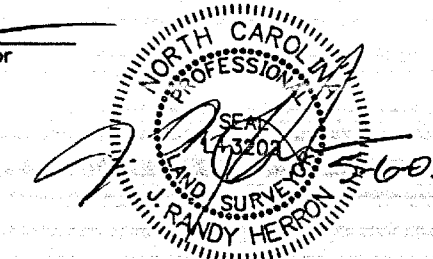
By: *Andrew L. Johnson*  
 Andrew L. Johnson, President



This survey represents a subdivision of land located within a portion of Jackson County that is not regulated by a Subdivision Ordinance.

I, J. RANDY HERRON 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 6th day of May, 2005.

*J. Randy Herron*  
 Professional Land Surveyor  
 License Number L-3202



SCALE IN FEET BMP2.PSD/BMP-F125.DWG

State of North Carolina, County of Jackson

Filed for registration on the 27th day of Sept 2005  
 At 4:50 clock PM, and recorded in Plat Cabinet 14  
 Slot 240

*Joe Hamilton*  
 Register of Deeds - Jackson County  
 by: Assistant Deputy

State of North Carolina, County of Jackson

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

*Randy Herron* 8-18-05  
 Review Officer

EXISTING SOIL DRIVES, ROADS OR TRAILS WITHIN THE LIMITS OF A HOMESTEAD ARE OWNED BY AND FOR THE USE OF THE HOMESTEAD OWNER. EXISTING OR NEW SOIL DRIVES, ROADS AND TRAILS OUTSIDE THE HOMESTEAD LIMITS ARE OWNED BY BALSAM MOUNTAIN PRESERVE LP AND MAY OR MAY NOT BE USED FOR CIRCULATION THROUGH THE CONSERVATION AREA.

This property is not located within a public water supply watershed and can be recorded in the register of deeds office.  
 8-18-05 *Randy Herron*  
 Watershed Administrator



52 Sugar Loaf Road  
 Sylva, North Carolina 28779

828-631-3021

FAX 828-631-3060

www.balsammountainpreserve.com

**HOMESTEAD 125 - PHASE II**  
**BALSAM MOUNTAIN PRESERVE**  
 Scotts Creek Township Jackson County, N.C.

PREPARED BY:  
**J. RANDY HERRON, P.L.S. L-3202**  
*Herron Surveying, PC*  
 1185 Russ Avenue Waynesville, NC 28786  
 (828) 456 - 5761

PIN # 7672-90-6264

DATE  
05/06/2005DRAWN BY  
JRHSCALE  
1" = 50'CHECK BY  
JRH

REFERENCES: Deed Book 1098 - Page 406  
 Plat Cabinet 9 - Slides 927 - 931

REVISIONS:

SHEET NUMBER

1 of 1

DRAWING NUMBER

3358-806-A