

# NOTES:

1. SURVEY IS BASED ON DEEDS AND EXISTING MONUMENTATION AS SHOWN.
2. PARCEL MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
3. THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
4. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
5. ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED. AREAS CALCULATED BY COORDINATE COMPUTATIONS.
6. Copyright © Joel Johnson Land Surveying Inc. All Rights reserved. Reproduction or use of the contents of this document; additions or deletions to this document, in whole or in part, without written consent of the land surveyor, is prohibited. Only copies from the original of this document, marked with an original signature and seal of the surveyor shall be considered to be valid true copies.
7. TRAVERSE ADJUSTED BY COMPASS METHOD TO 1: 24,150.
8. Property has not been inspected for WETLANDS.
9. ALL ADJOINING PROPERTY INFORMATION WAS TAKEN FROM CURRENT LAND RECORDS INFORMATION AS OF DATE OF SURVEY BUT IT SHOULD BE NOTED THAT ALL PUBLIC LAND RECORDS INFORMATION MAY NOT BE CURRENT OR UP TO DATE.
10. UNLESS OTHERWISE INDICATED, ALL PROPERTY SURROUNDING THE SURVEYED LOTS IS OWNED BY BALSAM MOUNTAIN PRESERVE LLC.
11. THE PROPERTY APPEARS NOT TO BE WITHIN A FLOOD HAZARD AREA ACCORDING TO FIRM COMMUNITY PANEL # 370282 0075 C, ZONE X, EFFECTIVE DATE MAY 17, 1989.

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 LLC AND MAY OR MAY NOT BE USED FOR CIRCULATION THROUGH THE CONSERVATION AREA.

STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

Filed for registration at 4:45 o'clock p. M. this

the 22nd day of Nov. 2006 and

recorded in PLAT CAB. 15 at SLIDE 640

Joe Hamilton  
REGISTER OF DEEDS



STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

I, Ramona Powell, REVIEW OFFICER OF JACKSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Ramona Powell  
REVIEW OFFICER DATE 11/22/06

I, R. JOEL JOHNSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ( JACKSON CO. BK. 1505, PG. 127); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BK. N/S, PG. N/S; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 6,233; THAT THIS PLAT MEETS THE REQUIREMENTS FOR A CLASS C SURVEY; THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT DOES NOT HAVE AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25th DAY OF AUGUST, A.D., 2006.

R. JOEL JOHNSON  
REGISTRATION NUMBER L - 3882  
August 25, 2006

## REFERENCES :

1. Plat for Champion by Bauknight recorded in Plat Cab. 9, Slide 927-31
2. Plat for Balsam Mtn. Preserve LLC by Joel Johnson Land Surveying, Inc., Dated 6-22-06, Drawing 05-164, showing Phase IV, 450.40 Acres.

THE PROPERTY IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND CAN BE RECORDED IN THE REGISTER OF DEEDS OFFICE

DATE 11/22/06 Ramona Powell  
WATERSHED ADMINISTRATOR

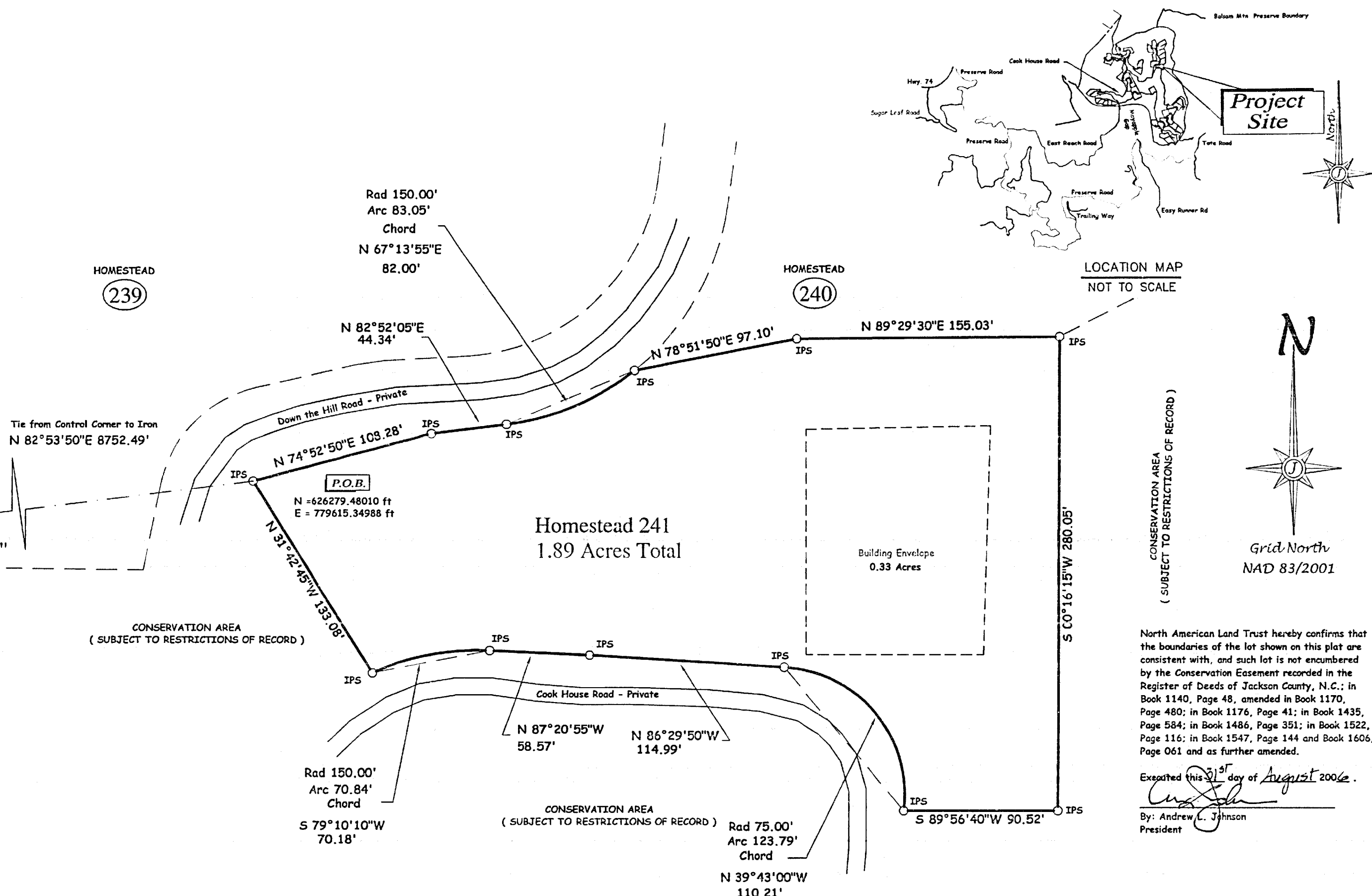
BALSAM MOUNTAIN PRESERVE  
52 Sugar Loaf Road  
Sylva, North Carolina 28779  
828-631-3021  
FAX 828-631-3060  
www.balsammountainpreserve.com

50' 25' 0 50' 100'  
Scale In Feet  
Graphic Scale 1" = 50'

## LEGEND :

- Property Line
- Access Road
- Tie Line
- Adjoining Property Line
- 5/8" Rebar Set with Cap - Typical
- Point Of Beginning
- National Geodetic Monument

Plat Cab. 15, Slide 640



North American Land Trust hereby confirms that the boundaries of the lot shown on this plat are consistent with, and such lot is not encumbered by the Conservation Easement recorded in the Register of Deeds of Jackson County, N.C.; in Book 1140, Page 48, amended in Book 1170, Page 480; in Book 1176, Page 41; in Book 1435, Page 584; in Book 1486, Page 351; in Book 1522, Page 116; in Book 1547, Page 144 and Book 1606, Page 061 and as further amended.

Executed this 21st day of August 2006.  
By: Andrew L. Johnson  
President

Plat of Survey for HOMESTEAD 241 - PHASE IV :  
Balsam Mountain Preserve

Prepared By:  
Joel Johnson Land Surveying, Inc.  
R. Joel Johnson, PLS L-3882

234 Holly Hills Road  
Sylva, North Carolina 28779  
Tel. 828-586-6488  
Fax 828-631-3792  
E-mail rjohnson31@hotmail.com

Location :  
Down the Hill Road  
Balsam, N.C.  
Scotts Creek Township  
Jackson County, North Carolina

Showing :  
Homestead 241  
SUBDIVIDED FROM THE  
Balsam Mountain Preserve

Field Crew  
Field Book  
Data File  
Dwg. File  
Project Number

Stephens-Fredy-Robison  
BMP 4  
BMP 241  
H 241  
06-046

Drawing Scale 1" = 50'  
PIN 7672-90-6307  
Title Source 1505-127  
Survey Date March 2006  
Plot Date August 25, 2006