



LOCATION MAP  
(NO SCALE)

INTERSTATE 40  
NC DOT PROJECT MAP 8.1909402 - SHEETS 5 & 6  
(ALSO REF. PROJECTS 8.1908804 & 8.1908807)

Shopping Center Financing II, LLC  
D.B. 2375, P. 102

LINE	BEARING	DISTANCE
L1	S 86°45'29" W	46.21'
L2	S 85°06'37" W	18.51'
L3	S 05°39'41" E	62.84'
L4	N 88°33'09" W	49.88'

CALLS WITH PROPOSED LINE OF LEASE  
FOR PORTION OF LOT 1

LINE	BEARING	DISTANCE
LE1	N 83°15'15" E	33.78'
LE2	N 70°39'24" E	21.25'
LE3	N 79°02'23" E	39.29'
LE4	N 09°59'24" W	13.38'
LE5	N 81°32'05" E	26.24'

TOTAL AREA OF LOT 1  
P.B. 194, P. 141  
**0.972 ACRE**

AREA OF LEASED PARCEL  
ON PORTION OF LOT 1  
**0.372 ACRES**

Shopping Center Financing II, LLC  
D.B. 2375, P. 102

### LEGEND

- |       |                                  |
|-------|----------------------------------|
| •     | . NGS GEDDICTIC MONUMENT         |
| CMF.  | CONCRETE R/W MONUMENT FOUND      |
| RBF.  | REBAR FOUND (SIZE AS NOTED)      |
| IPFS. | IRON PIN SET#48 REBAR W/ ID CAP) |
| IPF.  | IRON PIN FOUND                   |
| MNF.  | MAGNETIC NAIL FOUND              |
| ○     | CALCULATED POINT-NOT SET         |
| △     | FIRE HYDRANT                     |
| —U—   | UTILITY POLE & LINES             |
| ⊕     | ELECTRIC METER                   |
| ⊗     | GAS METER                        |
| ⊙     | GAS VALVE                        |
| ⊖     | GAS STUB                         |
| ⦶     | UNDERGROUND FIBER OPTIC MARKER   |
| ⦶     | PHONE/FIBER OPTIC PEDESTAL       |
| ⦶     | CLEAN OUT                        |
| —S—   | EXISTING MANHOLE & SEWERLINE     |
| —E—   | UNDERGROUND ELECTRIC             |
| —G—   | UNDERGROUND GAS                  |
| —W—   | UNDERGROUND WATER LINE           |
| ⦶     | WATER METER                      |
| ⦶     | WATER VALVE                      |
| ⦶     | CATCH BASIN / STORM DRAIN        |
| ⦶     | SPIGOT                           |
| TR    | TRANSFORMER BOX                  |
| TL    | TOLLOCH BOX                      |
| ⦶     | ELECTRIC SIGNAL BOX              |
| ⦶     | UTILITY GUY WIRE                 |
| ⦶     | AREA LIGHT                       |

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, ENCUMBRANCES, OR OTHER FACTS THAT MAY BE DISCLOSED BY A FULL TITLE EXAMINATION PERFORMED BY AN ATTORNEY IN LAW. THIS SURVEY IS NOT TO BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE PROPERTY IS FREE FROM ENCUMBRANCES.
2. THE DISTANCES AND ACREAGE SHOWN ON THIS PLAT ARE GRID MEASUREMENTS TO CONVERT TO GROUND DISTANCES AND ACREAGE, DIVIDE BY THE COMBINED FACTOR OF 0.99977892.
3. UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS, BURIED UTILITIES, PIPELINES, OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. INTERESTED PARTIES SHOULD CONDUCT A THOROUGH EVIDENCE OF RECORDS SEARCH OF ALL RECORDS, INCLUDING ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY HIGH COUNTY SURVEYORS, INC. FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENT, BURIED UTILITY OR STRUCTURE ON THE PREMISES.
4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. SEE FIRM 370061900J DATED 01.06.2010.
5. UNDERGROUND SEWER/LINE INFORMATION IS TAKEN FROM BUNCOMBE COUNTY MISO GIS INFORMATION, AND HAS NOT BEEN VERIFIED BY FIELD SURVEYING. THERE IS NO WARRANTY OF ANY UNDERGROUND UTILITY LINES SHOWN ARE AS LOCATED FROM SURFACE MARKINGS.
6. THIS PROPERTY IS ZONED HB-8 BY THE TOWN OF BLACK MOUNTAIN.  
SEE BLACKS 15' FRONT OF 10'00' ROAD.  
SEE THE BLACK MOUNTAIN ZONING ORDINANCE FOR MORE INFORMATION.  
INTERESTED PARTIES SHOULD INVESTIGATE ALL EXISTING RESTRICTIONS PRIOR TO CONSTRUCTION, HIGHWAY CONSTRUCTION, OR ANY IMPROVING AND MAKES NO CLAIM TO THE EXISTENCE OF ANY RESTRICTIONS OR COVENANTS.
7. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, ARE SHOWN AS THEY APPEAR HEREON. THE SURVEYORS MAKE NO CLAIM TO THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
8. PLATTING OF THIS SURVEY TO CREATE A LEASE PARCEL FOR A PORTION OF PIN 0619-33-6103, LOT 1 OF P.B. 194, P. 141.

National Retail Properties, LP  
D.B. 4851, P. 843

Survey For Lease: Portion of Property of:  
*the Kibbin Family, LLC.*  
 P.I.N. 0619-33-6103  
 of Black Mountain, Buncombe County, NC

1 inch = 30' ft. September 17, 2019

REFERENCES: DEED BOOK 5732, PAGE 1437  
DEED BOOK 1560, PAGE 23  
DEED BOOK 371, PAGE 291  
DEED BOOK 1229, PAGE 423 (EASEMENT)  
DEED BOOK 1224, PAGE 317 (RESOLUTION  
DEED BOOK 1195, PAGE 326 (JUDGEMENT)  
PLAT BOOK 47, PAGE 172  
PLAT BOOK 194, PAGE 141

HIGH COUNTRY SURVEYORS, INC.  
117-D CHERRY STREET, BLACK MOUNTAIN, NC 28711 (828) 664-0091  
HIGHCOUNTRYSURVEYORS.NET CORPORATE LICENSE NUMBER C-1854

COORD. FILE 2015-203.crd

DRAWING NO. 2019-170