

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 5732, P. 1435) THAT THE BOUNDARIES NOT SHOWN ARE LOCATED BY BURIED UTILITIES, LINES, OR FEATURES UNKNOWN FOUND IN OTHER REFERENCE SOURCES. THAT THE RATIO OF PRECISION IS 1:10,000. AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 17/1 DAY OF SEPTEMBER, 2019.

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: NOT TO EXCEED 0.10 FT H. & V.
3. SURVEYING: GNSS SURVEY
4. DATES OF SURVEY: 01/14/2019
5. DATUM EPOCH: H-NAD 83-2011 EPOCH 2010, V-NAVD 88
6. PUBLISHED/FIXED-CONTROL USED: NC VRS NETWORK
7. GEODID MODEL: GEODID 12B
8. COMBINED GRID FACTOR: 0.99977692
9. UNITS USED: US SURVEY FOOT

LOCATION MAP  
(NO SCALE)

\*RTK Observations were used only to tie property to NC Grid.



N.G.S. "FIRST UNION"  
NAD 83 (2011) COORDS.  
N=695432.73  
E=1015370.46  
C. FACT. = 0.99977692

Grid Tie: N 001821' E  
1943.06'

*John M. Stollery*  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER L-2996

NOGS NAD 83 (2011)

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 GEODETIC MONUMENT
□	CONCRETE R/W MONUMENT FOUND
○	RECALLED R/W MONUMENT (SIZE AS NOTED)
●	IRON PIN SET (#5 REBAR W/ ID CAP)
○	IRON PIN FOUND
○	MAGNETIC NAIL FOUND
○	CALCULATED POINT-NOT SET
○	FIRE HYDRANT
○	UTILITY POLE & LINES
○	ELECTRIC METER
○	GAS METER
○	GAS VALVE
○	GAS STUB
○	UNDERGROUND FIBER OPTIC MARKER
○	PHONE/FIBER OPTIC PEDESTAL
○	CLEAN OUT
○	EXISTING MANHOLE & SEWERLINE
○	UNDERGROUND ELECTRIC
○	UNDERGROUND GAS
○	UNDERGROUND WATER LINE
○	WATER METER
○	WATER VALVE
○	CATCH BASIN / STORM DRAIN
○	SPIGOT
○	TRANSFORMER BOX
○	TELCOMM 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 WHICH MAY BE OF VALUE IN DETERMINING THE EXACT BOUNDARIES OF THE PROPERTY. IN ATTORNEY AT LAW. THIS SURVEY SHALL NOT 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 0.00 FT. ADD 10% FOR GROUND DISTANCES AND ACREAGE, DIVIDE BY THE COMBINED FACTOR OF 0.99977692.

3. UNLESS STATED OTHERWISE, HEREOF, ONLY EVIDENCE OF EASEMENTS, BURIED UTILITIES, PIPELINES, OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL APPROXIMATE SURVEY, OR FROM PUBLISHED RECORDS, OR PAPERS SHOWN, WILL BE INVESTIGATED. THE EXISTENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES, IF ANY, AND VERIFY, NO LIABILITY IS ASSUMED BY HIGH COUNTRY SURVEYORS, INC. FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENT, BURIED UTILITY, OR PIPELINE ON THE PROPERTY.

4. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. SEE FIRM 37100818001 DATED 01-08-2010.

5. UNDERGROUND SEWERLINE INFORMATION IS TAKEN FROM BUNCOMBE COUNTY MSD GIS INFORMATION, AND HAS NOT BEEN FIELD VERIFIED.

6. ANY UNDERGROUND UTILITY LINES SHOWN ARE AS LOCATED FROM SURFACE MARKINGS.

7. THIS PROPERTY IS ZONED HB-8 BY THE TOWN OF BLACK MOUNTAIN.

SETBACKS: 15' FRONT, 0' SIDE, 10' REAR.

SEE THE BLACK MOUNTAIN ZONING ORDINANCE FOR MORE INFORMATION.

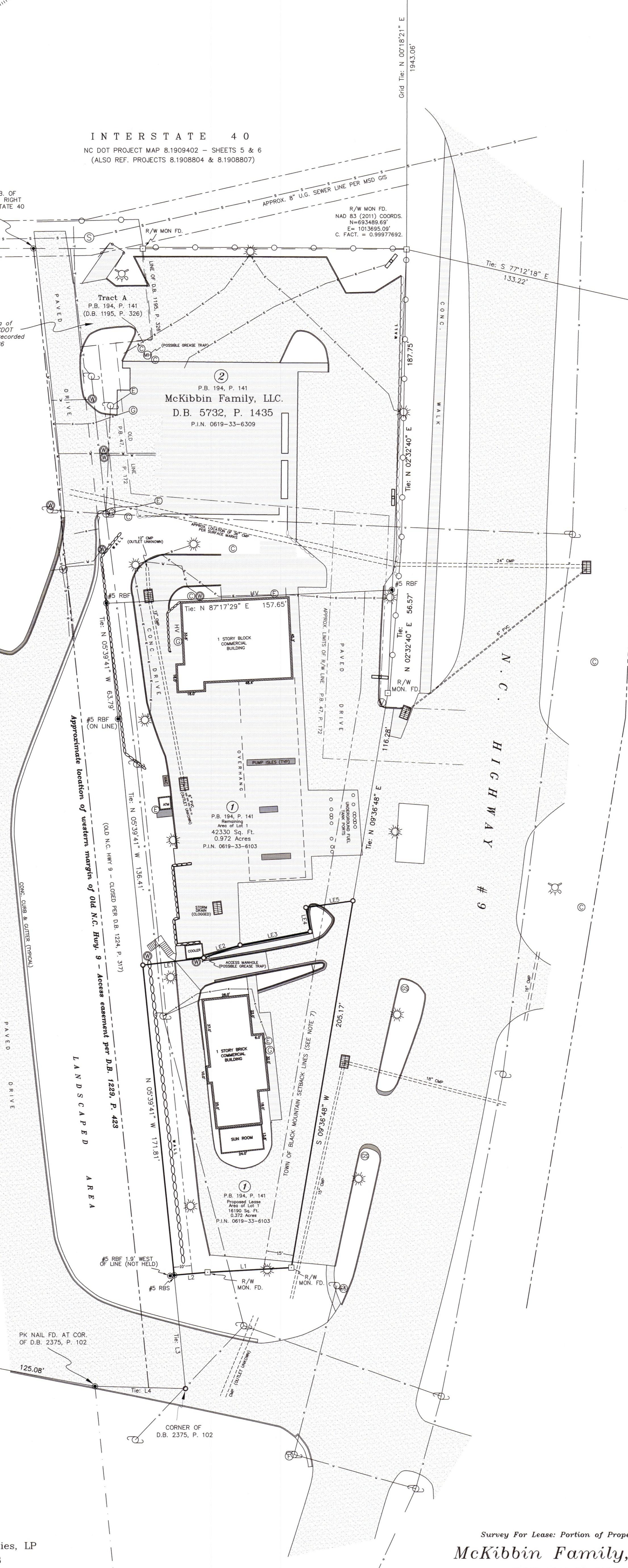
INTERESTED PARTIES SHOULD INVESTIGATE ALL EXISTING RESTRICTIONS PRIOR TO DESIGN OR CONSTRUCTION. HIGH COUNTRY SURVEYORS, INC. MAKES NO CLAIM TO THE EXISTANCE OF ANY RESTRICTIONS OR COVENANTS.

8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HERON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY THE PROPERTY LINE TO MAKE THESE DETERMINATIONS.

9. PURPOSE OF THIS PLAT IS 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:

**McKibbin Family, LLC.**

P.I.N. 0619-33-6103

Town of Black Mountain, Buncombe County, NC

1 inch = 30' ft. September 17, 2019

30' 0' 15' 30' 60' 120'

REFERENCES: DEED BOOK 5732, PAGE 1437  
DEED BOOK 1560, PAGE 23  
DEED BOOK 971, PAGE 251  
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

COORD. FILE 2015-203.crd

DRAWING NO. 2019-170

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