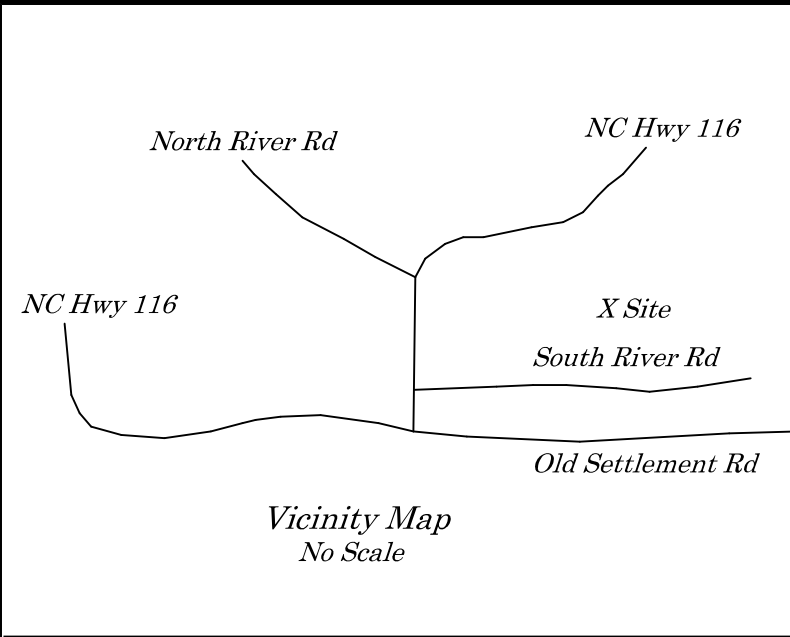




1. This survey is based on deed and existing monumentation as shown.
2. Parcel may be subject to easements, rights-of-ways, reservations and restrictions written and unwritten, recorded and unrecorded.
3. The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
4. This survey was prepared without benefit of abstract title and all matters of title should be referred to an attorney-at-law.
5. To obtain horizontal ground distances divide distances shown (grid distance) by combined factor of : 0.999764981316.
6. Property has not been inspected for wetlands or flood hazards.
7. 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.
8. Area calculated by Method of Coordinates
9. Broken property lines taken from PC 25, SL 506 (L1-L22 & L25-L31).
10. Revision #1 01-19-24 To revised protected area on Lot 4. _____

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

Review Officer

Date

This document originally issued & sealed by Aaron
Garrett, PLS, L-4967, on 12/18/23, revised 01/19/24.
This medium shall not be considered a certified
document.

Legend

- Mag Nail (F)
- ▲ 5/8" Rebar (F) - unless otherwise noted-
- △ 5/8" Rebar (S)
- ⊙ Iron Pipe (F)
- Point (Not Set)
- Utility Pole
- C/L Centerline
- N/F Now or Formerly
- DB Deed Book
- PG Page
- PC Plat Cabinet
- SL Slide
- R/W Right of Way
- (S) Set (F) Found (T) Total
- Not to Scale
- Survey Line
- Overhead Utility Lines
- Tie Line
- Deed Line (Not Surveyed)

Broken Boundary Lines
Taken From PC 25, SL 506
(L25-L31)

N/F
Kelly Timco
DB 1637, PG 222
DB 2335, PG 629
PC 25, SL 506

Paved Drive
20' R/W Per
DB 2335, PG 629

Mag Nail (F)
Typical

To Hwy 116

Tuckasegee River

Edge of Water
Approximate Location



Certificate of Approval for Recording

This property is not located within a public water supply
watershed and can be recorded in the register of deeds office.

Watershed Administrator

Date

Certificate of Approval for Recording

I certify that the plat shown hereon complies with the
Subdivision and Mountain & Hillside
Development Ordinance and is approved for recording in the
Register of Deeds Office

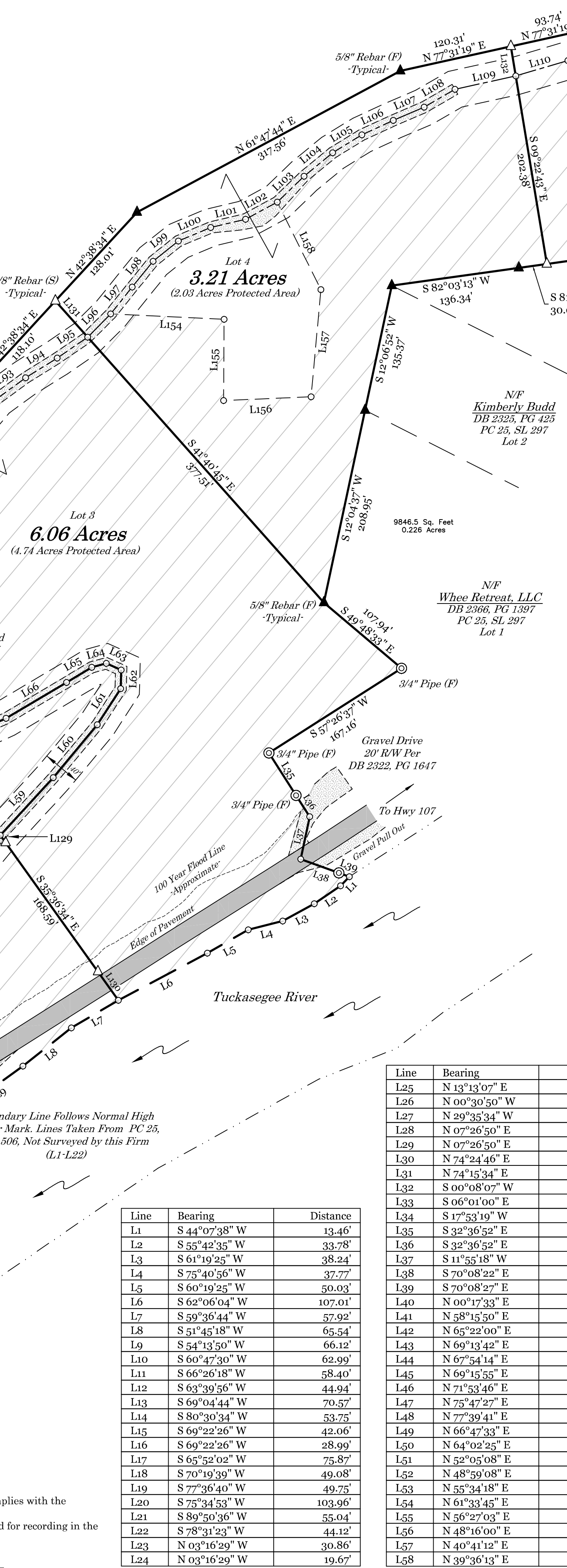
Date

Planning Director or Designee

I, Aaron Garrett, certify:

a. G.S. 47-30 (f) (11) (a). This survey creates a subdivision of land within the
area of a county or municipality that has an ordinance that regulates
parcels of land.

Signature _____



Line	Bearing	Distance
L59	N 42°36'01" E	83.16'
L60	N 39°46'25" E	73.09'
L61	N 33°00'56" E	45.72'
L62	N 01°34'43" E	19.77'
L63	N 65°50'41" W	17.35'
L64	S 74°50'57" W	16.02'
L65	S 59°00'19" W	31.28'
L66	S 59°21'33" W	74.69'
L67	S 65°43'19" W	58.26'
L68	S 65°33'39" W	54.23'
L69	S 56°18'42" W	38.57'
L70	S 63°28'45" W	39.48'
L71	S 75°42'22" W	39.34'
L72	S 84°38'42" W	39.38'
L73	S 83°33'03" W	39.08'
L74	S 88°27'39" W	38.84'
L75	N 65°46'51" W	24.45'
L76	N 35°37'43" W	21.64'
L77	N 20°01'32" E	21.10'
L78	N 66°49'32" E	23.14'
L79	N 76°25'42" E	42.38'
L80	N 74°36'46" E	40.82'
L81	N 72°25'15" E	38.57'
L82	N 54°30'07" E	35.59'
L83	N 32°14'58" E	41.77'
L84	N 22°08'41" E	36.44'
L85	N 22°28'01" E	40.27'
L86	N 29°29'43" E	34.24'
L87	N 38°37'00" E	36.70'
L88	N 32°07'38" E	37.96'
L89	N 22°46'02" E	38.18'
L90	N 16°29'01" E	39.46'
L91	N 21°28'03" E	38.80'
L92	N 40°01'33" E	35.77'
L93	N 53°54'59" E	38.63'
L94	N 58°03'07" E	39.57'
L95	N 55°37'06" E	39.28'
L96	N 44°38'50" E	34.73'
L97	N 38°43'21" E	36.58'
L98	N 39°03'55" E	35.21'
L99	N 51°19'22" E	34.45'
L100	N 67°16'37" E	37.19'
L101	N 76°45'31" E	38.10'
L102	N 61°33'27" E	38.31'
L103	N 46°02'18" E	39.50'
L104	N 50°36'24" E	39.32'
L105	N 58°29'04" E	36.48'
L106	N 65°20'11" E	36.69'
L107	N 66°47'17" E	35.71'
L108	N 59°56'54" E	37.83'
L109	N 77°36'23" E	66.18'
L110	N 73°36'23" E	57.67'
L111	N 87°23'22" E	49.37'
L112	S 75°38'01" E	60.89'
L113	S 75°38'25" E	44.61'
L114	N 79°41'37" E	87.82'
L115	S 76°35'16" E	75.10'
L116	N 87°05'44" E	76.66'
L117	S 81°18'28" E	59.86'
L118	S 81°18'28" E	83.93'
L119	S 73°51'52" E	152.35'
L120	S 54°19'44" E	59.17'
L121	S 64°19'24" E	165.07'
L122	S 57°52'28" E	18.78'
L123	S 57°52'28" E	44.35'
L124	S 57°52'28" E	53.07'
L125	S 71°17'48" W	56.20'

Line	Bearing	Distance
L126	S 07°49'57" E	74.69'
L127	S 07°49'57" E	61.64'
L128	S 07°49'57" E	37.36'
L129	S 25°36'34" E	9.63'
L130	S 35°36'34" E	37.31'
L131	S 41°40'45" E	51.58'
L132	S 09°22'43" E	31.76'
L133	S 08°33'43" W	26.54'
L134	S 08°33'43" W	52.67'
L135	S 08°33'43" W	56.44'
L136	S 08°33'43" W	76.99'
L137	S 26°25'11" W	51.26'
L138	S 26°25'11" W	27.84'
L139	S 26°25'11" W	66.04'
L140	S 26°25'11" W	88.10'
L141	S 80°50'15" W	16.95'
L142	S 78°41'54" W	32.47'
L143	N 07°19'50" E	34.90'
L144	S 43°31'23" W	19.93'
L145	N 51°00'36" E	97.33'
L146	N 06°41'00" W	114.10'
L147	S 69°09'10" E	108.35'
L148	N 84°14'15" E	81.93'
L149	N 47°07'07" E	116.18'
L150	N 62°38'21" E	94.34'
L151	N 26°12'52" W	111.68'
L152	N 69°51'03" E	67.37'
L153	N 10°59'53" W	90.51'
L154	S 87°16'39" E	120.69'
L155	S 00°22'08" W	86.26'
L156	N 87°33'00" E	93.10'
L157	N 05°12'58" E	114.28'
L158	N 26°29'55" W	103.87'
L165	S 68°14'22" E	72.92'
L166	S 59°26'22" E	129.53'
L167	N 72°34'00" E	113.28'
L168	S 80°27'28" E	176.40'
L169	N 36°35'52" E	66.99'
L170	S 60°57'04" E	58.92'
L171	S 29°02'29" W	85.57'
L172	S 70°48'49" W	185.74'
L173	S 66°52'33" E	43.41'
L174	S 40°07'15" E	153.14'
L175	S 40°09'39" W	85.75'

24.96 Acres Total

(By Method of Coordinates)
Being Lots 1-7

Division Survey for:
Osprey Village
Webster Township, Jackson County, NC
Date: 09-08-23 Scale: 1"=80'
Scale in Feet
Reference Deed: DB 2322, PG 1647 & DB 2322, PG 1651 & DB 2335, PG 638
Reference Plat: PC 25, SL 506 & PC 26, SL 457
PIN: 7640-46-8229 & 7640-57-9049 & 7640-45-4825
Current Owner: Byers Construction & Development, LLC