upkeep of said road.

TO HAVE AND TO HOLD to them the said parties of the second part in the follow-
ing manner: to the said Charles M. Buchanan and wife, Nettie Jane Buchanan, for
and during their natural lives; and to the said Florence Charline Buchanan and her
heirs, and assigns as a vested remainder in fee simple after the death of the said
Charles M. Buchanan and of his wife, Nettie Jane Buchanan, but subject always to
the life estate herein reserved to the parties of the first part.

And the said parties of the first part for themselves and their heirs, exec-
utors, and administrators covenant with said parties of the second part, their
heirs and assigns that they are released of said premises in fee and have the right
to convey in fee simple, that the same are free and clear from all encumbrances,
and that they do hereby forever warrant and will forever defend the said title to
the same against the claims of all persons whomever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their
hands and seals the day and year first above written.

Walter Buchanan (SEAL)
Callie H. Buchanan (SEAL)

STATE OF NORTH CAROLINA
HAYWOOD COUNTY

I., Dixie Campbell, Asst. Clerk of the Superior Court, hereby certify that
Walter Buchanan and wife, Callie H. Buchanan personally appeared before me this
day and acknowledged the due execution of the annexed Deed of Conveyance. Let the
instrument, with this certificate, be registered.

WITNESS my hand and official seal, this 24th day of February, A.D., 1950.

Dixie Campbell
ASST. CLERK SUPERIOR COURT

Filed for registration 24 day of February 1950 2:50 o'clock P.M. and registered in
office of the Register of Deeds for Haywood County, North Carolina.
This 3 day of March, 1950, in Book No. 145 on page 377.

REGISTER OF DEEDS
HAYWOOD COUNTY

COUNTY OF HAYWOOD
STATE OF NORTH CAROLINA

THIS DEED, Made this the 18th day of February, 1950, A.D., by Walter Buchanan
and wife, Callie H. Buchanan, parties of the first part, and Charles M. Buchanan and
wife, Nettie Jane Buchanan, and Harriett Justine Buchanan, parties of the second part,
both grantees and grantees being all of the State and County aforesaid:

WITNESSETH, That the parties of the first part in consideration of natural love
and affection and the sum of $100.00 to them in hand paid, the receipt of which is
hereby acknowledged, but subject to the life estate reserved by the grantees herein,
have bargained and sold and by these presents do bargain, sell, and convey to them
the said parties of the second part in the following manner: To the said Charles M.
Buchanan and wife, Nettie Jane Buchanan, for and during their natural lives, and
to the said Harriett Justine Buchanan and her heirs and assigns as a vested remainder
in fee simple after the death of the said Charles M. Buchanan and wife, Nettie Jane
Buchanan, a certain tract or parcel of land in Waynesville Township, Haywood County, State of North Carolina, adjoining the lands of Lowe Allen and others, and being known as Lot #1, of the Walter Buchanan Farm as subdivided by N. Rogers, Surveyor, in January, 1950, and bounded as follows, viz:

Lot Number 1, to Justine

BEGINNING at a point in the center of the Allan Creek Road as it now lies, said point being the center point of the intersection of the Walter Buchanan Farm road which runs N.R. from the Allan Creek Road to the Walter Buchanan house, and said point being approximately 50 feet from the N.W. corner of the Charlie Buchanan store building, and running thence with the center of the Buchanan farm road 3 calls as follows: N. 65° 32' E. 509 feet (499 feet from edge of pavement) to a stake in center of road; thence N. 59° 45' E. 200 feet to an iron pin in center of road on N.E. bank of open ditch; N. 55° 15' E. 264 feet to a planted stone in center of the curve of farm road near house (said curve being about halfway between house of Walter Buchanan and the house of Charlie Buchanan); thence N. 29° 5' E. 426 feet with the line of Lot No. 2 to a 15' pine tree; thence with the line of Lot No. 2 N. 44° 30' E. 226 feet to a 10' pine tree on top of ridge; thence N. 1° 15' West 65 feet to a 12' pine tree in the old line between Walter Buchanan and the junction Allen and Ed Bright lands; thence with the old Ed Bright land line and fence down the ridge 7 calls as follows: N. 86° W. 100 feet; S. 89° 30' W. 122 feet; S. 87° 45' W. 122 feet; S. 80° 45' W. 110 feet; S. 85° 30' W. 105 feet to a stake and corner; S. 10° W. 234 feet to a rock on the east bank of Brownings Branch, which rock is marked with an "X" and located at the mouth of an open ditch; thence with the center up Brownings Branch and with the Lowe Allen line 3 calls as follows: S. 75° W. 180 feet; S. 55° W. 127 ft. S. 10° 45' W. 165 feet; thence with the center of old creek run and Lowe Allen line S. 13° W. 424 feet to a stake in the center of old creek run; thence S. 50° W. 100 feet to the center of Allan Creek Road; thence with the center of Allan Creek Road crossing the bridge to the center of the intersection of Allan Creek Road and the Buchanan farm, the point of the BEGINNING, and containing 13.53 acres, more or less, being Lot No. 1 of the Walter Buchanan farm, as per plat and survey made by Nathan Rogers, Surveyor, January, 1950, which said plat is recorded in Map Book H, Index "B", page 3, Haywood County, to which map and record reference is hereby made and the same is herein incorporated as if fully set out.

But this conveyance is made subject to a life estate in said lands which is hereby expressly excepted and reserved by the parties of the first part for and during their natural lives.

And the parties of the first part do further give, grant, and convey to the parties of the second part the perpetual right and easement to obtain water from the spring on lot Number 4 for domestic purposes, and for that purpose do reserve unto, grant, and convey, to the parties of the second part the perpetual right and easement to go across Lot Numbers 2 and 4 for the purpose of inspection, maintenance, and repair of the present water line as now laid across Lot Numbers 2 and 4.
Further the right to use the present Buchanan Farm Road equally with the owners of Lot numbers 2, 3, and 4 is granted and reserved to the grantees herein of Lot No. 1, shall bear their fair share of the maintenance and upkeep of said road.

TO HAVE AND TO HOLD to them the said parties of the second part in the following manner: to the said Charles M. Buchanan and wife, Nettie Jane Buchanan, for and during their natural lives; and to the said Hërriet Justine Buchanan and her heirs and assigns as a vested remainder in fee simple after the death of the said Charles M. Buchanan and of his wife, Nettie Jane Buchanan, but subject always to the life estate herein reserved to the parties of the first part.

And the said parties of the first part for themselves and their heirs, executors, and administrators covenant with said parties of the second part, their heirs and assigns that they are seized of said premises in fee and have the right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whosoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Walter Buchanan
(SEAL)

Callie H. Buchanan
(SEAL)

STATE OF NORTH CAROLINA
HAYWOOD COUNTY

I, Dixie Campbell, Asst., Clerk of the Superior Court, hereby certify that Walter Buchanan and wife Callie H. Buchanan personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance. Let the instrument, with this certificate, be registered.

WITNESS my hand and official seal, this 21 day of February, A.D. 1950.

Dixie Campbell
ASST. CLERK SUPERIOR COURT

Filed for registration 21 day of February 1950 2:50 o'clock P.M. and registered in office of the Register of Deeds for Haywood County, North Carolina. This 2 day of March, 1950 in Book No. 144 on page 579.

REGISTER OF DEEDS OF HAYWOOD CO.

NORTH CAROLINA
HAYWOOD COUNTY


WITNESSES:

THAT WHEREAS, Harmony Grove Methodist Church was discontinued and abandoned about the year 1949, and at the time of said discontinuance and abandonment said
TOWN OF WAYNESVILLE
PUBLIC NOTICE

The Town will hold a hearing to consider changes to the land use status of this particular lot or this zoning district.

PUBLIC HEARING FOR MAJOR SUBDIVISION
For more information, please contact Town of Waynesville Development Services Department – 828-456-8647

CONTINUED TO
JULY 16, 2018
5:30 PM
9 SOUTH MAIN STREET

TOWN OF WAYNESVILLE
PUBLIC NOTICE

The Town will hold a hearing to consider changes to the land use status of this particular lot or this zoning district.

For more information, please contact Town of Waynesville Development Services Department – 828-456-8647

JUNE 18, 2018
5:30 PM
9 SOUTH MAIN STREET
eteague@waynesvillenc.gov
June 5, 2018

Notice of Public Hearing for Major Subdivision Application
Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on June 18, 2018 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a preliminary plat and site plan application for a major subdivision at an un-addressed property at Buchanan Drive, PIN 8604-94-0656.

For more information contact Elizabeth Teague, phone: (828) 456-2004, email: eteague@waynesvillenc.gov , mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague, AICP, CTP
Development Services Director
June 28, 2018

Notice of Public Hearings
Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold the following public hearings on July 16, 2018 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC:

1. Continuation of Public Hearing and consideration of a Preliminary Subdivision Plat at Buchanan Drive, PIN 8604-94-0656 (AC-NR District)
2. Public Hearing and consideration of a request to rezone 140 Broadview and adjacent undeveloped property, PINs 8615-69-9255 and 8615-69-8390 from East Waynesville Urban Residential to North Main Street Neighborhood Center.
3. Public hearing for proposed text amendment to add two new use types, Neighborhood Commercial and Neighborhood Restaurant, to Mixed Use Overlay Districts.

For more information contact the Development Services Office at (828) 456-8647, email: eteague@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague, AICP, CTP
Development Services Director
June 15, 2018

Browning Branch, LLC
via email: gw868808@gmail.com

ATTN: Greg Wishart

RE: Browning Branch, LLC
Preliminary Site Plan
Waynesville, NC

SUBJECT: Preliminary Site Plan
Herron Associates Project No. 07-11-6B

Mr. Wishart,

Concerning your questions associated with the Preliminary Site Plan prepared by Mountain Heritage Land Surveying and dated May 02, 2018 I will offer the following:

1 – Storm Drainage, the six Bio-Retention Basins shown have a surface area of 21,690 square feet, based on a depth of 3.0 feet they would have a storage capacity of approximately 54,000 cubic feet. The site has an impervious (roof tops, streets, drives and sidewalks) surface area of 4.2 acres with a runoff coefficient of 0.95 and a pervious (grass, woodlands and wetlands) area of 2.84 acres with a runoff coefficient of 0.40. Based on a preliminary review, all the stormwater would be mitigated on site. The final design documents for stormwater drainage and erosion control will have all the supporting calculations and design data, as required for approval by the State of North Carolina’s Department of Environmental Quality, prior to any construction activity. It should be noted that for the stream buffer zones and wetland areas no construction activities will be permitted within these areas.

2 – Construction within the 1% Annual Chance Floodplain (commonly referred to as the 100-year floodplain) area would require that all of the buildings finished floor elevations to be a minimum of 1.0 foot above the corresponding base flood elevation. Final design documents for the grading plan will have all the supporting calculations and design data, as required for approval by the State of North Carolina prior to any construction activity.

At this stage of this project the site plan is a preliminary drawing. Before any construction activity could begin, final design documents would have to be submitted and approved by the State of North Carolina for Grading, Stormwater Drainage, Erosion Control, Sanitary Sewer and Water.
The U.S. Army Corp of Engineers will need to issue a permit for the repair and restoration of the damaged culvert within the site.

If I can be of additional assistance, please do not hesitate to call me at (828) 488-8949. Thank you for your business.

Sincerely,
Herron Associates

Jeffrey L. Herron, PE, CFM
President

jeff@herronassociates.com

cc: file
DUPLEX for BROWNING BRANCH, LLC Project

DRAWING INDEX

1. COVER
2. FLOOR PLAN
3. FRONT & LEFT ELEVATIONS
4. BACK & RIGHT ELEVATIONS

1,064 HEATED SF per UNIT 6/5/2018
BROWNING BRANCH, LLC
SINGLE LEVEL DUPLEX

FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 6/5/2018
BACK ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

BROWNING BRANCH, LLC
SINGLE LEVEL DUPLEX
BACK & RIGHT ELEVATIONS
DATE: 6/5/2018
Parcel Report For 8604-94-0656

BROWNING BRANCH LLC
4365 ARNOLD AVE
NAPLES, FL 34104

Account Information
PIN: 8604-94-0656
Legal Ref: 949/1982
Add Ref: CABC/7959
CABC/7790

Site Information

BUCHANAN DR
Heated Area: 0
Year Built: 0
Total Acreage: 7.04
Township: TOWN OF WAYNESVILLE

Site Value Information
Land Value: $43,200
Building Value: $0
Market Value: $43,200
Deferred Value: $0
Assessed Value: $43,200
Sale Price: $95,000
Sale Date: 4/17/2018
Tax Bill 1: $0.00
Tax Bill 2: $0.00

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained by these maps. Haywood County and the website provider assume no legal responsibility for the information contained on these maps.