

**SURVEY NOTES:**

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NORTH CAROLINA.
2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. FN-31150 WITH AN EFFECTIVE DATE OF APRIL 01, 2016 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERRED TO IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
3. ALL UTILITIES SERVING THE PROPERTY APPEAR TO ENTER THROUGH ADJOINING PUBLIC STREETS OR EASEMENTS OF RECORD.
4. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3700764100J, WITH A DATE OF IDENTIFICATION OF APRIL 19, 2010, FOR COMMUNITY NO. 370137, IN JACKSON COUNTY, STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
5. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS: 1) A CONCRETE WALK AND STEPS CONNECT THE COMFORT INN NORTH PARKING LOT WITH THE PARKING LOT ON THE SMOKY MOUNTAIN RESTAURANTS, LLC PROPERTY AS SHOWN. 2) THE "COMFORT INN" SIGN AND SIGN BASE ARE LOCATED ACROSS THE WEST BOUNDARY ONTO THE RIGHT OF WAY FOR N.C. HIGHWAY NO. 107 AS SHOWN. 3) A GRAVEL DRIVE ACCESSING A MOBILE HOME ON THE BUCHANAN PROPERTY CROSSES THE SOUTHERNMOST CORNER OF THE 2.88 ACRE PARCEL AS SHOWN. 4) OVERHEAD UTILITY LINES SERVING OTHERS CROSS THE WEST AND EAST BOUNDARIES AS SHOWN. 5) UNDERGROUND UTILITY LINES SERVING OTHERS CROSS THE WEST BOUNDARY AS SHOWN. 6) A RANDOM WIRE FENCE IS LOCATED ALONG A PORTION OF THE EAST BOUNDARY COMMON TO BUCHANAN AS SHOWN.
6. THE PROPERTY HAS INDIRECT ACCESS TO NORTH CAROLINA HIGHWAY NO. 107, A DEDICATED PUBLIC STREET OR HIGHWAY, BY WAY OF THE ACCESS EASEMENTS RECORDED IN BOOK 962, PAGE 666 AND BOOK 1178, PAGE 376.
7. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 96, INCLUDING 4 DESIGNATED HANDICAP SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
8. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
9. THERE ARE CURRENTLY NO KNOWN PRELIMINARY PLANS FOR PROPOSED 2021 ROAD IMPROVEMENTS ALONG NC HWY 107 ACCORDING TO BRIAN C. BURCH, P.E., N.C.D.O.T. DIVISION 14 CONSTRUCTION ENGINEER.
10. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
11. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**PROPERTY DESCRIPTION:**

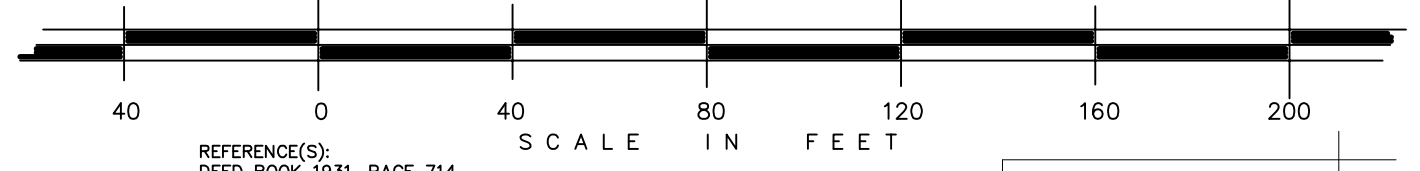
BEGINNING at an existing iron rod in or near the easterly margin of N.C. Hwy. No. 107, said point being the northwest corner of the parcel described in Deed Book 1931, Page 714, Jackson County Registry, runs thence South 87 Degrees 59 Minutes 41 Seconds East, a distance of 195.76 feet to an existing iron pipe; runs thence North 52 Degrees 13 Minutes 10 Seconds East, a distance of 96.80 feet to an existing iron pipe at a corner of the Love Cemetery, South 73 Degrees 42 Minutes 34 Seconds East, a distance of 39.58 feet to an existing iron pipe; runs thence with two lines of the Love Cemetery, South 73 Degrees 42 Minutes 34 Seconds East, a distance of 39.58 feet to an existing iron pipe; runs thence South 84 Degrees 55 Minutes 37 Seconds East, a distance of 18.98 feet to an existing iron pipe in the west boundary of the Johnny Buchanan property, runs thence with the Buchanan property four courses and distances, South 01 Degrees 16 Minutes 12 Seconds West, a distance of 71.31 feet to an existing iron pipe; runs thence North 15 Minutes 03 Seconds East, a distance of 37.07 feet to an existing iron pipe and axle; runs thence along and near an old wire fence line, South 10 Degrees 37 Minutes 51 Seconds West, a distance of 223.12 feet to an existing iron pipe; runs thence South 35 Degrees 20 Minutes 16 Seconds West, a distance of 197.69 feet to an existing iron pipe; runs thence North 55 Degrees 24 Minutes 49 Seconds West, a distance of 103.90 feet to an existing iron pipe; runs thence North 42 Degrees 24 Minutes 41 Seconds West, a distance of 199.84 feet to an existing iron pipe; runs thence North 26 Degrees 38 Minutes 52 Seconds West, a distance of 54.90 feet to an existing iron pipe in or near the easterly margin of N.C. Hwy. No. 107; runs thence North 09 Degrees 09 Minutes 33 Seconds West, along or near the easterly margin of N.C. Hwy. No. 107, a distance of 147.62 feet to the point of BEGINNING, having an area of 2.88 acres and being that same property as described in Deed Book 1607, Page 818, Jackson County Registry.

# Sylva Hotel Group, LLC

SYLVA TWP. - JACKSON CO., N.C.

DATE: 16 MAY 2016

SCALE: 1" = 40'



REFERENCE(S):  
DEED BOOK 1931, PAGE 714

DWG # 4694

NOTE:  
THE FEATURES AND IMPROVEMENTS SHOWN ON THIS MAP THAT ARE LOCATED ON THE SMOKY MOUNTAIN RESTAURANTS AND HINTON-SHAW PROPERTIES PARCELS ARE NOT INTENDED TO REPRESENT A FULL AS-BUILT SURVEY OF THE PARCELS AND EASEMENTS SHOWN BUT ARE INCLUDED FOR VISUAL AND REFERENCE PURPOSES ONLY.

SCHEDULE B - SECTION II (EXCEPTIONS)  
FIRST AMERICAN TITLE INSURANCE COMPANY  
1 FIRST AMERICAN WAY, SANTA ANA, CALIFORNIA 92707  
COMMITMENT NO. FN-31150

ITEM 13: THE EASEMENTS REFERRED TO IN SCHEDULE A (BOOK 962, PAGE 666 & BOOK 1178, PAGE 376) ARE LOCATED OUTSIDE THE BOUNDS OF THE SUBJECT PROPERTY AND ARE USED AS ACCESS TO U.S. HIGHWAY NO. 107. THE LOCATION OF THESE EASEMENTS ARE SHOWN HEREON.

ITEM 14: THE RESTRICTIVE COVENANTS LISTED IN DEED BOOK 962, PAGE 666 HAVE NO SURVEY ITEMS TO ADDRESS.

ITEM 15: THE RESTRICTIVE COVENANTS LISTED IN DEED BOOK 1178, PAGE 376 AND BOOK 1972, PAGE 858 HAVE NO SURVEY ITEMS TO ADDRESS.

ITEM 16: THE 20' UNDERGROUND ELECTRIC LINE EASEMENT (10' FROM CENTERLINE) AS DESCRIBED IN DEED BOOK 1192, PAGE 366 IS INTENDED TO FOLLOW THE "CENTERLINE OF THE ELECTRICAL FACILITIES AS INSTALLED". A SKETCH ATTACHED TO DEED BOOK 1192, PAGE 366 IS NOT LEGIBLE AND APPEARS TO HAVE EASEMENT WIDTHS THAT CONFLICT WITH THE 20' TOTAL WIDTH REFERENCED. THE EXISTING UNDERGROUND UTILITY LINES LOCATED NEAR THE NORTH & WEST BOUNDARY OF THE SUBJECT PROPERTY APPEAR TO BE NEAR THE LOCATION SHOWN ON THE AFOREMENTIONED SKETCH.

ITEM 17: THE 20' UNDERGROUND ELECTRIC LINE EASEMENT (10' FROM CENTERLINE) AS DESCRIBED IN DEED BOOK 1769, PAGE 708 IS INTENDED TO FOLLOW THE "CENTERLINE OF THE ELECTRICAL FACILITIES AS INSTALLED". THIS GENERAL EASEMENT DOES NOT PROVIDE DATA SUFFICIENT FOR LOCATION.

ITEM 18: THE DEED TO SMOKY MOUNTAIN RESTAURANTS IN BOOK 1178, PAGE 390 REFERS TO RESERVED EASEMENTS AND RESTRICTIONS LISTED IN DEED BOOK 962, PAGE 666 THAT ARE ADDRESSED IN ITEM 13 ABOVE.

ITEM 19: THE SOUTH AND EAST LINES OF LOVE CEMETERY FORM A PORTION OF THE 2.88 ACRES SHOWN HEREON.

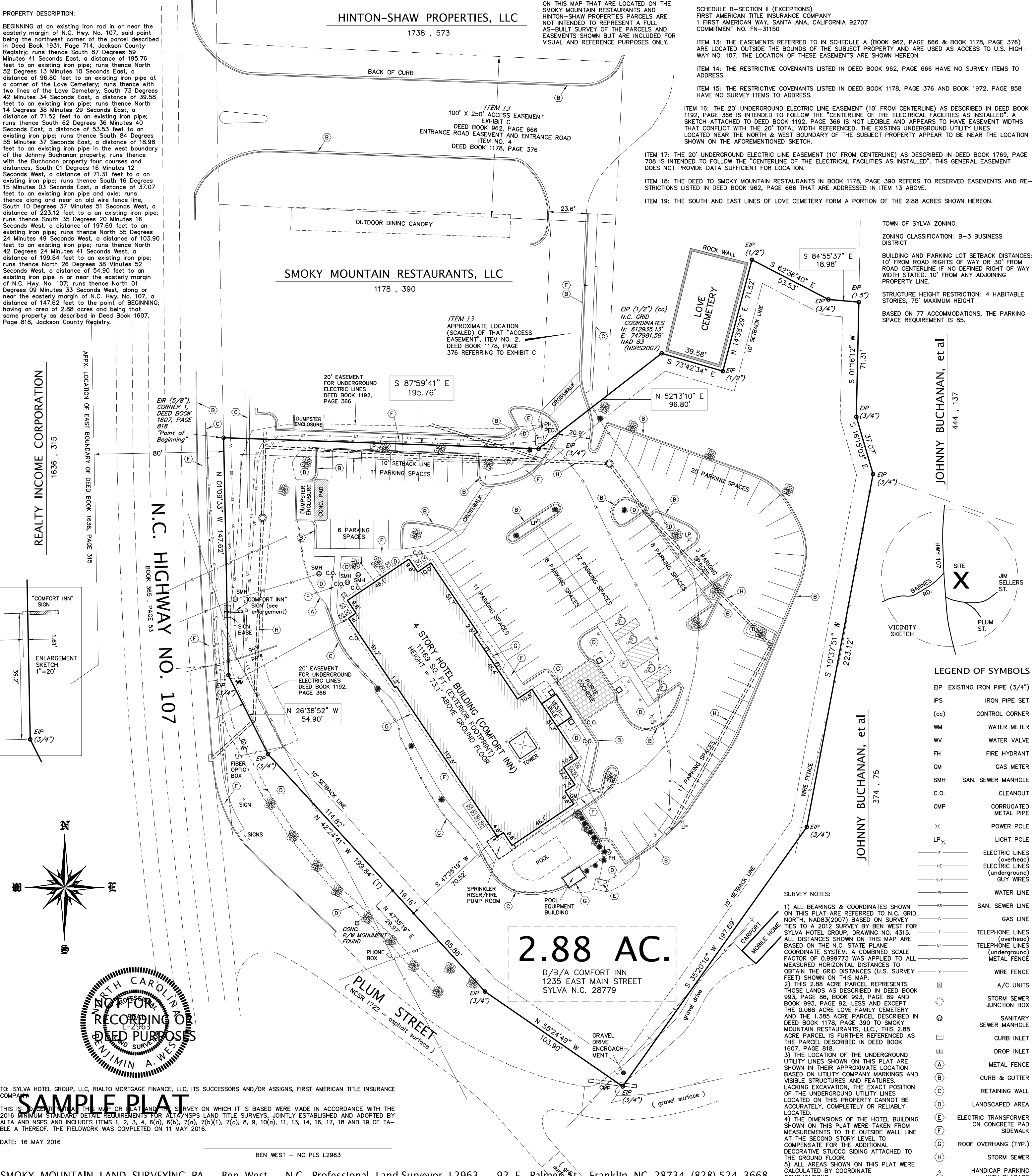
**TOWN OF SYLVA ZONING:**

ZONING CLASSIFICATION: B-3 BUSINESS DISTRICT

BUILDING AND PARKING LOT SETBACK DISTANCES:  
10' FROM ROAD RIGHTS OF WAY OR 30' FROM ROAD CENTERLINE IF NO DEFINED RIGHT OF WAY WIDTH STATED. 10' FROM ANY ADJOINING PROPERTY LINE.

STRUCTURE HEIGHT RESTRICTION: 4 HABITABLE STORIES, 75' MAXIMUM HEIGHT

BASED ON 77 ACCOMMODATIONS, THE PARKING SPACE REQUIREMENT IS 85.



JOHNNY BUCHANAN, et al  
444 , 137

**LEGEND OF SYMBOLS**

- EIP EXISTING IRON PIPE (3/4")
- IPS IRON PIPE SET
- (cc) CONTROL CORNER
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- GM GAS METER
- SMH SAN. SEWER MANHOLE
- C.O. CLEANOUT
- CMP CORRUGATED METAL PIPE
- x POWER POLE
- LPx LIGHT POLE
- E — ELECTRIC LINES (overhead)
- UE — ELECTRIC LINES (underground)
- gw — GUY WIRES
- W — WATER LINE
- SS — SAN. SEWER LINE
- G — GAS LINE
- T — TELEPHONE LINES (overhead)
- UT — TELEPHONE LINES (underground)
- M — METAL FENCE
- x — WIRE FENCE
- ⊠ A/C UNITS
- ⊙ STORM SEWER JUNCTION BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊠ CURB INLET
- ⊠ DROP INLET
- ⊠ METAL FENCE
- ⊠ CURB & GUTTER
- ⊠ RETAINING WALL
- ⊠ LANDSCAPED AREA
- ⊠ ELECTRIC TRANSFORMER ON CONCRETE PAD
- ⊠ SIDEWALK
- ⊠ ROOF OVERHANG (TYP.)
- ⊠ STORM SEWER
- ⊠ HANDICAP PARKING WITH PLACARD

**SURVEY NOTES:**

- 1) ALL BEARINGS & COORDINATES SHOWN ON THIS PLAT ARE REFERRED TO N.C. GRID NORTH, NAD83(2007) BASED ON SURVEY TIES TO A 2012 SURVEY BY BEN WEST FOR SYLVA HOTEL GROUP, DRAWING NO. 4315. ALL DISTANCES SHOWN ON THIS MAP ARE BASED ON THE N.C. STATE PLANE COORDINATE SYSTEM. A COMBINED SCALE FACTOR OF 0.999773 WAS APPLIED TO ALL MEASURED HORIZONTAL DISTANCES TO OBTAIN THE GRID DISTANCES (U.S. SURVEY FEET) SHOWN ON THIS MAP.
- 2) THIS 2.88 ACRE PARCEL REPRESENTS THOSE LANDS AS DESCRIBED IN DEED BOOK 993, PAGE 86, BOOK 993, PAGE 89 AND BOOK 993, PAGE 92, LESS AND EXCEPT THE 0.068 ACRE LOVE FAMILY CEMETERY AND THE 1.365 ACRE PARCEL DESCRIBED IN DEED BOOK 1178, PAGE 390 TO SMOKY MOUNTAIN RESTAURANTS, LLC. THIS 2.88 ACRE PARCEL IS FURTHER REFERENCED AS THE PARCEL DESCRIBED IN DEED BOOK 1607, PAGE 818.
- 3) THE LOCATION OF THE UNDERGROUND UTILITY LINES SHOWN ON THIS PLAT ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON UTILITY COMPANY MARKINGS AND VISIBLE STRUCTURES AND FEATURES. LACKING EXCAVATION, THE EXACT POSITION OF THE UNDERGROUND UTILITY LINES LOCATED ON THIS PROPERTY CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY LOCATED.
- 4) THE DIMENSIONS OF THE HOTEL BUILDING SHOWN ON THIS PLAT WERE TAKEN FROM MEASUREMENTS TO THE OUTSIDE WALL LINE AT THE SECOND STORY LEVEL TO COMPENSATE FOR THE ADDITIONAL DECORATIVE STUCCO SIDING ATTACHED TO THE GROUND FLOOR.
- 5) ALL AREAS SHOWN ON THIS PLAT WERE CALCULATED BY COORDINATE COMPUTATIONS.

TO: SYLVA HOTEL GROUP, LLC, RIALTO MORTGAGE FINANCE, LLC, ITS SUCCESSORS AND/OR ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS A **SAMPLE PLAT**. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11 MAY 2016.

DATE: 16 MAY 2016

BEN WEST - NC PLS L2963

