

# JACKSON COUNTY PLANNING OFFICE

401 Grindstaff Cove Road  
Suite A-258  
Sylva, N.C. 28779



*Michael Poston*  
*Planning Director*  
michaelposton@jacksonnc.org  
Phone: (828) 631-2255

## MEMO

To: Jackson County Board of Commissioners  
From: Michael Poston, Planning Director  
Date: July 15, 2016

RE: Wireless Tower Waiver request

The Planning Department has received a request from the State Highway Patrol to waive the requirements and fees associated with the Wireless Communications Ordinance for the placement of a VIPER communications tower on PIN # 8502-95-3857 owned by Duke power. The property abuts the Jackson County and Transylvania County line and the National Forest Service property (GIS map attached). There are multiple communications towers currently located on the property, including a County EMS tower. The addition of the VIPER tower will allow for the County to remove the existing EMS tower and co-locate on the proposed tower.

The tower is proposed to be 165 feet in height and located on the northwest corner of the property adjacent to the US Forest Service property. The State Highway Patrol has submitted preliminary plans that indicate that the proposed location will not meet the setback required for a communications tower. The setbacks required would be 175 feet (height of tower plus 10 feet). The applicant has secured a letter of support from the US Forest Service (attached) indicating that, in their opinion, the proximity of the tower to the US Forest Service land would not have an adverse impact on operations.

The Section 30-29 Wireless Communications Ordinance allows for applicants to request a waiver from the Board of Commissioners. However, the Board cannot approve the waiver unless the applicant can demonstrate that the request is justified and is necessary to prevent unnecessary hardship and that it will have no significant effect on the health, safety and general welfare of the County or residents.



United States  
Department of  
Agriculture

Forest  
Service

National Forests in North Carolina  
Nantahala Ranger District

90 Sloan Rd  
Franklin, NC 28734-9064  
828-524-6441

File Code: 2720

Date: June 2, 2016

North Carolina Department of Public Safety  
State Highway Patrol  
Mail: 4702 Mail Service Center  
Raleigh, NC 27699

Dear Mr. Randall:

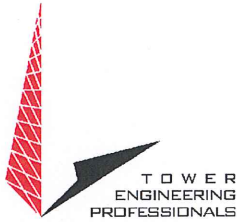
This is in regard to your proposal for a communication tower on Toxaway Mountain adjacent to National Forest System lands in Jackson County, NC. The Forest Service has no concerns with the placement of the tower and its proximity to the national forest boundary. This proposal will have no effect to the management of the national forest. There are no habitable facilities located adjacent to the proposed site.

We appreciate the opportunity to comment on your proposal. If you have any questions please contact Julie Moore by phone at 828-257-4859 or by email at [juliedmoore@fs.fed.us](mailto:juliedmoore@fs.fed.us).

Sincerely,

MICHAEL L. WILKINS  
District Ranger, Nantahala Ranger District





# 1-A Certification of Location and Elevation

Date of Survey: 11/03/2015

Rev 0: 02/01/2016

**Prepared For:** Marty Randall  
N.C. Highway Patrol  
3318 Garner Rd. Building Two  
Raleigh, NC 27610

**Site Name:** Toxaway  
**TEP Job No:** 63220  
**Structure Type:** Proposed Self Support Tower  
**Site Address:** 3521 Tower Road  
Sapphire, NC 28774  
(Jackson County)

The elevations referenced hereon are based on N.A.V.D. 1988, and are accurate to within 3 feet as determined by our survey of the subject property. The values are as follows:

**Elevation of Site Above Mean Sea Level:** 4769.5 feet (AMSL)

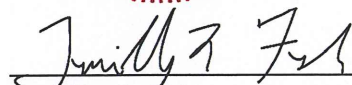
The horizontal values of the above referenced point, and the geodetic coordinates thereof, were established by taking multiple readings with dual frequency Global Position Satellite Receivers and are hereby certified to be within 15 feet based thereon. The values are as follows:

**NAD '27**                      **LATITUDE:** 35° - 07' - 56.454" North  
                                    **LONGITUDE:** 082° - 59' - 01.109" West

**NAD '83**                      **LATITUDE:** 35° - 07' - 56.799" North  
                                    **LONGITUDE:** 082° - 59' - 00.613" West

**NAD '83 (Decimal)**      **LATITUDE:** 35.132444368°  
                                    **LONGITUDE:** 082.983503826°



  
Timothy L. Fish  
Professional Land Surveyor L-4631

1-29-16

Date











## GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED NORTH CAROLINA HIGHWAY PATROL OR IT'S DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF NORTH CAROLINA.
3. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NORTH CAROLINA BUILDING CODE, 2009 EDITION.
4. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
5. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
7. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
8. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
10. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
11. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
12. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
13. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
14. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN IT PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
15. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
16. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
17. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

PLANS PREPARED FOR:



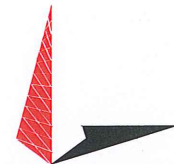
3318 GARNER ROAD, BLDG. 2  
RALEIGH, NC 27607  
OFFICE: (919) 662-4440

PROJECT INFORMATION:

**TOXAWAY**  
**SITE # HP-1281**  
**SCO ID # 10-08820-01A**

3521 TOWER ROAD  
SAPPHIRE, NC 28774  
(JACKSON COUNTY)

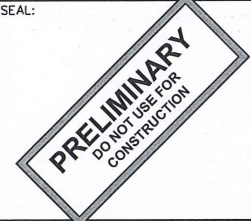
PLANS PREPARED BY:



**TOWER ENGINEERING PROFESSIONALS**  
326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 661-6351  
www.tepgroup.net

N.C. LICENSE # C-1794

SEAL:



0	10-27-15	PRELIMINARY ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: TRG CHECKED BY: JBG

SHEET TITLE:

**PROJECT**  
**NOTES**

SHEET NUMBER:

**N-1**

REVISION:

**0**

TEP#:63220.65209



# NOTES:

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE.
2. THIS PLAN DOES NOT REPRESENT A TITLE SURVEY.
3. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NCSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON AUGUST 16, 2011.
4. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X," AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN (FEMA/FIRM MAP NUMBER 3700850200K).
6. SUBJECT PIN: 8502-96-3857
7. PROPERTY OWNER:  
DUKE POWER COMPANY

PROPOSED EXTENT  
OF CLEARING

EXISTING MICROWAVE AZIMUTHS

EXISTING 150' SELF-SUPPORT  
TOWER

N/F  
U.S. FOREST SERVICE  
PIN# 7594-83-4218  
D.B. 739 PG. 549

N/F  
EDWARD BENJAMIN  
PIN# 8502-96-1847  
D.B. 985 PG. 114

EXISTING 55'± GUYED TOWER

N/F  
DBA FALCON RIDGE DEVELOPMENT LLC.  
PIN # 8502-95-4481  
D.B. 455 PG. 698

PROPOSED TELECOMMUNICATIONS  
FACILITY. SEE SHEET Z-2 FOR  
DETAILS.  
EXISTING MICROWAVE AZIMUTHS

N/F  
DUKE POWER CO.  
PIN# 8502-96-3857  
D.B. 686 PG. 805

EXISTING 100' SELF-  
SUPPORT TOWER

EXISTING 70'  
FIRE TOWER

APPROXIMATE LOCATION OF NORTH  
CAROLINA FORESTRY LEASE BOUNDARY  
AS SHOWN ON PLAT IN FILE 5 AT SLIDE  
105

EXISTING 72'± SELF-  
SUPPORT TOWER

EXISTING ACCESS PATH

## LEGEND

	WATER VALVE
	FIRE HYDRANT
	EXIST. PROPERTY LINE
	ADJ. PROPERTY LINE
	EXIST. UTILITY POLE
	EXIST. TELCO PEDESTAL
	EXIST. MANHOLE COVER
	EXIST. LIGHT POLE
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	CHAIN LINK FENCE
	EXISTING TREE LINE
	IRON ROD FOUND
	PROPERTY CORNER

## SITE PLAN

SCALE: 1" = 60'

0 60 120  
SCALE IN FEET

## PLANS PREPARED FOR:



3318 GARNER ROAD, BLDG. 2  
RALEIGH, NC 27607  
OFFICE: (919) 662-4440

## PROJECT INFORMATION:

**TOXAWAY**  
**SITE # HP-1281**  
**SCO ID # 10-08820-01A**

3521 TOWER ROAD  
SAPPHIRE, NC 28774  
(JACKSON COUNTY)

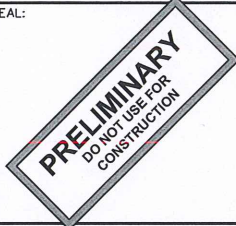
## PLANS PREPARED BY:



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326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 661-6351  
www.tepgroup.net

N.C. LICENSE # C-1794

## SEAL:



O	10-27-15	PRELIMINARY ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: TRG CHECKED BY: JBG

## SHEET TITLE:

**SITE PLAN**

SHEET NUMBER: <b>Z-1</b>	REVISION: <b>0</b> TEP#63220.65209
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### EXISTING MICROWAVE NOTE:

THE PROPOSED TOWER PLACEMENT IS NOT TO CONFLICT WITH ANY EXISTING MICROWAVE PATH. SEE THIS PLAN FOR DIMENSIONS FROM THE TOWER TO THE NEAREST MICROWAVE PATHS.

### ANSI/TIA-222-G DESIGN NOTE:

THE PROPOSED TOWER SHALL BE DESIGNED PER THE FOLLOWING PARAMETERS:

STRUCTURE CLASSIFICATION: III  
EXPOSURE CATEGORY: C  
TOPOGRAPHIC CATEGORY: 4  
CREST HEIGHT: 1,752'

\*\* DESIGN WIND SPEED:  
90mph(3sec GUST), 76mph(FATEST MILE)

\*\* THIS SITE IS WITHIN A SPECIAL WIND AREA. CURRENT LOCAL CODE ENFORCES 130mph(3sec GUST) AT THE PROPOSED TOWER SITE ELEVATION. THE PROPOSED TOWER SHALL BE DESIGNED USING THE WORST CASE BETWEEN THE DESIGN WIND SPEED WITH TOPOGRAPHIC EFFECTS AND THE COUNTY ENFORCED WIND SPEED WITHOUT TOPOGRAPHIC EFFECTS.

PLANS PREPARED FOR:



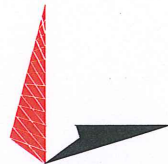
3318 GARNER ROAD, BLDG. 2  
RALEIGH, NC 27607  
OFFICE: (919) 662-4440

PROJECT INFORMATION:

**TOXAWAY**  
**SITE # HP-1281**  
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3521 TOWER ROAD  
SAPPHIRE, NC 28774  
(JACKSON COUNTY)

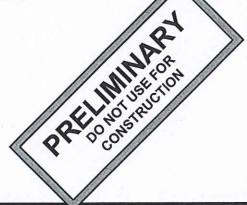
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326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 661-6351  
www.tepgroup.net

N.C. LICENSE # C-1794

SEAL:



0	10-27-15	PRELIMINARY ZONING
REV	DATE	ISSUED FOR:
DRAWN BY:	TRG	CHECKED BY: JBG

SHEET TITLE:

**COMPOUND  
DETAIL**

SHEET NUMBER:

**Z-2**

REVISION:

**0**

TEP#:63220.65209



PROPOSED EXTENT  
OF CLEARING

PROPOSED GRAVEL INSIDE  
COMPOUND AREA (6" OF  
#57 STONE)

19'-0" FACE WIDTH  
(ASSUMED)

PROPOSED 24"  
ICE BRIDGE

PROPOSED 11'-6" x 19'-0"  
EQUIPMENT SHELTER

PROPOSED 5'-0" x 7'-0"  
CONCRETE LANDING SLOPED  
2% MAX AWAY FROM DOOR,  
GRADE UP TO LANDING.

PROPOSED 160' SELF-  
SUPPORT TOWER

PROPOSED FENCED  
TOWER COMPOUND

PROPOSED METER AND  
PORTABLE GENERATOR  
CONNECTION

PROPOSED ACCESS  
ROAD CONNECTION

EXISTING 42'±  
UTILITY POLE

EXISTING BARN TO  
BE REMOVED

EXISTING  
ACCESS  
DRIVE

PROPOSED 40kW GENERATOR  
ON A 5'-6" x 9'-6"  
CONCRETE PAD

PROPOSED 12'  
ACCESS GATE

EXISTING POWER POLE  
W/ TRANSFORMER AND  
TELCO PEDESTAL

105° CELLULAR 35° MICROWAVE AZIMUTH  
WP-W289

38° MICROWAVE AZIMUTH

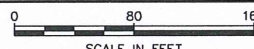
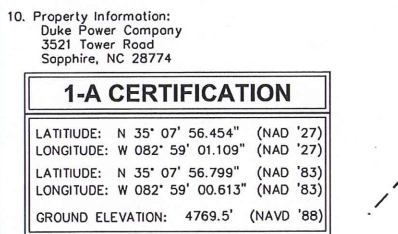
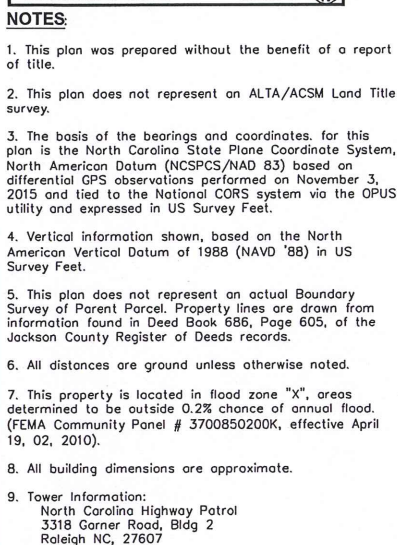
41° MICROWAVE AZIMUTH



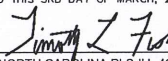

### COMPOUND DETAIL

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

0 8 16  
SCALE IN FEET





PREPARED FOR: <div style="text-align: center; margin-top: 10px;">  </div>	
3318 GARNER ROAD, BLDG. 2 RALEIGH, NC 27607 OFFICE: (919) 662-4440	
PROJECT INFORMATION: <div style="text-align: center; font-weight: bold; font-size: 1.2em;"> <b>TOXAWAY</b>  <b>SITE # HP-1281</b>  <b>SCO ID # 10-08820-01A</b> </div> <div style="text-align: center; margin-top: 5px;">         3521 TOWER ROAD          SAPPHIRE, NC 28774          (SAPPHIRE COUNTY)       </div>	
PREPARED BY: <div style="margin-top: 20px; display: flex; align-items: center;">  <div style="text-align: center;"> <b>TOWER ENGINEERING PROFESSIONALS</b>          3703 JUNCTION BOULEVARD          RALEIGH, NC 27603-6263          (919) 661-6351          NC LICENSE NO. C-1794       </div> </div>	
<div style="text-align: center; border: 1px solid black; padding: 5px; font-weight: bold; font-size: 1.1em; margin-bottom: 10px;">         SURVEYOR CERTIFICATE       </div> <p>I, TIMOTHY L. FISH, CERTIFY THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 686 AT PAGE 605); THAT ANY BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES, AND DRAWN FROM INFORMATION FOUND AS REFERENCED HEREIN; THAT RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000 OR GREATER; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600.) SIGNED AND SEALED THIS 3RD DAY OF MARCH, 2016.</p> <div style="text-align: center; margin-top: 20px;">   <hr style="width: 80%; margin: 0 auto;"/>         NORTH CAROLINA PLS # L-4631  <b>TIMOTHY L. FISH, PE, PLS</b> </div> <div style="text-align: center; margin-top: 20px;">  </div>	
SHEET TITLE: <div style="text-align: center; margin-top: 20px; font-weight: bold; font-size: 1.5em;"> <b>LEASE AREA PLAN</b> </div>	
DATE: 03/02/16	REVISION: 0
SHEET #: 1 OF 3	TEP #: 63220



## LEGAL DESCRIPTION 1,706 SQ. FT.

### LEASE AREA PARCEL "A"

ALL THAT CERTAIN LEASE AREA PARCEL OF LAND, SITUATE, LYING AND BEING IN JACKSON COUNTY, NORTH CAROLINA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 686 AT PAGE 605 OF THE JACKSON COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING CONCRETE MONUMENT AT THE CENTERLINE OF THE FIRE TOWER ON THE SOUTHERN LIMITS OF THE PARCEL OF LAND DESCRIBED IN DEED BOOK 686, AT PAGE 605 OF THE JACKSON COUNTY REGISTER OF DEEDS OFFICE, SAID MONUMENT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF: NORTHING= 526,818.18', AND EASTING=809,439.66'; THENCE FROM THE POINT OF COMMENCEMENT, NORTH 22°43'28" WEST, A DISTANCE OF 188.40 FT. TO A POINT ON THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1,706 SQ. FT. LEASE AREA (PARCEL "A"), SAID POINT BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLANE COORDINATES OF: NORTHING=526,991.95', AND EASTING= 809,366.88'; THENCE FROM THE POINT OF BEGINNING, NORTH 69°43'47" WEST, A DISTANCE OF 17.00 FT. TO A POINT; THENCE NORTH 69°43'47" WEST, A DISTANCE OF 24.88 FT. TO A POINT; THENCE NORTH 39°43'47" WEST, A DISTANCE OF 21.45 FT. TO A POINT; THENCE NORTH 20°16'13" EAST, A DISTANCE OF 11.55 FT. TO A POINT; THENCE NORTH 80°16'13" EAST, A DISTANCE OF 21.45 FT. TO A POINT; THENCE SOUTH 69°43'47" EAST A DISTANCE OF 28.38 FT. TO A POINT; THENCE SOUTH 25°10'31" EAST A DISTANCE OF 18.94 FT. TO A POINT; THENCE SOUTH 20°16'71" WEST A DISTANCE OF 19.71 FT. TO THE POINT OF BEGINNING.

SAID LEASE AREA PARCEL CONTAINING 1,706 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION 20.00 FT.

### ACCESS & UTILITY EASEMENT PARCEL "B"

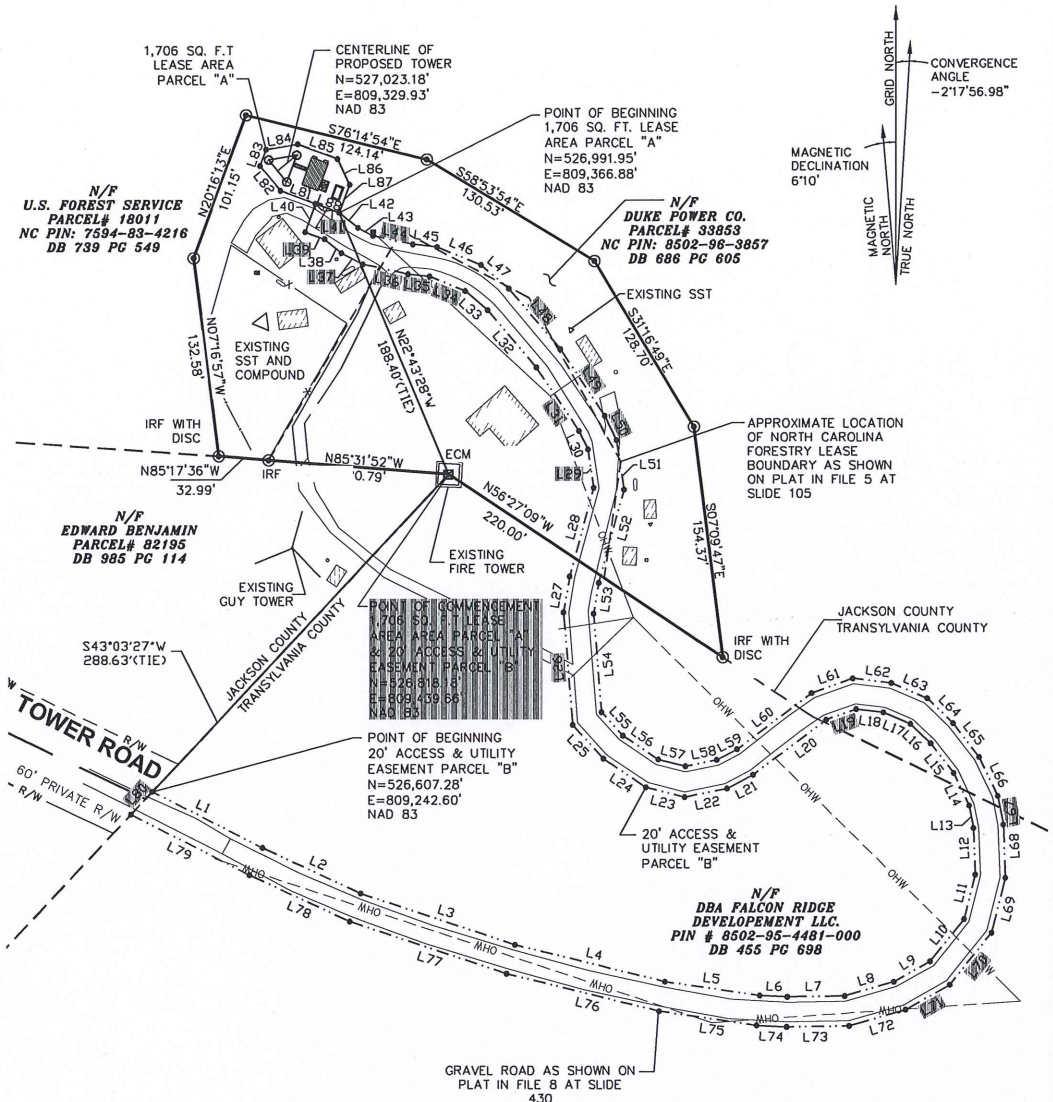
ALL THAT CERTAIN EASEMENT AREA PARCEL OF LAND, SITUATE, LYING AND BEING IN JACKSON COUNTY, AND TRANSYLVANIA COUNTY NORTH CAROLINA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 686 AT PAGE 605 OF THE JACKSON COUNTY REGISTER OF DEEDS AND DEED BOOK 455 AT PAGE 698 OF THE TRANSYLVANIA COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CONCRETE MONUMENT AT THE CENTERLINE OF THE FIRE TOWER ON THE SOUTHERN LIMITS OF THE PARCEL OF LAND DESCRIBED IN DEED BOOK 686, AT PAGE 605 OF THE JACKSON COUNTY REGISTER OF DEEDS OFFICE, SAID MONUMENT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF: NORTHING= 526,818.18', AND EASTING=809,439.66'; THENCE FROM THE POINT OF COMMENCEMENT, SOUTH 43°03'27" WEST, A DISTANCE OF 288.63 FT. TO A POINT ON THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 20.00 FT ACCESS AND UTILITY EASEMENT, SAID POINT BEING ON THE LIMITS OF THE JACKSON COUNTY & TRANSYLVANIA COUNTY LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLANE COORDINATES OF: NORTHING=526,607.28', AND EASTING = 809,242.60'; THENCE FROM THE POINT OF BEGINNING AND ENTERING INTO THE LANDS DESCRIBED IN DEED BOOK 455 AT PAGE 698 OF THE TRANSYLVANIA COUNTY REGISTER OF DEEDS, SOUTH 63°00'40" EAST, A DISTANCE OF 82.38 FT. TO A POINT; THENCE SOUTH 65°13'10" EAST, A DISTANCE OF 72.23 FT. TO A POINT; THENCE SOUTH 71°37'29" EAST, A DISTANCE OF 108.23 FT. TO POINT; THENCE SOUTH 76°16'35" EAST, A DISTANCE OF 103.45 FT. TO A POINT; THENCE SOUTH 81°43'37" EAST, A DISTANCE OF 63.83 FT. TO POINT; THENCE SOUTH 86°54'47" EAST A DISTANCE OF 18.30 FT. TO THE POINT; THENCE NORTH 89°04'05" EAST A DISTANCE OF 37.90 FT. TO A POINT; THENCE NORTH 73°52'43" EAST A DISTANCE OF 33.94 FT. TO A POINT; THENCE NORTH 60°41'17" EAST A DISTANCE OF 27.62 FT. TO A POINT; THENCE NORTH 39°00'42" EAST A DISTANCE OF 36.13 FT. TO A POINT; THENCE NORTH 14°00'09" EAST A DISTANCE OF 30.43 FT. TO A POINT; THENCE NORTH 02°17'40" WEST A DISTANCE OF 31.02 FT. TO A POINT; THENCE NORTH 10°57'03" WEST A DISTANCE OF 15.26 FT. TO POINT; THENCE NORTH 25°54'28" WEST A DISTANCE OF 24.02 FT. AND ENTERING INTO THE LANDS DESCRIBED IN DEED BOOK 686 AT PAGE 605 OF THE JACKSON COUNTY REGISTER OF DEEDS TO POINT;

CONTINUED ON SHEET 3 OF 3

## LEASE AREA DETAIL

SCALE: 1" = 80'



PREPARED FOR:



3318 GARNER ROAD, BLDG. 2  
RALEIGH, NC 27607  
OFFICE: (919) 662-4440

PROJECT INFORMATION:

**TOXAWAY**  
**SITE # HP-1281**  
**SCO ID # 10-08820-01A**

3521 TOWER ROAD  
SAPPHIRE, NC 28774  
(JACKSON COUNTY)

PREPARED BY:

**TOWER ENGINEERING PROFESSIONALS**  
3703 JUNCTION BOULEVARD  
RALEIGH, NC 27603-5263  
(919) 661-6351  
NC LICENSE NO. C-1794

## SURVEYOR CERTIFICATE

I, TIMOTHY L. FISH, CERTIFY THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 686 AT PAGE 605); THAT ANY BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES, AND DRAWN FROM INFORMATION FOUND AS REFERENCED HEREIN; THAT RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1: 10,000 OR GREATER; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600.) SIGNED AND SEALED THIS 3RD DAY OF MARCH, 2016.

*Timothy L. Fish*  
NORTH CAROLINA PLS # L-4631  
TIMOTHY L. FISH, PE, PLS



SHEET TITLE:

## LEASE AREA DETAIL

DATE: 03/02/16	REVISION: 0
SHEET #: 2 OF 3	TEP #: 63220



**LEGAL DESCRIPTION 20.00 FT.****ACCESS & UTILITY EASEMENT PARCEL "B"**

CONTINUED FROM SHEET 2 OF 3

THENCE NORTH 37°53'51" WEST A DISTANCE OF 24.94 FT. TO A POINT; THENCE NORTH 46°04'51" WEST A DISTANCE OF 18.71 FT. TO A POINT; THENCE NORTH 67°01'27" WEST A DISTANCE OF 19.51 FT. TO A POINT; THENCE NORTH 83°03'42" WEST A DISTANCE OF 18.30 FT. TO A POINT; THENCE SOUTH 70°19'30" WEST A DISTANCE OF 21.02 FT. TO A POINT; THENCE SOUTH 52°56'04" WEST A DISTANCE OF 60.50 FT. TO A POINT AND ENTERING INTO THE LANDS DESCRIBED IN DEED BOOK 455 AT PAGE 698 OF THE TRANSYLVANIA COUNTY REGISTER OF DEEDS; THENCE SOUTH 62°11'12" WEST A DISTANCE OF 19.56 FT. TO A POINT; THENCE SOUTH 78°29'45" WEST A DISTANCE OF 28.73 FT. TO A POINT; THENCE NORTH 75°52'41" WEST A DISTANCE OF 26.77 FT. TO A POINT; THENCE NORTH 56°16'32" WEST A DISTANCE OF 34.31 FT. TO A POINT; THENCE NORTH 42°42'58" WEST A DISTANCE OF 30.51 FT. TO A POINT; THENCE NORTH 04°46'02" WEST A DISTANCE OF 75.02 FT. TO A POINT; THENCE NORTH 09°34'15" EAST A DISTANCE OF 24.36 FT. TO A POINT; THENCE NORTH 15°14'56" EAST AND ENTERING IN THE LANDS DESCRIBED IN DEED BOOK 686 AT PAGE 605 OF THE JACKSON COUNTY REGISTER OF DEEDS A DISTANCE 60.94 FT. TO A POINT; THENCE NORTH 08°37'10" WEST A DISTANCE OF 25.93 FT. TO A POINT; THENCE NORTH 26°21'16" WEST A DISTANCE OF 13.54 FT. TO A POINT; THENCE NORTH 33°59'02" WEST A DISTANCE OF 50.90 FT. TO A POINT; THENCE NORTH 40°32'55" WEST A DISTANCE OF 50.08 FT. TO A POINT; THENCE NORTH 49°38'15" WEST A DISTANCE OF 19.57 FT. TO A POINT; THENCE NORTH 67°48'54" WEST A DISTANCE OF 25.61 FT. TO A POINT; THENCE NORTH 83°33'14" WEST A DISTANCE OF 14.43 FT. TO A POINT; THENCE NORTH 77°49'32" WEST A DISTANCE OF 30.71 FT. TO A POINT; THENCE NORTH 62°33'14" WEST A DISTANCE OF 16.12 FT. TO A POINT; THENCE NORTH 51°06'12" WEST A DISTANCE OF 14.68 FT. TO A POINT; THENCE NORTH 69°43'47" WEST A DISTANCE OF 13.72 FT. TO A POINT; THENCE NORTH 20°16'13" EAST A DISTANCE OF 20.00 FT. TO A POINT ON THE SOUTHERN LIMITS OF THE DESCRIBED HEREIN LEASE AREA (PARCEL "A"); THENCE WITH SAID SOUTHERN LIMITS SOUTH 69°43'47" EAST A DISTANCE OF 17.00 FT. TO A POINT ON THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LEASE AREA (PARCEL "A"); THENCE LEAVING SAID CORNER SOUTH 51°06'12" EAST A DISTANCE OF 15.96 FT. TO A POINT; THENCE SOUTH 62°33'14" EAST A DISTANCE OF 11.44 FT. TO A POINT; THENCE SOUTH 77°49'32" EAST A DISTANCE OF 27.03 FT. TO A POINT; THENCE SOUTH 83°33'14" EAST A DISTANCE OF 16.19 FT. TO A POINT; THENCE SOUTH 67°48'54" EAST A DISTANCE OF 31.57 FT. TO A POINT; THENCE SOUTH 49°38'15" EAST A DISTANCE OF 24.36 FT. TO A POINT; THENCE SOUTH 40°32'55" EAST A DISTANCE OF 52.82 FT. TO A POINT; THENCE SOUTH 33°59'02" EAST A DISTANCE OF 53.38 FT. TO A POINT; THENCE SOUTH 26°21'16" EAST A DISTANCE OF 18.00 FT. TO A POINT; THENCE SOUTH 08°37'10" EAST A DISTANCE OF 33.28 FT. TO A POINT; THENCE SOUTH 15°14'56" WEST A DISTANCE OF 64.18 FT. AND ENTERING INTO THE LANDS DESCRIBED IN DEED BOOK 455 AT PAGE 698 TO A POINT; THENCE SOUTH 09°34'15" WEST A DISTANCE OF 20.85 FT. TO A POINT; THENCE SOUTH 04°46'02" EAST A DISTANCE OF 65.63 FT. TO A POINT; THENCE SOUTH 42°42'58" EAST A DISTANCE OF 21.26 FT. TO A POINT; THENCE SOUTH 56°16'32" EAST A DISTANCE OF 28.47 FT. TO A POINT; THENCE SOUTH 75°52'41" EAST A DISTANCE OF 18.77 FT. TO A POINT; THENCE NORTH 78°29'45" EAST A DISTANCE OF 21.31 FT. TO A POINT; THENCE NORTH 62°11'12" EAST A DISTANCE OF 15.08 FT. TO A POINT; THENCE NORTH 52°56'04" EAST A DISTANCE OF 61.94 FT. AND ENTERING INTO THE LANDS DESCRIBED IN DEED BOOK 686 AT PAGE 605 OF THE JACKSON COUNTY REGISTER OF DEEDS TO A POINT; THENCE NORTH 70°19'30" EAST A DISTANCE OF 28.81 FT. TO A POINT; THENCE SOUTH 83°03'42" EAST A DISTANCE OF 25.84 FT. TO A POINT; THENCE SOUTH 67°01'27" EAST A DISTANCE OF 26.03 FT. TO A POINT; THENCE SOUTH 46°04'51" EAST A DISTANCE OF 23.84 FT. TO A POINT; THENCE SOUTH 37°53'51" EAST A DISTANCE OF 28.47 FT. TO A POINT; THENCE SOUTH 25°54'28" EAST A DISTANCE OF 28.75 FT. TO A POINT; THENCE SOUTH 10°57'03" EAST A DISTANCE OF 19.39 FT. AND ENTERING INTO THE LANDS DESCRIBED IN DEED BOOK 455 AT PAGE 698 OF THE TRANSYLVANIA COUNTY REGISTER OF DEEDS TO A POINT; THENCE SOUTH 02°17'40" EAST A DISTANCE OF 35.40 FT. TO A POINT; THENCE SOUTH 14°00'09" WEST A DISTANCE OF 37.72 FT. TO A POINT; THENCE SOUTH 39°00'42" WEST A DISTANCE OF 44.40 FT. TO A POINT; THENCE SOUTH 60°41'17" WEST A DISTANCE OF 33.76 FT. TO A POINT; THENCE SOUTH 73°52'43" WEST A DISTANCE OF 38.92 FT. TO A POINT; THENCE SOUTH 89°04'05" WEST A DISTANCE OF 41.27 FT. TO A POINT; THENCE NORTH 86°54'47" WEST A DISTANCE OF 19.91 FT. TO A POINT; THENCE NORTH 81°43'37" WEST A DISTANCE OF 65.69 FT. TO A POINT; THENCE NORTH 76°16'35" WEST A DISTANCE OF 105.21 FT. TO A POINT; THENCE NORTH 71°37'29" WEST A DISTANCE OF 110.18 FT. TO A POINT; THENCE NORTH 65°13'10" WEST A DISTANCE OF 73.74 FT. TO A POINT; THENCE NORTH 63°00'40" WEST A DISTANCE OF 88.53 FT. TO A POINT ON THE LIMITS OF THE JACKSON COUNTY AND TRANSYLVANIA COUNTY LINE, THENCE WITH SAID COUNTY LIMITS NORTH 43°03'27" EAST A DISTANCE OF 20.81 FT. TO THE POINT OF BEGINNING.

SAID EASEMENT AREA PARCEL CONTAINING 29,176 SQUARE FEET OR 0.67 ACRES, MORE OR LESS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	82.38	S63°00'40"E
L2	72.23	S65°13'10"E
L3	108.25	S71°37'29"E
L4	103.45	S76°16'35"E
L5	63.83	S81°43'37"E
L6	18.30	S86°54'47"E
L7	37.90	N89°04'05"E
L8	33.94	N73°52'43"E
L9	27.62	N60°41'17"E
L10	36.13	N39°00'42"E
L11	30.43	N14°00'09"E
L12	31.02	N02°17'40"W
L13	15.26	N10°57'03"W
L14	24.02	N25°54'28"W
L15	24.94	N37°53'51"W
L16	18.71	N46°04'51"W
L17	19.51	N67°01'27"W
L18	18.30	N83°03'42"W
L19	21.02	S70°19'30"W
L20	60.50	S52°56'04"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	28.81	N70°19'30"E
L62	25.84	S83°03'42"E
L63	26.03	S67°01'27"E
L64	23.84	S46°04'51"E
L65	28.47	S37°53'51"E
L66	28.75	S25°54'28"E
L67	19.39	S10°57'03"E
L68	35.40	S02°17'40"E
L69	37.72	S14°00'09"W
L70	44.40	S39°00'42"W
L71	33.76	S60°41'17"W
L72	38.92	S73°52'43"W
L73	41.27	S89°04'05"W
L74	19.91	N86°54'47"W
L75	65.69	N81°43'37"W
L76	105.21	N76°16'35"W
L77	110.18	N71°37'29"W
L78	73.74	N65°13'10"W
L79	88.53	N63°00'40"W
L80	20.81	N43°03'27"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	19.56	S62°11'12"W
L22	28.73	S78°29'45"W
L23	26.77	N75°52'41"W
L24	34.31	N56°16'32"W
L25	30.51	N42°42'58"W
L26	75.02	N04°46'02"W
L27	24.36	N09°34'15"E
L28	60.94	N15°14'56"E
L29	25.93	N08°37'10"W
L30	13.54	N26°21'16"W
L31	50.90	N33°59'02"W
L32	50.08	N40°32'55"W
L33	19.57	N49°38'15"W
L34	25.61	N67°48'54"W
L35	14.43	N83°33'14"W
L36	30.71	N77°49'32"W
L37	16.12	N62°33'14"W
L38	14.68	N51°06'12"W
L39	13.72	N69°43'47"W
L40	20.00	N20°16'13"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L81	24.88	N69°43'47"W
L82	21.45	N39°43'47"W
L83	11.55	N20°16'13"E
L84	21.45	N80°16'13"E
L85	28.38	S69°43'47"E
L86	18.94	S25°10'31"E
L87	19.71	S20°16'13"W
L88	17.00	N69°43'47"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	17.00	S69°43'47"E
L42	15.96	S51°06'12"E
L43	11.44	S62°33'14"E
L44	27.03	S77°49'32"E
L45	16.19	S83°33'14"E
L46	31.57	S67°48'54"E
L47	24.36	S49°38'15"E
L48	52.82	S40°32'55"E
L49	53.38	S33°59'02"E
L50	18.00	S26°21'16"E
L51	33.28	S08°37'10"E
L52	64.18	S15°14'56"W
L53	20.85	S09°34'15"W
L54	65.63	S04°46'02"E
L55	21.26	S42°42'58"E
L56	28.47	S56°16'32"E
L57	18.77	S75°52'41"E
L58	21.31	N78°29'45"E
L59	15.08	N62°11'12"E
L60	61.94	N52°56'04"E

PREPARED FOR:

3318 GARNER ROAD, BLDG. 2  
RALEIGH, NC 27607  
OFFICE: (919) 662-4440

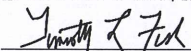
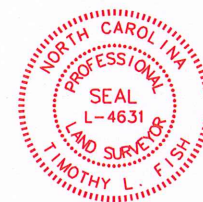
PROJECT INFORMATION:

**TOXAWAY**  
**SITE # HP-1281**  
**SCO ID # 10-08820-01A**3521 TOWER ROAD  
SAPPHIRE, NC 28774  
(JACKSON COUNTY)

PREPARED BY:

**TOWER ENGINEERING PROFESSIONALS**  
3703 JUNCTION BOULEVARD  
RALEIGH, NC 27603-5263  
(919) 661-6351  
NC LICENSE NO. C-1794**SURVEYOR CERTIFICATE**

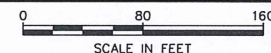
I, TIMOTHY L. FISH, CERTIFY THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 686 AT PAGE 605); THAT ANY BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES, AND DRAWN FROM INFORMATION FOUND AS REFERENCED HEREIN; THAT RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000 OR GREATER; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). SIGNED AND SEALED THIS 3RD DAY OF MARCH, 2016.

  
NORTH CAROLINA PLS # L-4631  
TIMOTHY L. FISH, PE, PLS

SHEET TITLE:

**LEASE AREA DETAIL****LEASE AREA DETAIL**

SCALE: 1" = 80'

DATE: 03/02/16 REVISION: 0  
SHEET #: 3 OF 3 TEP #: 63220