



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	BUKEY JOSEPH WILLIAM & W/ & BUKEY SUZANNE E
Assessor's Parcel Number:	451100341028000 (Parcel #) / 40382 (Account #)
Property Address:	WATERSIDE DR, MURPHY, NC, 28906
County, State:	Cherokee County, NC
Subdivision:	THE RETREAT AT MOUNTAIN HIGH
Lot Number:	1
Legal Description:	LOT 1 THE RETREAT @ MOUNTAIN HIGH P/O 1492/979
TRS:	N/A
Parcel Size:	3.0600 Acres
Terrain Type:	Wooded / Hill
Lot Dimensions:	142.28 feet North 607.38 feet East 544.95 feet South 440.5 feet West
Elevation:	622.4 m or 2041.9 feet
Flood Zone / Wetlands:	No
Notes:	See deed attached for complete legal description.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/kiUFfHnS52kWMwBu5
GPS Coordinates (Center):	35.046000, -84.304600

GPS Coordinates (4 corners):	35.0466, -84.304 NE 35.0452, -84.3038 SE 35.0459, -84.3053 SW 35.0468, -84.3044 NW
City or County Limits:	County
School District:	Cherokee County Schools
Access To Property:	Yes, Waterside Dr
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	US-64 / Andrew jackson Hwy
Closest Major City:	Chattanooga, Tennessee (1 hr 29 min (73.4 miles)
Closest Small Town:	Ducktown, Tennessee (13 min (6.5 miles)
Closest Gas Station:	Citgo, 7251 US-64, Murphy, NC 28906 (23 min (16.6 miles)
Nearby Attractions:	Ron Henry Horseshoe Bend Park, 1156 River Rd, Mineral Bluff, GA 30559 (20 min (9.8 miles) Fields of the Wood, 10000 NC-294, Murphy, NC 28906 (25 min (10.6 miles) Murphy River Walk, Murphy Riv Walk, Murphy, NC 28906 (33 min (24.5 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$9,000
Assessed Actual Value:	\$9,000
Back Taxes Owed? If so amount owed:	Yes, \$58.05
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$58.05
Notes:	Taxes are due for 2023.

Zoning & Restriction Information

Zoning / Property Use Code:	NO ZONING AS PER COUNTY
What can be built on the property?	Per County, there are no such restrictions Single Family Dwelling (Stick built or Modular) - See CC&R's for details.
Time limit to build?	Per County, there are no such restrictions. Per CC&R, you must have to complete the construction with in a year.
Is camping allowed?	Per County, there are no such restrictions. Per CC&R, Lots having (3) acres or greater are permitted to permanently leave one professionally manufactured camping equipment(RV or pull behind camper) on a lot provided the equipment is not visible from any street. Permanent dwelling in any type of camping equipment is strictly forbidden.
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, there are no such restrictions. Per CC&R, Lots having (3) acres or greater are permitted to permanently leave one professionally manufactured camping equipment(RV or pull behind camper) on a lot provided the equipment is not visible from any street. Permanent dwelling in any type of camping equipment is strictly forbidden.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, there are no such restrictions. Per CC&R, not allowed.
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, there are no such restrictions. Per CC&R, the minimum size requirement is 1200 sq ft.
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per County, there are no such restrictions.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	County does not possess any information regarding HOA's and no relevant information could be found online. The property does appear to be part of an association per CC&R docs, would recommend confirming with owner or a title company.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	See attached CC&R's.
CC&R Information:	Book / Page: 1498 / 194
Deed Availability:	See attached copy.
Deed Information:	Book / Page: 1498 / 968
Notes:	The Parcel is OUTSIDE the city limits and county has no zoning. Please review CC&R's for additional details. Unable to locate POA website or confirm status.

Utility Information	
Water?	Would have to drill a well
Sewer / Septic?	Would have to install a septic system.
Electric?	Would have to contact Duke Energy (800.777.9898), Tri-State EMC (+17064923251), etc.
Gas?	Would have to contact Proflame (828-389-2700), Thompson Gas (828-835-9798), Freeman Gas (828-837-1777), etc.
Waste?	Would have to contact RJ Sanitation (828-557-2676), Warman's Trash Service (828-644-5171), Advanced Disposal (678-341-7056), Turner's Garbage (828-557-5986), etc.
Notes:	As per Copper Basin Utilities, McCaysville Water Department, there is no water and sewer available.
County Contact Information	
County Website:	https://www.cherokeecounty-nc.gov/
Assessor Website:	https://www.cherokeecounty-nc.gov/173/Tax-Assessor
Treasurer Website:	https://www.cherokeecounty-nc.gov/218/Tax-Collector
Recorder Website:	https://www.cherokeecounty-nc.gov/261/Register-of-Deeds
GIS Website:	https://maps.cherokeecounty-nc.gov/GISweb/GISviewer/
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	(828) 837-2613
Phone number for Treasurer:	(828) 837-2421, ext. 2124
Phone number for Assessor:	(828) 835-3296 Ext. 1819
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A