

16, 869

NOTES:

- 1) THIS IS NOT A FIELD SURVEY. MATHEMATICALLY SEVERAL OF THE LOTS DO NOT CLOSE BY ABOUT 1/2 FOOT USING THE PLAT INFORMATION. IN ADDITION MOST OF THE PLATS SHOW A CIRCULAR CUL-DE-SAC AT THE END OF HOLLY LANE, BUT DO NOT SPECIFY A RADIUS LENGTH FOR THE CUL-DE-SAC. BASED ON THE PLATS A RADIUS OF 42 FEET HAS BEEN ASSIGNED TO THE CUL-DE-SAC. ALL CORNERS UNLESS DESIGNATED OTHERWISE ARE CALCULATED POINTS. WHERE DESIGNATED OTHERWISE, THE DESIGNATION HAS BEEN TAKEN FROM THE MOST RECENT RECORDED PLAT WHERE A FIELD SURVEY WAS PERFORMED. WHERE DISTANCE DISCREPANCIES EXIST BETWEEN PLATS, THE PLATS HAVE BEEN BEST FIT TO ACCOMMODATE THE COMBINATION PLAT.
- 2) DEED REFERENCE: D.B. 213, PG. 529; DOC. BK. 233, PG. 004; DOC. BK. 574, PG. 575
- 3) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON.
- 4) AREA OF LOT F-8 = 1.07 ACRES (PLAT)-INCLUDES R/W  
 F-9 = 1.26 ACRES (PLAT)-INCLUDES R/W  
 F-10 = 1.77 ACRES (PLAT)-INCLUDES R/W  
 F-11 = 1.16 ACRES (PLAT)-INCLUDES R/W  
 LOT F-8 (REVISED) = 5.26 ACRES (PLAT)-INCLUDES R/W  
 F-12 = 0.53 ACRES (PLAT)-INCLUDES R/W  
 F-13 = 0.85 ACRES (PLAT)-INCLUDES R/W  
 F-14 = 1.48 ACRES (DEED)-INCLUDES R/W  
 F-15 = 1.46 ACRES (PLAT)-INCLUDES R/W  
 LOT F-14 (REVISED) = 4.32 ACRES (PLAT)-INCLUDES R/W  
 TOTAL AREA = 9.58 ACRES (PLAT & DEED)
- 5) PLAT REFERENCES: P.F. 4, SL. 156; P.F. 1, SL. 7, P.F. 1 SL.8, P.F. 1, SL. 61; P.F. 1, SL. 156; P.F. 1, SL. 7, P.F. 1 SL.8, P.F. 1, SL. 61; P.F. 1, SL. 61A; P.F. 1, SL. 106A; P.F. 10, SL. 695; P.F. 10 SL. 696
- 6) PARCEL IDENTIFICATION NUMBERS -  
 LOT F-8: 8593-42-7270  
 LOT F-9: 8593-42-6125  
 LOT F-10: 8593-42-4344  
 LOT F-11: 8593-42-4175  
 LOT F-12: 8593-42-3489  
 LOT F-13: 8593-42-5512  
 LOT F-14: 8593-42-6572  
 LOT F-15: 8593-42-8601
- 7) THIS PLAT DOES NOT CREATE A SUBDIVISION OF PROPERTY IN TRANSYLVANIA COUNTY
- 8) EXISTING LAND USE IS RURAL RESIDENTIAL PLANNED DEVELOPMENT
- 9) ROAD NAMES SHOWN ARE BASED ON INFORMATION FOUND ON CURRENT PLATS

THIS PLAT WAS PREPARED FOR JOHN N. AND BARBARA A. WIMBERLY AND IS PROVIDED AS PART OF THE WORK PRODUCT TO OUR CLIENTS. THIS PLAT IN PART OR IN WHOLE IS NOT TRANSFERABLE AND SHALL NOT BE ALTERED IN ANY WAY OR REUSED IN ANY FORM BY ANY INDIVIDUAL OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY MICHAEL A. PFOUTZ SR. AND IS INTENDED SOLELY FOR THE USE OF THE ORIGINAL CLIENT.

SAID LOTS 8-11 AND 12-15 SHALL BE COMBINED TOGETHER AND SHALL BE CONSIDERED ONE LOT FOR TAX PURPOSES AND, SUBJECT TO APPROVAL OF THE HOMEOWNER'S ASSOCIATION, SAID LOTS SHALL ONLY BE CHARGED ONE LOT ASSESSMENT FEE FOR ASSOCIATION ASSESSMENTS AS DESCRIBED AND SET FORTH IN THE DECLARATION OF COVENANTS REFERRED TO HEREIN ABOVE FOR SO LONG AS SAID LOTS ARE OWNED IN COMMON BY THE GRANTEE, THEIR HEIRS, SUCCESSORS AND ASSIGNS. UPON THE COMBINING OF SAID LOTS INTO A SINGLE LOT FOR TAX PURPOSES, THE DIVISION OF SAID COMBINED LOTS INTO MULTIPLE LOTS IN THE FUTURE IS PROHIBITED.

G.S. 47-30 f(11) d.  
 I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.  
 I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM RECORDED DOCUMENTS AND/OR OTHER INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

*Michael A. Pfoutz Sr.*  
 MICHAEL A. PFOUTZ Sr.  
 SURVEYOR L-4438  
 08/05/2016



TRANSYLVANIA COUNTY  
 PLANNING DEPARTMENT  
 REVIEWED BY THE TRANSYLVANIA  
 COUNTY PLANNING DEPARTMENT.  
 EXCEPTION 1.1 MET.

*Kalen K. Lawson* DATE: 8-5-16

JOHN W. MCCOY and  
 CAROLYN S. MCCOY  
 P.F. 14, SL. 510  
 PN: 8593-42-8891



LEGEND

CP	CALCULATED POINT
H/W	H/S WIFE
PN	TAX PARCEL IDENTIFICATION NUMBER
R/W	RIGHT OF WAY
P.F., SL.	PLAT FILE, SLIDE
D.B., PG.	DEED BOOK, PAGE
DOC. BK., PG.	DOCUMENT BOOK, PAGE

STATE OF NORTH CAROLINA  
 COUNTY OF TRANSYLVANIA  
 I, Kalen K. Lawson REVIEW OFFICER  
 OF TRANSYLVANIA COUNTY, CERTIFY THAT THE MAP OR PLAT  
 TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY  
 REQUIREMENTS FOR RECORDING.  
*Kalen K. Lawson* 8-5-16  
 REVIEW OFFICER DATE

BOUNDARY CALL TABLE

Course	Bearing	Distance
L1	S33°36'19"E	25.53'
L2	S73°44'19"E	65.68'
L3	S67°07'19"E	118.88'
L4	S30°24'41"W	62.78'
L5	S47°10'41"W	90.20'
L6	S66°44'52"W	72.83'
L7	S80°28'35"W	23.18'
L8	N71°38'15"W	40.79'
L9	N05°18'07"E	82.01'
L10	N29°29'20"W	56.28'
L11	N12°29'20"W	53.63'
L12	N46°30'40"E	70.31'
L13	N55°30'40"E	99.61'
L14	S88°29'20"E	19.90'
L15	S88°29'20"E	139.49'
L16	S77°29'20"E	135.05'
L17	S32°06'20"E	76.88'
L18	S70°07'09"E	41.49'
L19	N60°41'27"E	56.46'
L20	N62°27'43"E	128.03'



2016004468  
 TRANSYLVANIA CO. NC FEE \$21.00  
 PREPARED & REVIEWED  
 09-13-2016 12:43:27 PM  
 CINDY M DORSEY  
 BK: PF 16  
 PG: 869-869

NCGS MONUMENT  
 "SEESHORE"  
 (NAD 83)  
 N:529,888.983  
 E:896,133.414  
 P.F. 10, SL. 696

PREPARED BY <b>CAROLINA MOUNTAIN SURVEYING</b> FIRM LICENSE NUMBER #1205 137 NORTH BROAD STREET, SUITE 2 BREVARD, NORTH CAROLINA 28712 (828) 883-2670 CMSURVEYING@COMPORIUM.NET	<b>COMBINATION OF          LOTS F-8, F-9, F-10 &amp; F-11 into          LOT F-8 (Revised) and          LOTS F-12, F-13, F-14 &amp; F-15 into          LOT F-14 (Revised)          SEQUOYAH WOODS SUBDIVISION</b>	<b>COMBINATION PLAT</b> PREPARED FOR <b>JOHN N. WIMBERLY and          BARBARA A. WIMBERLY H/W</b> PROPERTY SITUATE IN DUNNS ROCK TOWNSHIP TRANSYLVANIA COUNTY, NORTH CAROLINA	DATE <b>AUGUST 05, 2016</b> FIELD RECORDS DRAWING <b>CMS16047-COMBO</b> COORD. FILE <b>CMS16047.CRD</b> PROJECT NUMBER <b>CMS16047</b>
GRAPHIC SCALE - FEET WRITTEN SCALE: 1"=80'			