

File 11, Slide 692

11,692

LEGEND

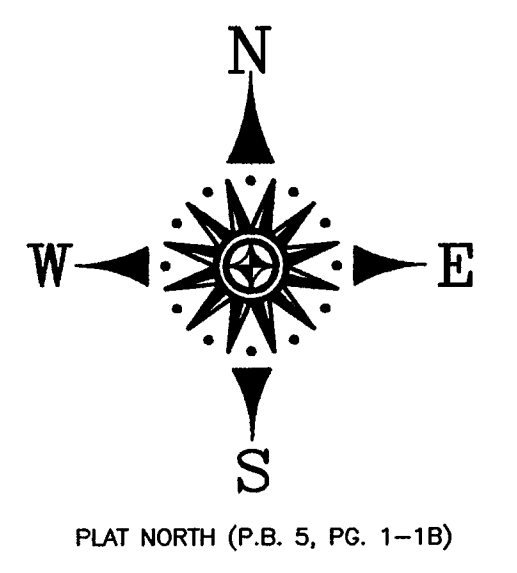
- SR SET REBAR
- PIN TAX PARCEL IDENTIFICATION NUMBER
- FR FOUND REBAR
- R/W RIGHT OF WAY
- H/W HIS WIFE
- O/A OVERALL
- P.B., PG. PLAT BOOK, PAGE
- NCGS NORTH CAROLINA GRID SYSTEM
- EDGE OF PAVEMENT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CABLE TV BOX
- ⊙ ELECTRIC BOX
- ⊙ TELEPHONE BOX

REGISTER OF DEEDS

THE FOREGOING CERTIFICATE OF MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR IS CERTIFIED TO BE CORRECT. THIS PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN PLAT FILE _____, SLIDE _____, THIS THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M.

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	319.55'	132.29'	250.85'	44°58'38"	17°55'48"	244.46'	N72°15'08"E



2006002863
 TRANSLYVANIA CO, NC FEE \$21.00
 PREPARED & RECORDED:
 04-03-2006 03:32:52 PM
 CINDY M OHMBEY
 REGISTER OF DEEDS
 BY: D REE MCCALL
 DEPUTY REGISTER OF DEEDS
 PF 11
 PG:692-692

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	S40°09'43"W	2.70'
L-2	N04°24'44"W	14.12'
L-3	S51°35'53"E	10.19'
L-4	S41°38'50"W	10.38'

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE 'X' PER H.U.D. FLOOD INSURANCE RATE MAP, MAP NUMBER 37175C0215 C EFFECTIVE DATE, MARCH 2, 1998. THESE ARE AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN. THIS INFORMATION HAS NOT BEEN FIELD VERIFIED BY ME.

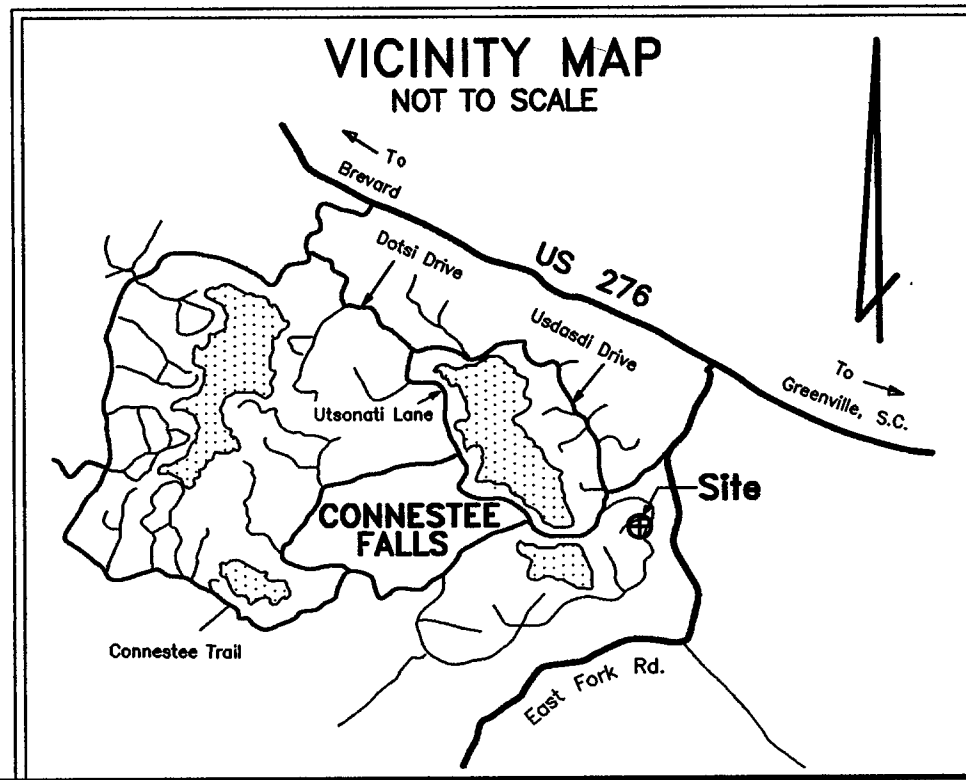
NOTES:

- 1) LOT 16 REVISED IS BEING SPLIT AND BEING COMBINED WITH LOTS 18 AND LOT 19. LOT 18 WAS SURVEYED IN JULY 1993, LOT 19 WAS SURVEYED IN OCTOBER 1992.
- 2) DEED REFERENCE: LOT 16 Revised - DEED BOOK 332, PAGE 615
 LOT 18 - DOCUMENT BOOK 71, PAGE 715
 LOT 19 - DOCUMENT BOOK 135, PAGE 673
- 3) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THUS 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 18 Revised = 0.573 OF AN ACRE
 LOT 19 Revised = 0.570 OF AN ACRE
 TOTAL PLAT AREA = 1.143 ACRES
- 5) PARCEL IDENTIFICATION NUMBERS - LOT 16 Revised : 8572-97-6870
 LOT 18: 8592-18-4762
 LOT 19: 8592-18-3652
- 6) PLAT REFERENCE - LOTS 18 & 19: PLAT BOOK 5, PAGES 1-1B
 LOT 16 Revised - PLAT FILE 7, SLIDE 861
- 7) THIS PROPERTY LIES ABOVE ELEVATION 2540'
- 8) THIS PLAT DOES NOT CREATE A SUBDIVISION OF PROPERTY IN TRANSLYVANIA COUNTY
- 9) EXISTING LAND USE IS RURAL RESIDENTIAL PLANNED DEVELOPMENT
- 10) NOT ALL IMPROVEMENTS ARE SHOWN ON THIS PLAT
- 11) THERE ARE NO NCGS MONUMENTS WITHIN 2000' OF THIS PROPERTY

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 A PARTIAL FIELD SURVEY PERFORMED UNDER MY DIRECTION FROM INFORMATION FOUND IN PLAT FILE 1, SLIDE 52-52B THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE PLOTTED FROM INFORMATION REFERENCED HEREON; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS THE 10th DAY OF FEBRUARY, 2006, A.D.

 MICHAEL A. PFOUTZ Sr.
 SURVEYOR L-4458



TRANSLYVANIA COUNTY PLANNING DEPARTMENT
 REVIEWED BY THE TRANSLYVANIA COUNTY PLANNING DEPARTMENT.
 EXCEPTION 1.1 MET.
 DATE: _____

PREPARED BY
HAFLER LAND SURVEYING
 427 S. CALDWELL STREET
 BREVARD, NORTH CAROLINA 28712
 (828) 884-7168
 FAX (828) 884-8646

COMBINATION OF
 LOTS 18, 19, & 16 Revised, UNIT 17
 INTO
 LOTS 18 & 19 Revised, UNIT 17
 SITUATE IN
 DUNNS ROCK TOWNSHIP
 TRANSLYVANIA COUNTY, NORTH CAROLINA

COMBINATION PLAT & SURVEY
 PREPARED FOR
**JAMES L. ROBARDS, Sr. and
 LYNN M. ROBARDS, H/W and
 STANLEY COHEN and
 TOBY COHEN, H/W**

DATE: **DECEMBER 19, 2005**
 FIELD RECORDS: **DATA COLLECTOR**
 DRAWING: **05146**
 PROJECT NUMBER: **05146**