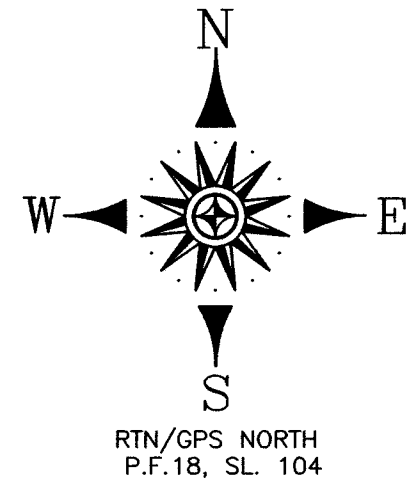
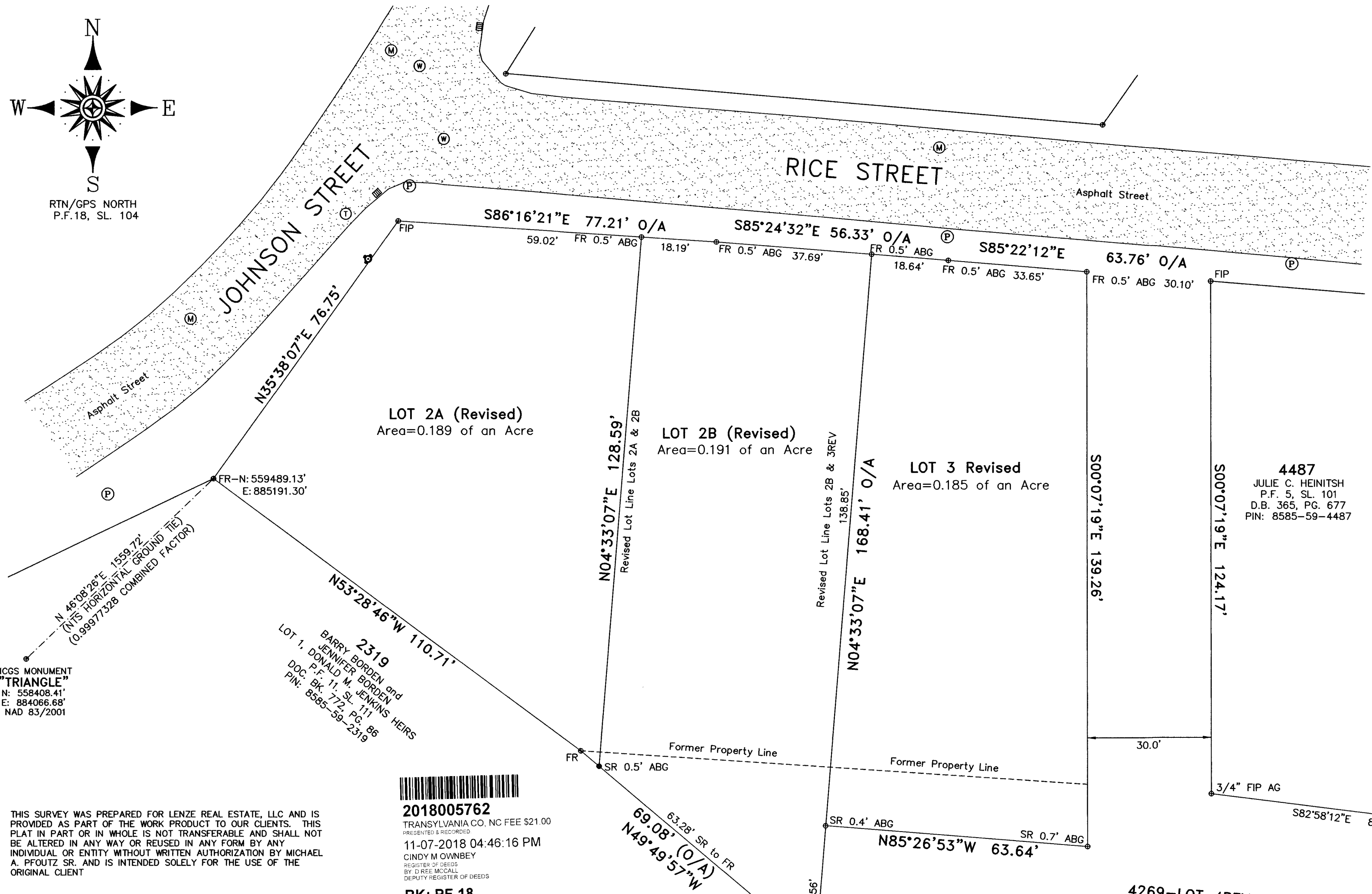


18,353



LEGEND

NTS	NOT TO SCALE
CP	CALCULATED POINT
O/A	OVERALL
D.B., PG.	DEED BOOK, PAGE
NCSS	NORTH CAROLINA GEODETIC SURVEY
PIN	TAX PARCEL IDENTIFICATION NUMBER
NAD	NORTH AMERICAN DATUM
SR	SET REBAR WITH IDENTIFICATION CAP
FIP	FOUND IRON PIPE
FR	FOUND REBAR
DOC. BK., PG.	DOCUMENT BOOK, PAGE
P.F., SL.	PLAT FILE, SLIDE
ABG	ABOVE GRADE
U	UTILITY POLE
F	FIRE HYDRANT
C	CATCH BASIN
W	WATER VALVE
T	TELEPHONE MANHOLE
S	SANITARY SEWER MANHOLE
P	PILLAR
ASPH	ASPHALT



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN IS EXEMPT FROM THE SUBDIVISION PROVISIONS OF THE BREVARD REGULATING ORDINANCE, AND IS THEREFORE EXEMPT FROM ITS PROVISIONS. THE PLAT HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE BREVARD REGULATING ORDINANCE, AND HAS BEEN APPROVED BY THE CITY OF BREVARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF TRANSYLVANIA COUNTY

11-7-18 DATE REVIEW OFFICER, CITY OF BREVARD

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF BREVARD AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. ESTABLISH MINIMUM BUILDING SETBACK LINES, PRESERVE AND PROTECT ALL SIGNIFICANT TREES OVER 15 INCHES DIAMETER IN THE TREE AND ROOT PROTECTION AREA, AND PLANT SUPPLEMENTARY TREES AS REQUIRED. FURTHERMORE, I HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USES AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES THAT ARE LOCATED IN PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAY TO THE CITY OF BREVARD. FURTHERMORE, I HEREBY SET ASIDE IN PERPETUITY FOR PERMANENT PRESERVATION, ALL REGULATORY FLOODWAYS, STREAM CORRIDOR PROTECTION AREAS, AND OTHER PROTECTED NATURAL AREAS AS SHOWN, DESCRIBED, OR OTHERWISE NOTED HEREUPON.

11/5/18 DATE OWNER(S) LENZE REAL ESTATE

THIS SURVEY WAS PREPARED FOR LENZE REAL ESTATE, LLC 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

2018005762
TRANSYLVANIA CO, NC FEE \$21.00
PRESENTED & RECORDED
11-07-2018 04:46:16 PM
CINDY M OWNBEBY
REGISTER OF DEEDS
BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS
BK: PF 18
PG: 353-353

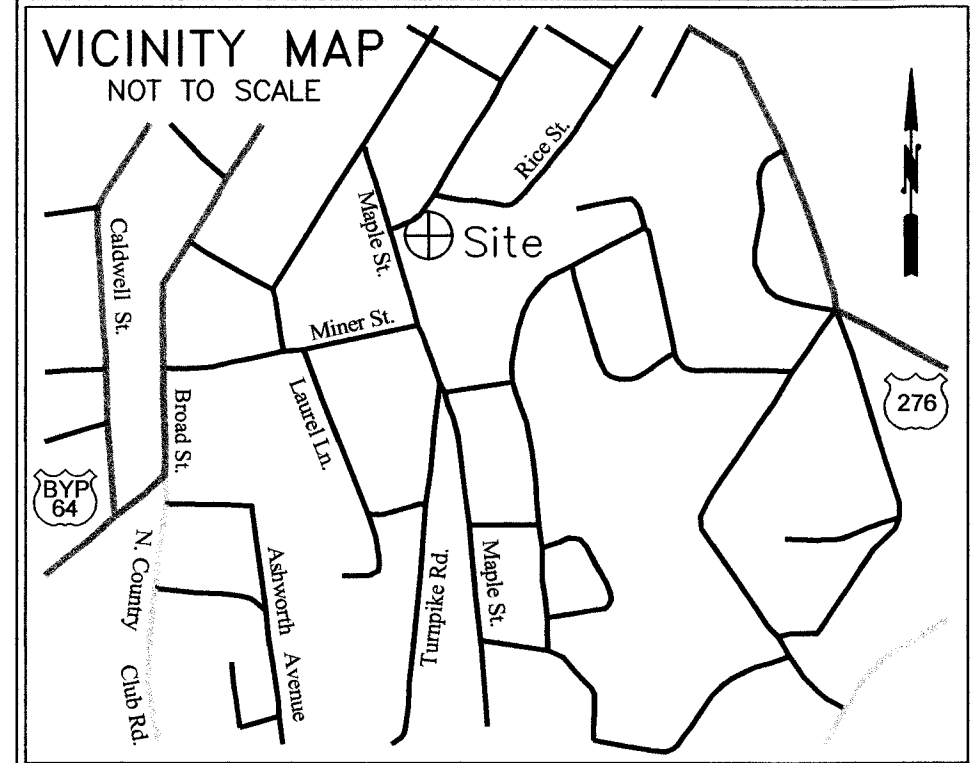
G.S. 47-30 f(11) d.
I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION
I, MICHAEL A. PFOUTZ, Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION FROM INFORMATION FOUND IN PLAT FILE 18, SLIDE 104; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT IS NOT LESS THAN 1:10,000; 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 15th DAY OF JUNE, 2018, A.D.
MICHAEL A. PFOUTZ Sr.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4458



- NOTES:**
- 1) SURVEYED IN DECEMBER 2017 AND JANUARY, APRIL AND JUNE 2018. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND.
 - 2) LOTS 2A, 2B, 3 (REVISED) & 4 ARE BEING REVISED WITHIN THE FRAMEWORK OF THE PROPERTY ALONG RICE STREET AS SHOWN HEREON.
 - 3) AREAS: LOT 2A REV = 0.189 OF AN ACRE
LOT 2B REV = 0.191 OF AN ACRE
LOT 3 REVISED = 0.185 OF AN ACRE
TOTAL PLAT AREA = 0.565 OF AN ACRE
AREAS CALCULATED BY COORDINATE COMPUTATION
 - 4) 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.
 - 5) PLAT REFERENCE: P.F. 11, SL. 111, P.F. 18, SL. 104.
 - 6) DEED REFERENCE: DOC. BK. 821, PG. 776
 - 7) TAX PARCEL IDENTIFICATION NUMBERS: 8585-59-2540; 8585-59-3448; 8585-59-4269
 - 8) TRANSYLVANIA COUNTY TAX MAPPING SHOWS A 40' R/W FOR RICE STREET ON THE TRANSYLVANIA COUNTY GIS WEBSITE. RESEARCH DID NOT REVEAL A DEED DEDICATING A 40' WIDE RIGHT OF WAY FOR RICE STREET. SURVEYING THE FRONT LOT CORNERS ON THE PROPERTIES ACROSS THE STREET SHOW THE ACTUAL R/W WIDTH FOR RICE STREET IS VARIABLE. AS A RESULT FRONT SETBACKS ARE CALCULATED FROM THE PROPERTY LINE-R/W LINE ON THE SURVEYED PROPERTY.
 - 9) THIS PROPERTY IS ZONED GENERAL RESIDENTIAL 6.

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA
I, PAUL C. RAY, REVIEW OFFICER OF TRANSYLVANIA COUNTY, CITY OF BREVARD, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Paul C. Ray REVIEW OFFICER 11-7-18 DATE



PREPARED BY
CAROLINA MOUNTAIN SURVEYING
FIRM LICENSE NUMBER #F-1205
137 NORTH BROAD STREET, SUITE 2
BREVARD, NORTH CAROLINA 28712
(828) 883-2670
CMSURVEYING@COMPORIUM.NET

LOTS 2A REV & 2B REV and LOT 3 REVISED of DONALD M JENKINS property
PROPERTY SITUATE IN
CITY OF BREVARD, BREVARD TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

RECOMBINATION PLAT
PREPARED FOR
LENZE REAL ESTATE LLC

DATE	JUNE 15, 2018	FIELD RECORDS	DATA COLLECTOR	DRAWING	CMS17064 LOT REV
				COORD. FILE	CMS17064.CRD
				PROJECT NUMBER	CMS17064

20 0 20 40 60
GRAPHIC SCALE - FEET WRITTEN SCALE: 1"=20'