

File 16 slide 695

LEGEND:

- (M) SANITARY SEWER MANHOLE
- SR SANITARY SEWER MAIN
- O/A SET REBAR WITH PLASTIC ID CAP OVERALL
- NCGS NORTH CAROLINA GEODETIC SURVEY
- NAD NORTH AMERICAN DATUM
- FR FOUND REBAR
- BG BELOW GRADE
- CP CALCULATED POINT
- PIN TAX PARCEL IDENTIFICATION NUMBER
- NTS NOT TO SCALE
- STORM DRAINAGE CATCH BASIN
- STORM DRAINAGE CULVERT
- P.F., SL. PLAT FILE, SLIDE
- ABG ABOVE GRADE
- DIST DISTURBED
- H/W HIS WIFE
- (C) CABLE TV BOX
- (G) GAS PIPE HOOKUP
- (T) TELEPHONE BOX
- (W) WATER METER
- (E) ELECTRIC TRANSFORMER

CURVE TABLE

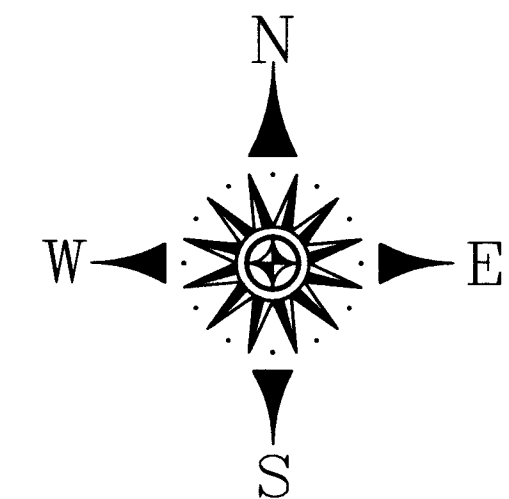
Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	206.30'	45.60'	89.76'	24°55'45"	27°46'23"	89.05'	S 87°20'41" E
C2	77.48'	31.81'	60.37'	44°38'26"	73°56'42"	58.86'	S 52°33'51" E
C3	157.20'	8.64'	17.27'	6°17'37"	36°26'52"	17.26'	S 27°06'05" E

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Daniel Cobb, 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.

DJL
REVIEW OFFICER

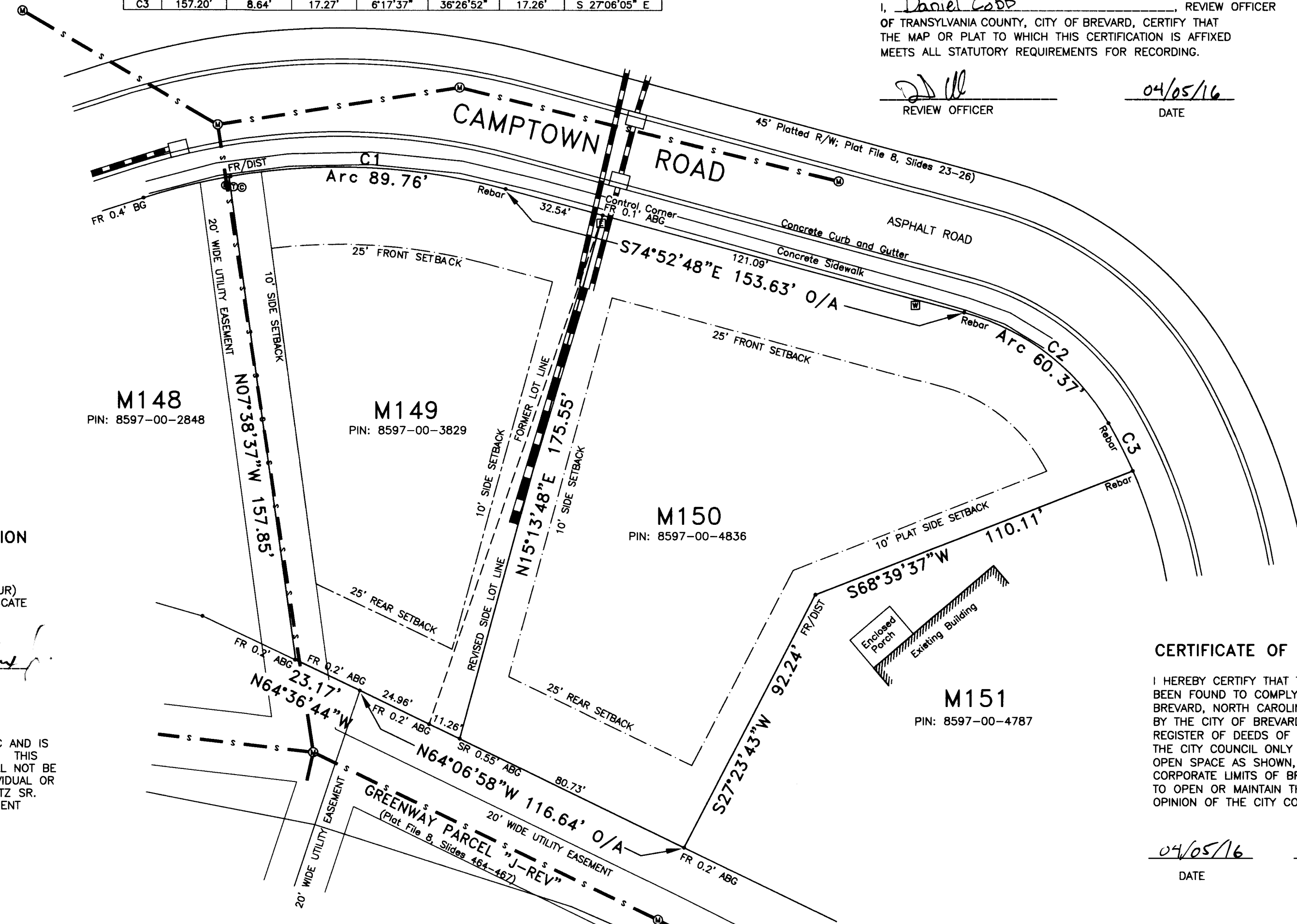
04/05/16
DATE



PLAT NORTH (P.F. 12, SL. 73)



2016001464
TRANSYLVANIA CO. NC FEE \$21.00
PRESENTED & RECORDED:
04-05-2016 01:48:18 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY CINDY M OWNBEY
REGISTER
BK: PF 16
PG: 695-695



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE
PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE)
HEREBY ADOPT THIS PLAN OF LOT LINE REVISION WITH MY (OUR)
FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE
ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND
EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED

DATE 4/5/16 OWNER Michael A. Pfoutz Sr.

THIS SURVEY WAS PREPARED FOR MADDUX DEVELOPMENT, 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

G.S. 47-30 f(11) d.

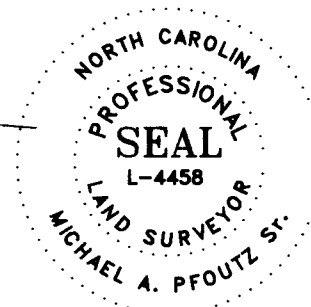
I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR,
CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY,
SUCH AS THE RECOMBINATION OF EXISTING PARCELS,
A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO
THE DEFINITION OF SUBDIVISION

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 12,
SLIDES 72-73; 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 5th DAY OF

APRIL, 2016, A.D.

Michael A. Pfoutz Sr.
MICHAEL A. PFOUTZ Sr.
SURVEYOR L-4458



NOTES:

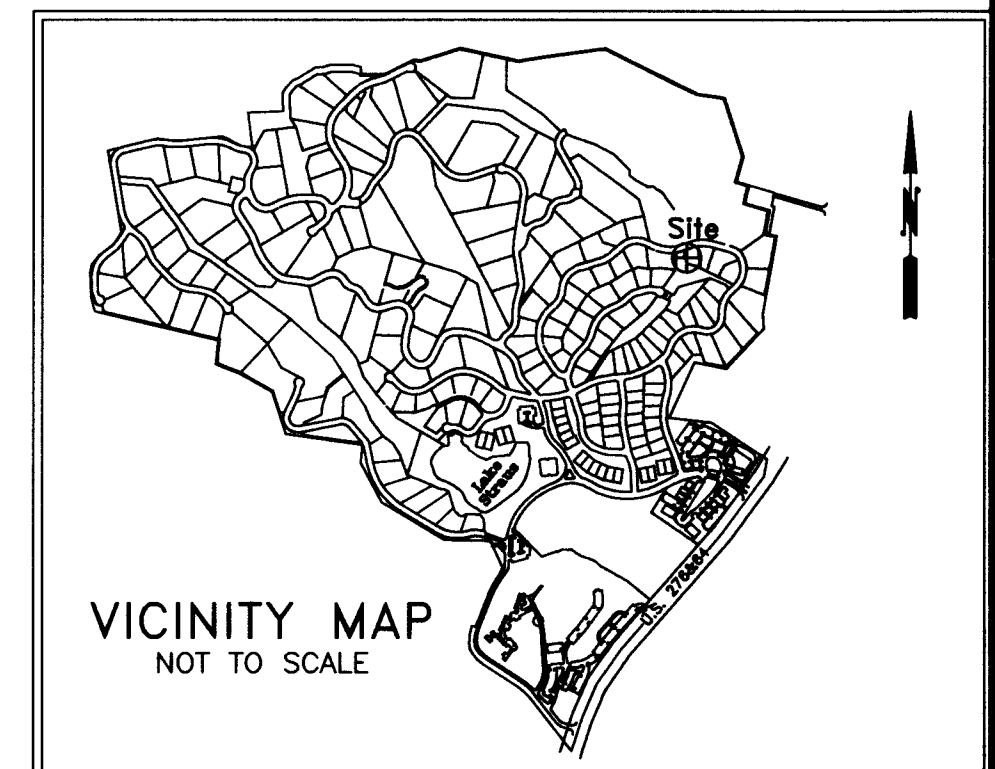
- 1) SURVEYED IN APRIL 2016. UTILITY IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM P.F. 12, PG. 72-73.
- 2) DEED REFERENCE: DOC. BK. 749, PG. 540
- 3) AREA LOT M149 (REVISED) = 0.344 OF AN ACRE (SURVEY & PLAT)
LOT M150 (REVISED) = 0.520 OF AN ACRE (SURVEY & PLAT)
AREA IS BY COORDINATE COMPUTATION
- 4) THIS 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) TAX PARCEL IDENTIFICATION NUMBER LOT 149: 8597-00-3829
LOT 150: 8597-00-4836
- 6) PLAT REFERENCE: P.F. 12, SL. 72-73
- 7) P.F. 12, SL. 72 NOTES A 20' WIDE UTILITY EASEMENT BETWEEN EACH LOT. THE EASEMENT IS 10' ON EITHER SIDE OF THE LOT LINE. THIS CORRESPONDS WITH THE 10' WIDE SIDE SETBACK.
- 8) THERE IS A DRAINAGE EASEMENT AND STORM WATER AREA BETWEEN LOTS 149 AND 150. THE AREA CORRESPONDS TO THE UTILITY EASEMENT AND SETBACKS BETWEEN THE LOTS AS SHOWN HEREON.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS
BEEN FOUND TO COMPLY WITH THE REGULATING ORDINANCE FOR
BREVARD, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED
BY THE CITY OF BREVARD FOR RECORDING IN THE OFFICE OF THE
REGISTER OF DEEDS OF TRANSYLVANIA COUNTY. I FURTHER CERTIFY
THE CITY COUNCIL ONLY ACCEPTS THE DEDICATION OF THE PUBLIC
OPEN SPACE AS SHOWN, IF SUCH PARKS ARE LOCATED WITHIN THE
CORPORATE LIMITS OF BREVARD, BUT ASSUMES NO RESPONSIBILITY
TO OPEN OR MAINTAIN THE DEDICATED OPEN SPACE UNTIL, IN THE
OPINION OF THE CITY COUNCIL IT IS THE PUBLIC INTEREST TO DO SO.

04/05/16
DATE

DJL
REVIEW OFFICER, CITY OF BREVARD



VICINITY MAP
NOT TO SCALE

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 M149 & M150-(Revised)
MOUNTAINSIDE HOMES, PHASE IV
at STRAUS PARK
SITUATE IN
CITY OF BREVARD
BREVARD TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

PROPERTY LINE REVISION
PREPARED FOR
MADDUX DEVELOPMENT, LLC

DATE APRIL 5, 2016	FIELD RECORDS DATA COLLECTOR	DRAWING CMS15081-LOT LINE
COORD. FILE CMS15081.CRD		PROJECT NUMBER CMS15081

GRAPHIC SCALE - FEET WRITTEN SCALE: 1"=30'