

Plat File 19, Slide 361

## LEGEND

NAD	NORTH AMERICAN DATUM
NTS	NOT TO SCALE
PIN	TAX PARCEL IDENTIFICATION NUMBER
NCGS	NORTH CAROLINA GEODETIC SURVEY
SPK	SET PK SURVEYORS NAIL
FIP	FOUND IRON PIPE
FR	FOUND REBAR
R/W	RIGHT OF WAY
SR	SET REBAR
DOC. BK., PG.	DOCUMENT BOOK, PAGE
FCM	FOUND CONCRETE MONUMENT
ABG	ABOVE GRADE
	OVERHEAD WIRE
	4" HIGH WIRE FENCE
	SANITARY SEWER MANHOLE
	WATER METER
	WATER VALVE
	UTILITY POLE
	SANITARY SEWER CLEANOUT
P.F., SL.	PLAT FILE, SLIDE
D.B., PG.	DEED BOOK, PAGE
O/A	OVERALL
NTS	NOT TO SCALE
	2' BIKE PATH PETERSEN
	BIKE PATH - CITY OF BREVARD
	DRIVEWAY EASEMENT
	WEST PROBART SANITARY SEWER EASEMENTS

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  
DATE 11/19/2019

## GPS-RTK CERTIFICATION

THE NETWORK POSITIONAL ACCURACY OF THE  
RTK DERIVED POSITIONAL INFORMATION IS 0.02'  
HORIZONTAL AND 0.03' VERTICAL. HORIZONTAL  
POSITIONS ARE REFERENCED TO NAD 83 (NC  
GNSS CORS & REAL-TIME NETWORK). VERTICAL  
POSITIONS ARE REFERENCED TO NAVD 88 (GEOID  
12A) NC GNSS CORS & REAL-TIME NETWORK.  
EQUIPMENT USED: TOPCON HIPER SR, TOPCON  
MAGNET SOFTWARE.

## 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.

11/19/19 DATE  
11/19/19 DATE  
11/19/19 DATE  
OWNER(S)  
OWNER(S)  
CITY MANAGER

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 356; THAT THE BOUNDARIES NOT SURVEYED ARE  
CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED  
HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY 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 18th DAY OF  
NOVEMBER, 2019, A.D.

Michael A. Pfoutz Sr.  
MICHAEL A. PFOUTZ Sr.  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER L-4458



2019006115  
TRANSYLVANIA CO. NC FEE \$21.00  
PRESENTED & RECORDED

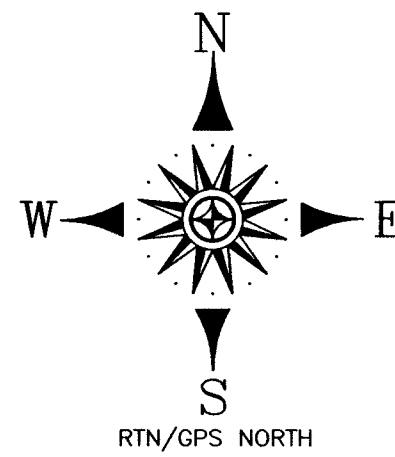
11-19-2019 04:11:38 PM  
CINDY M OWNBREY  
REGISTER OF DEEDS  
BY: BETH C LANDRETH  
ASSISTANT

BK: PF 19  
PG: 361-361

## 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.

11/19/2019 DATE  
Paul C. Ray  
REVIEW OFFICER, CITY OF BREVARD



## NOTES:

- LOTS 1-5 ON WEST MAIN STREET ARE BEING REVISED AND THE 20.0' WIDE PARCEL THAT WAS CONVEYED TO THE CITY OF BREVARD IN P.F. 18, SL. 356 IS BEING REVISED TO A 12' WIDE PARCEL WHICH IS BEING DEDICATED AS A BIKE PATH. THE REMAINING 8' WIDE PORTION OF THE CITY PARCEL FROM P.F. 18, SL. 356 IS BEING CONVEYED BACK TO LENZE REAL ESTATE AND IS NOW A PORTION OF THE RECONFIGURED LOT 5A. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED.
- THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOTS 1A-5A AS SHOWN ON P.F. 18, SL. 356; TO DEDICATE A STRIP OF LAND AS SHOWN HEREON TO A BIKE PATH FOR THE CITY OF BREVARD AND TO SUBDIVIDE PARCEL 9966 (FACING WEST PROBART STREET) INTO 4 SEPARATE LOTS WITH A 10' PORTION OF PARCEL 8052 AND 2' OF PARCEL 9966 AS A CONTINUATION OF THE BIKE PATH TO WEST PROBART STREET. THE 5' WIDE ALLEY EASEMENT SHOWN ON P.F. 18, SL. 356 IS BEING ABANDONED AND IS NOW PART OF LOT 5A REVISED.
- AREA OF LOT 1A REV = 0.147 OF AN ACRE  
LOT 2A REV = 0.112 OF AN ACRE  
LOT 3A REV = 0.115 OF AN ACRE  
LOT 4A REV = 0.112 OF AN ACRE  
LOT 5A REV = 0.158 OF AN ACRE  
LOT 6 = 0.117 OF AN ACRE  
LOT 7 = 0.117 OF AN ACRE  
LOT 8 = 0.117 OF AN ACRE  
LOT 9 = 0.115 OF AN ACRE  
TOTAL WEST MAIN LOTS = 0.645 OF AN ACRE  
TOTAL WEST PROBART LOTS = 0.467 OF AN ACRE  
12' CITY BIKE PATH FROM WEST MAIN TO WEST PROBART = 0.074 ACRE  
TOTAL PLAT AREA = 1.186 ACRES  
AREA DERIVED AT BY COORDINATE COMPUTATION.
- PLAT REFERENCE: P.F. 18, SL. 356
- 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
- DEED REFERENCE: DOC. BK. 641, PG. 449; DOC. 852, PG. 573;  
DOC. BK. 879, PG. 008
- TAX PARCEL IDENTIFICATION NUMBERS: 8586-32-8052; 8586-31-9966; 8586-31-9890; 8586-31-9852; 8586-31-9814; 8586-31-9815; 8586-31-8867; 8586-31-8839
- THESE LOTS ARE ZONED RESIDENTIAL MIXED USE.

LOT BOUNDARY  
CALL TABLE

Course	Bearing	Distance
L1	N31°32'44"E	132.32'

PETERSEN BIKE  
PATH EASEMENT

Course	Bearing	Distance
P1	N58°43'22"W	2.00'
P2	N31°33'30"E	10.80'
P3	N32°59'33"E	132.07'
P4	S50°09'09"E	2.00'
P5	S32°59'13"W	131.84'
P6	S31°33'31"W	10.73'

## BIKE PATH CALL TABLE

Course	Bearing	Distance
B1	N58°57'43"W	12.00'
B2	S58°56'56"E	10.00'
B3	N58°54'35"W	2.09'
B4	N58°54'35"W	9.91'

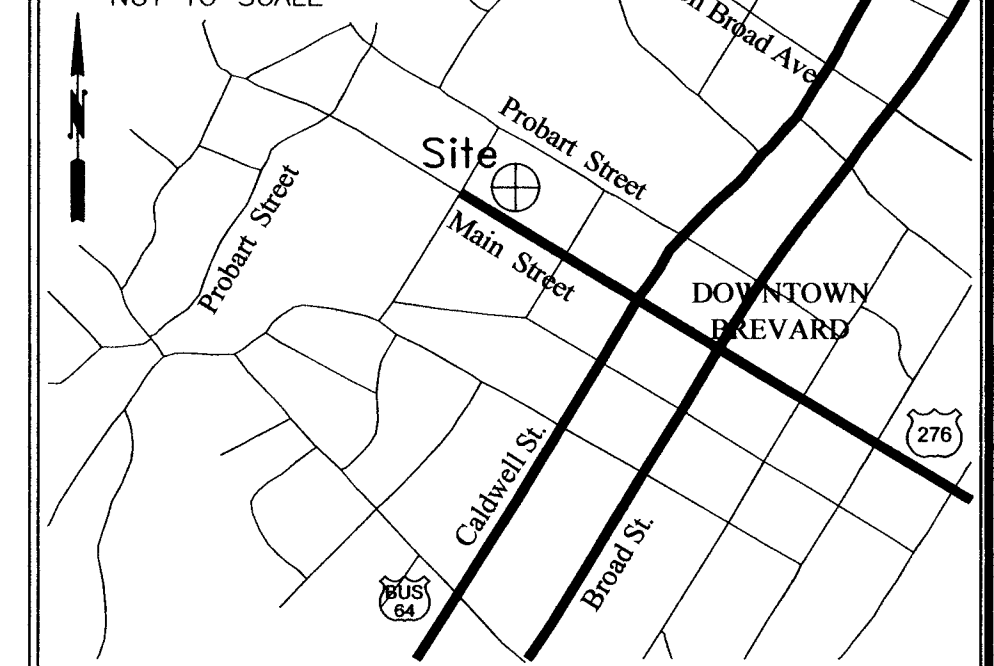
8' WIDE SANITARY SEWER  
EASEMENT CALL TABLE FOR  
WEST PROBART LOTS 1-4

Course	Bearing	Distance
S1	S58°56'56"E	37.42'
S2	S58°56'56"E	37.41'
S3	S32°10'18"W	8.00'
S4	N58°56'51"W	37.45'
S5	N58°56'50"W	37.46'
S6	N32°42'59"E	8.00'
S7	N32°26'47"E	8.00'

DRIVEWAY EASEMENT  
CALL TABLE

Course	Bearing	Distance
D1	N 31°32'44" E	134.91'
D2	S 58°49'34" E	142.13'
D3	S 09°01'49" W	2.57'
D4	S 58°54'35" E	68.39'
D5	S 30°42'08" W	132.13'
D6	N 58°57'43" W	12.00'
D7	N 30°41'49" E	102.55'
D8	Rad: 16.00'	Arc: 24.98'
	Tan: 15.84'	CA: 89°26'14"
	Chd: N 14°01'18" W	22.52'
D9	N 58°44'25" W	155.92'
D10	Rad: 16.00'	Arc: 25.05'
	Tan: 15.92'	CA: 89°42'51"
	Chd: S 76°24'10" W	22.57'
D11	S 31°32'44" W	103.21'
D12	N 58°57'43" W	12.00'

NCGS MONUMENT  
"HALLELUJAH"  
(NAD 83/2001)  
N: 560949.34  
E: 885128.15'

VICINITY MAP  
NOT TO SCALE

THIS SURVEY WAS PREPARED FOR THE CITY OF  
BREVARD, LENZE REAL ESTATE, LLC AND  
FREDERICK STEPHEN PETERSEN 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

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 1A-5A and 6-9  
at WEST END PLACE**  
PROPERTY SITUATE IN  
CITY OF BREVARD, BREVARD TOWNSHIP  
TRANSYLVANIA COUNTY, NORTH CAROLINA  
OWNERS OF RECORD: LENZE REAL ESTATE, LLC  
and FREDERICK STEPHEN PETERSEN

BIKE PATH EASEMENT Dedicated to  
the CITY OF BREVARD and  
PLAT of PROPERTY LINE REVISION and  
SUBDIVISION  
PREPARED FOR  
**THE CITY OF BREVARD and  
FREDERICK STEPHEN PETERSEN and  
LENZE REAL ESTATE, LLC**

DATE NOVEMBER 18, 2019	FIELD RECORDS DATA COLLECTOR	DRAWING CMS18071-LOT REV
		COORD. FILE CMS18071.CRD
		PROJECT NUMBER CMS18071

