

18,343

Plat File 18 Slide 343

- LEGEND**
- CMF CONCRETE MONUMENT FOUND
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - RW RIGHT OF WAY
 - TR TRANSFORMER
 - T/P TELEPHONE PEDSTAL
 - CULVERT +/-
 - SR STATE ROAD
 - HP HEAT PUMP

I, E. Roger Raxter, N.C. PLS 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. (GS 47-30)(11) d.

E. Roger Raxter October 29, 2018
 E. Roger Raxter, PLS No. L-2938 Date
 (@Copyright E. Roger Raxter 2018)

REVIEWED BY THE TRANSYLVANIA COUNTY PLANNING DEPARTMENT, EXCEPTION 1.9 MET.

Kalen Lawson 11-5-18
 PLANNING DEPARTMENT DATE

RECOMBINATION SURVEY OF :

LOTS NO. 2-R, REVISED & 4-R, REVISED OF BLOCK A OF MIDDLEMOUNT SUBDIVISION

BEING FORMER LOTS 2,3 & 4 OF BLOCK A OF MIDDLEMOUNT SUBDIVISION PER D.B. 855, PAGES 170-173 OF THE TRANSYLVANIA COUNTY REGISTRY RECOMBINED TO CREATE TWO NEW LOTS OF : LOT NO. 2-R, REVISED AND LOT NO. 4-R, REVISED OF BLOCK A OF MIDDLEMOUNT SUBDIVISION.

PROPERTY LOCATED IN :
 DUNNS ROCK TOWNSHIP
 TRANSYLVANIA COUNTY
 NORTH CAROLINA

OWNED BY :

BREVARD PROPERTIES, LLC

DEED REFERENCE : D.B. 855, PAGES 170-173.
 PLAT REFERENCE : P.F. 1, SLIDE 144.

SURVEY DATE : OCTOBER, 2018.

NOTES

- 1) This property is located in Zone X, areas determined to be outside the 500-year floodplain per F.I.R.M. of this area dated October 02, 2009, except as noted.
- 2) This property is subject to matters found by a title examination and also subject to all restrictions, setback lines, roadways, zoning ordinances and right of ways appearing on this property and/or of record.
- 3) Area computed by coordinate method, including all right of ways.
- 4) This is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision. (GS 47-30)(11) d.
- 5) This map is not transferable, and may not be used by any person or entity without written authorization from E. Roger Raxter, PLS. This plat is provided for the use of the parties named hereon.
- 6) The corners found and set are one inch to twelve inches above the ground, unless otherwise noted.
- 7) The building ties are to the structural walls, unless otherwise noted.
- 8) The Tax Pin is : 8596-40-4942.
- 9) The Owners address is : P.O. Box 152, Brevard, N.C., 28712.
- 10) There are no new roads.
- 11) These properties are to have private water and sewer systems.
- 12) This property is not above the 2,540' contour.
- 13) This is a rural residential area.
- 14) The three original lots were 1.71 acres +/- to be divided into two new lots.
- 15) The right of way width of Middlemount Road is 60' wide as scaled from the recorded plat in P.F. 1, Slide 144.
- 16) There is a small portion of Lot No. 2-R, Revised along Wilson Road in a floodplain area per the Transylvania County Tax Maps.

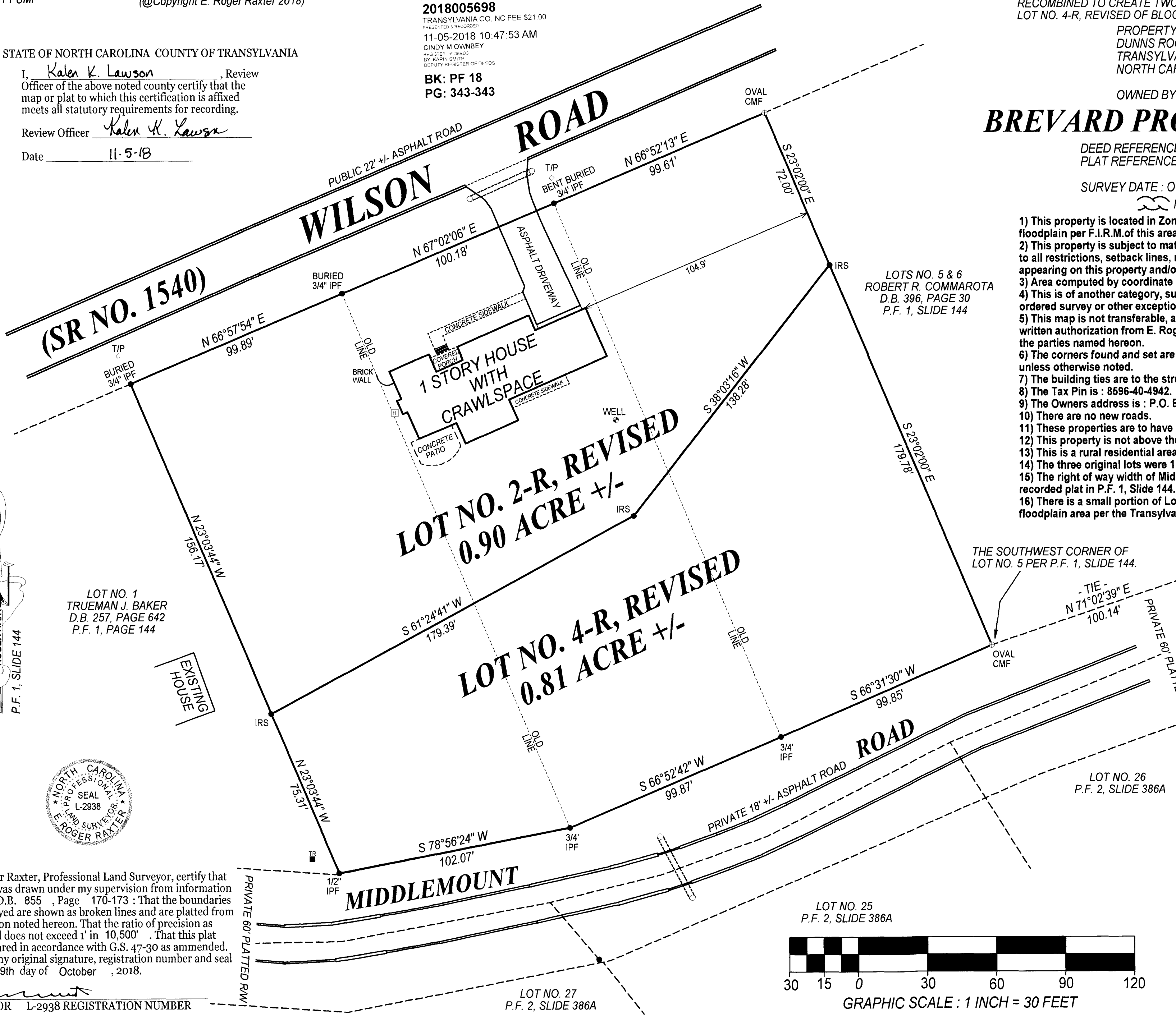
STATE OF NORTH CAROLINA COUNTY OF TRANSYLVANIA

I, *Kalen K. Lawson*, Review Officer of the above noted county certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer *Kalen K. Lawson*
 Date 11-5-18

2018005698
 TRANSYLVANIA CO. NC FEE \$21.00
 PREPARED & RECORDED
 11-05-2018 10:47:53 AM
 CINDY M OWNBREY
 REGISTERED PROFESSIONAL SURVEYOR
 BY: KARIN SMITH
 DEPUTY REGISTER OF RECORDS

BK: PF 18
 PG: 343-343



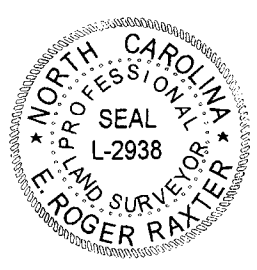
LOT NO. 1
 TRUEMAN J. BAKER
 D.B. 257, PAGE 642
 P.F. 1, PAGE 144

LOTS NO. 5 & 6
 ROBERT R. COMMAROTA
 D.B. 396, PAGE 30
 P.F. 1, SLIDE 144

LOT NO. 26
 P.F. 2, SLIDE 386A

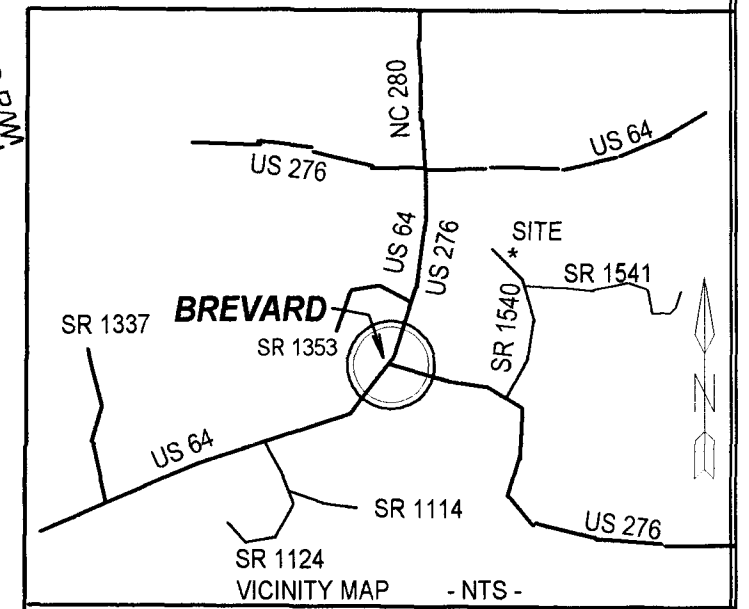
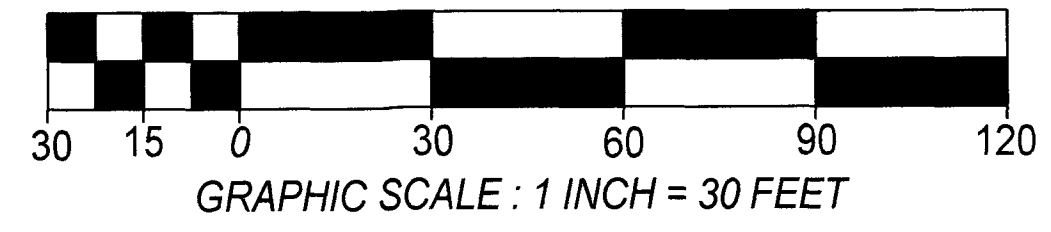
LOT NO. 25
 P.F. 2, SLIDE 386A

LOT NO. 27
 P.F. 2, SLIDE 386A



I, E. Roger Raxter, Professional Land Surveyor, certify that this plat was drawn under my supervision from information found in D.B. 855, Page 170-173; That the boundaries not surveyed are shown as broken lines and are platted from information noted hereon. That the ratio of precision as calculated does not exceed 1' in 10,500'. That this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this the 29th day of October, 2018.

E. Roger Raxter
 SURVEYOR L-2938 REGISTRATION NUMBER



Surveyed By :
E. ROGER RAXTER, N.C. PLS L-2938
 1101 SILVERSTEEN ROAD
 LAKE TOXAWAY, N.C. 28747
 PHONE : (828) 966-4399
 E-MAIL : erraxter@hotmail.com

DATE : OCTOBER 29, 2018
 DRAWING NUMBER : 11048B