

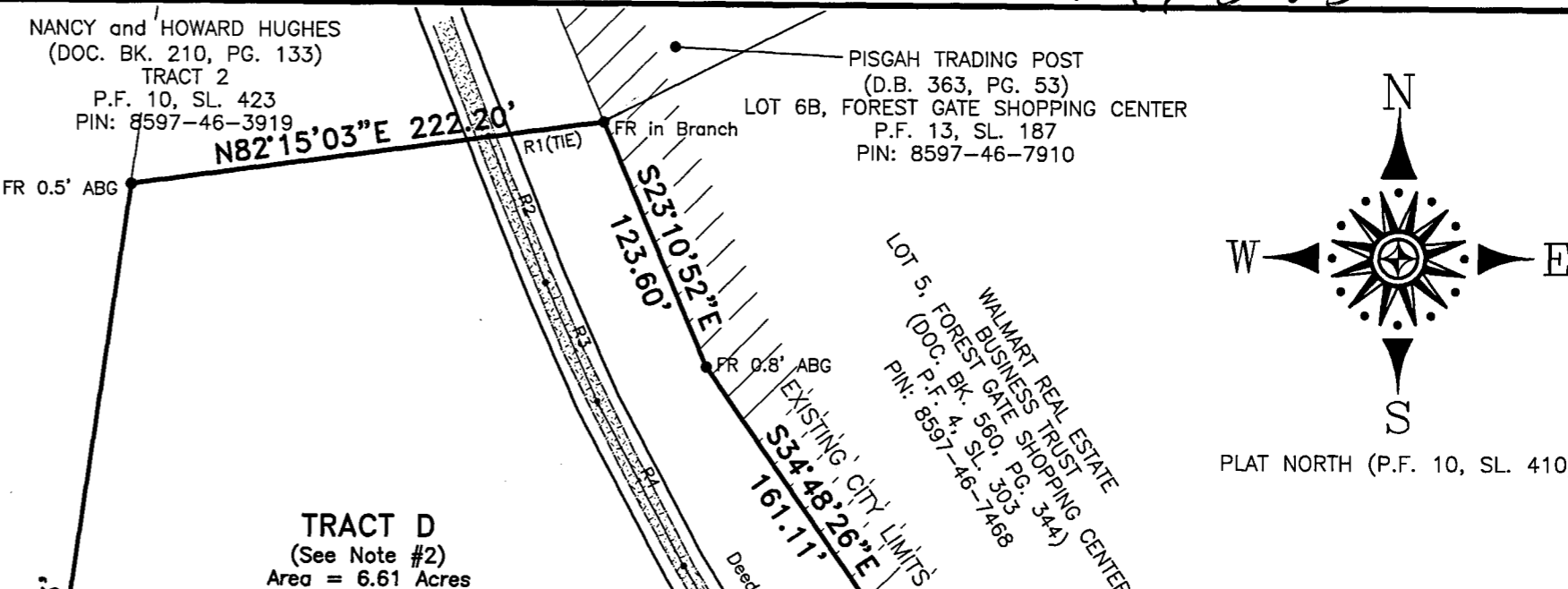
14, 363

File to Slide 363

LEGEND

- PIN TAX PARCEL IDENTIFICATION NUMBER
- SR SET REBAR WITH PLASTIC ID CAP
- P.F., SL. PLAT FILE, SLIDE
- CP CALCULATED POINT
- FIP FOUND IRON PIPE
- FR FOUND REBAR
- C/L CENTERLINE
- R/W RIGHT OF WAY
- FCM FOUND CONCRETE MONUMENT
- D.B., PG. DEED BOOK, PAGE
- DOC. BK., PG. DOCUMENT BOOK, PAGE
- ABG ABOVE GRADE
- O/A OVERALL
- Etal and OTHERS
- Cable TV BOX
- UTILITY POLE
- TELEPHONE BOX
- CATCH BASIN
- ELECTRIC TRANSFORMER
- SANITARY SEWER MANHOLE
- ASPHALT
- SOIL ROAD
- EXISTING CITY LIMITS PER GIS
- CURRENT AND PROPOSED DMX ZONING

2015001394  
 TRANSLYVANIA CO, NC FEE \$21.00  
 PRESENTED & RECORDED  
 04-01-2015 04:08:45 PM  
 CINDY M OWENBEY  
 REGISTER OF DEEDS  
 BY: KARIN SMITH  
 DEPUTY REGISTER OF DEEDS  
 BK: PF 16  
 PG: 363-363



**CITY OF BREVARD-ANNEXATION**  
 I HEREBY CERTIFY THAT THIS PLAT FOR ANNEXATION HAS FOLLOWED ALL REQUIREMENTS AND PROCEDURES AND A PUBLIC HEARING WAS HELD BY THE CITY OF BREVARD TO ANNEX THE PROPERTY HEREIN DESCRIBED. THE CITY OF BREVARD ADOPTED ORDINANCE NUMBER 2012-24 TO ANNEX THE PROPERTY DESCRIBED HEREIN ON \_\_\_\_\_ WITH THE EFFECTIVE DATE OF ANNEXATION \_\_\_\_\_

NA/JSF

**OWNER CERTIFICATION-ANNEXATION**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT I (WE) HEREBY ADOPT THIS PLAT OF ANNEXATION WITH MY (OUR) FREE CONSENT

NA/JSF

DATE: 2-13-15  
 OWNER(S)-TRACT C: *Michael P. Byrnes*  
 By: *Michael P. Byrnes*  
 OWNER(S)-TRACT D: *Michael P. Byrnes*

NOTES:

- 1) SURVEYED IN DECEMBER 2014. NOT ALL IMPROVEMENTS ARE SHOWN ON THIS PLAT. PLAT FILE 10, SLIDE 423 (THE PRIMARY PLAT USED IN THIS SURVEY) DOES NOT DELINEATE BY BEARINGS AND DISTANCES THE OVERALL TOTAL BOUNDARY FOR THE SURVEYED PARCEL. PLAT FILE 10, SLIDE 410 WAS USED AS THE BASIS FOR THE EASTERN BOUNDARY OF THE SURVEYED PARCEL
- 2) AREAS: TRACT C = 2.46 ACRES (PLAT)  
TRACT D = 6.61 ACRES-(REMAINING PROPERTY OF P.F. 10, SL. 423 BELOW TRACT B AND NOT TRACT C)  
TOTAL PLAT AREA = 9.07 ACRES (SURVEY); THESE TRACTS ARE NOT BEING COMBINED AT THIS TIME AND WILL REMAIN AS SEPARATE PARCELS ALTHOUGH BOTH ARE BEING ANNEXED INTO THE CITY LIMITS BY THE CITY OF BREVARD.
- 3) AREAS CALCULATED BY COORDINATE COMPUTATION
- 4) 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.
- 5) PLAT REFERENCE: P.F. 2, SL. 262; P.F. 6, SL. 434; P.F. 7, SL. 369; P.F. 10, SL. 410; P.F. 10, SL. 423
- 6) DEED REFERENCE: D.B. 104, PG. 101; DOC. BK. 115, PG. 492; DOC. BK. 210, PG. 125; DOC. BK. 481, PG. 634
- 7) TAX PARCEL IDENTIFICATION NUMBERS-TRACT C: 8597-46-3120 TRACT D: 8597-45-4982
- 8) THERE IS A PLATTED R/W OF UNSPECIFIED WIDTH OVER THE EXISTING GRAVEL DRIVE AS SHOWN ON P.F. 6, SL. 434 AND P.F. 10, SL. 423. THE INTENT OF THE CALLS GIVEN IS TO GENERALLY FOLLOW THE CENTER-LINE OF THE EXISTING DRIVE BY PLAT (SEE NOTE) AND ARE CONFIRMED BY THE LOCATION OF THE DRIVE BY SURVEY. DOC. BK. 210, PG. 125 AND DOC. BK. 481, PG. 634 REDEFINE THIS R/W AS BEING 30 FEET IN WIDTH. WITH THIS PLAT THE R/W IS BEING FURTHER REDEFINED AS ONLY 20 FEET IN WIDTH. BECAUSE OF THE PROXIMITY OF THE GRAVEL DRIVE TO THE EASTERN PROPERTY LINE THERE IS INSUFFICIENT WIDTH FOR A 20' WIDE R/W 10' ON EACH SIDE OF THE EXISTING GRAVEL DRIVE. THEREFORE THE 20' WIDE R/W IS BEING RECONFIGURED AS BEING 20' TO THE WEST OF THE EXISTING EASTERN PROPERTY LINE FROM IT'S INTERSECTION WITH THE 60' WIDE R/W OF U.S. HIGHWAY 276 TO A POINT (AS SHOWN HEREON BY BEARING AND DISTANCE) WHERE THERE IS SUFFICIENT WIDTH FOR A 20' WIDE R/W 10' ON EACH SIDE OF THE EXISTING GRAVEL DRIVE TO RESUME WITH THE ORIGINAL CENTERLINE PLAT CALLS. ALL CALLS IN THE ACCOMPANYING CALL TABLE ARE CALCULATED POINTS. THE CALLS ARE TAKEN FROM P.F. 6, SL. 434
- 9) CURRENT ZONING PER TRANSLYVANIA COUNTY GIS IS RESIDENTIAL MIXED USE

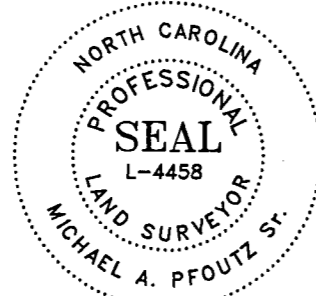
**20' R/W CALL TABLE**  
(See Note #8)

Course	Bearing	Distance
R1(TIE)	S82°15'03"W	54.47'
R2	S21°53'19"E	72.88'
R3	S24°06'49"E	60.47'
R4	S28°16'06"E	86.54'
R5	S31°52'23"E	90.87'
R6	S33°02'56"E	148.89'
R7	S25°54'25"E	61.34'
R8	S19°06'40"E	51.72'
R9	S14°29'42"E	29.48'
R10	S02°20'27"E	34.74'
R11	S04°52'05"W	22.33'
R12	S12°32'31"W	14.43'
R13	S18°56'09"W	44.68'
R14(TIE)	N71°03'51"W	10.00'
R15(TIE)	N63°26'15"E	29.42'

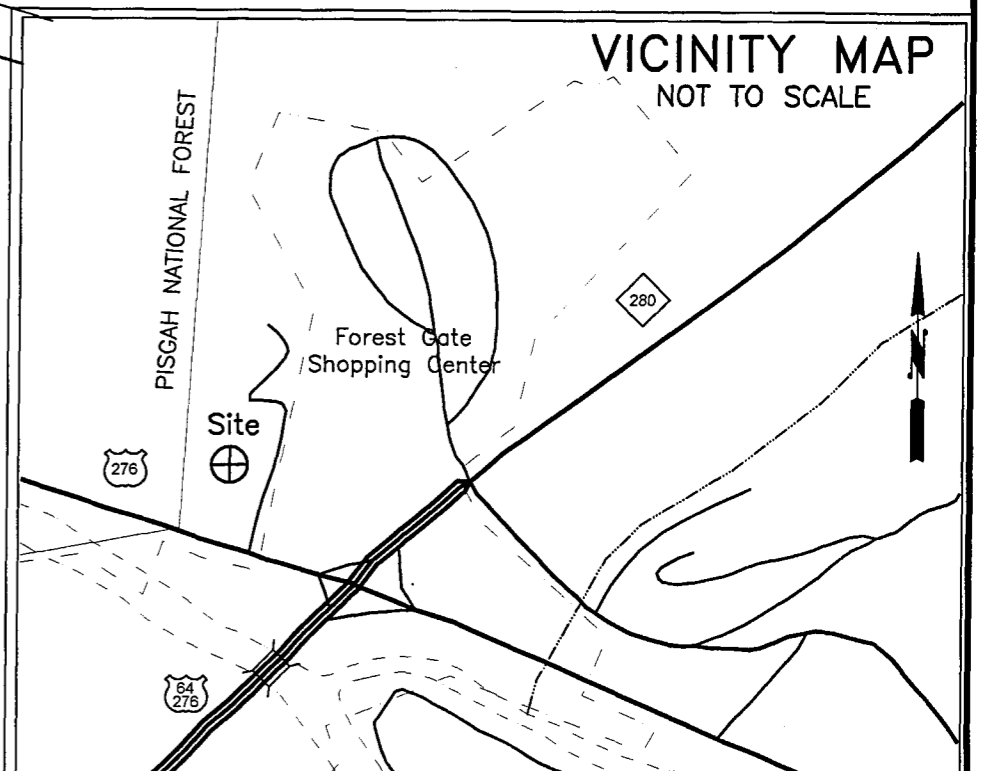
THIS SURVEY WAS PREPARED FOR PISGAH FOREST OUTDOORS LLC AND IS PROVIDED AS PART OF THE WORK PRODUCT TO OUR CLIENTS. THIS PLAT IN PART OR IN WHOLE IS NOT TRANSFERABLE AND SHALL NOT BE ALTERED IN ANY WAY OR REUSED IN ANY FORM BY ANY INDIVIDUAL OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY MICHAEL A. PFOUTZ SR. AND IS INTENDED SOLELY FOR THE USE OF THE ORIGINAL CLIENT

G.S. 47-30 f(11) c.1.  
 I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.  
 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 P.F. 7, SL. 369; P.F. 10, SL. 410 & P.F. 10, SL. 423; 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.

STATE OF NORTH CAROLINA  
 COUNTY OF TRANSLYVANIA  
 I, *Joshua S. Freeman* REVIEW OFFICER  
 OF TRANSLYVANIA COUNTY, CITY OF BREVARD, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
*Joshua S. Freeman* 04/01/2015  
 REVIEW OFFICER DATE



WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS THE 14th DAY OF FEBRUARY, 2015, A.D.  
*Michael A. Pfoutz Sr.*  
 MICHAEL A. PFOUTZ Sr.  
 SURVEYOR L-4458



REVISION: 2/11/15-ADD ADDITIONAL SIGNATURE LINES FOR MULTIPLE TRACTS

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

**BOUNDARY SURVEY and PLAT of CONTIGUOUS ANNEXATION**  
 PREPARED FOR  
**PISGAH FOREST OUTDOORS LLC**  
 of PROPERTY SITUATE IN  
 BREVARD TOWNSHIP  
 TRANSLYVANIA COUNTY  
 NORTH CAROLINA

DATE: DECEMBER 23, 2014  
 FIELD RECORDS: DATA COLLECTOR  
 GRAPHIC SCALE - FEET WRITTEN SCALE: 1"=80'

DRAWING NUMBER: CMS14109-ANNEX  
 COORDINATE FILE: CMS14109.CRD  
 PROJECT NUMBER: CMS14109