19, 112

File 19 Slide 112

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

5/3/19
DATE

REVIEW OFFICER, CITY OF BREVARD

CALL TABLE

Course	Bearing	Distance
L1	N63°37'20"W	52.93'
L2	N63°37'20"W	56.43'
L3	N25°27'44"E	55.05'
L4	N63°37'20"W	56.43'
L5	N30°48'42"E	88.68'
T1	S21°06'03"E	28.52'
T2	S53°56'35"E	24.00'
T3	S30°54'00"W	24.05'
T4	N77°23'36"E	50.11'

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Daniel Cobb, REVIEW OFFICER OF TRANSYLVANIACOUNTY, CITY OF BREVARD, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

5/3/19
DATE

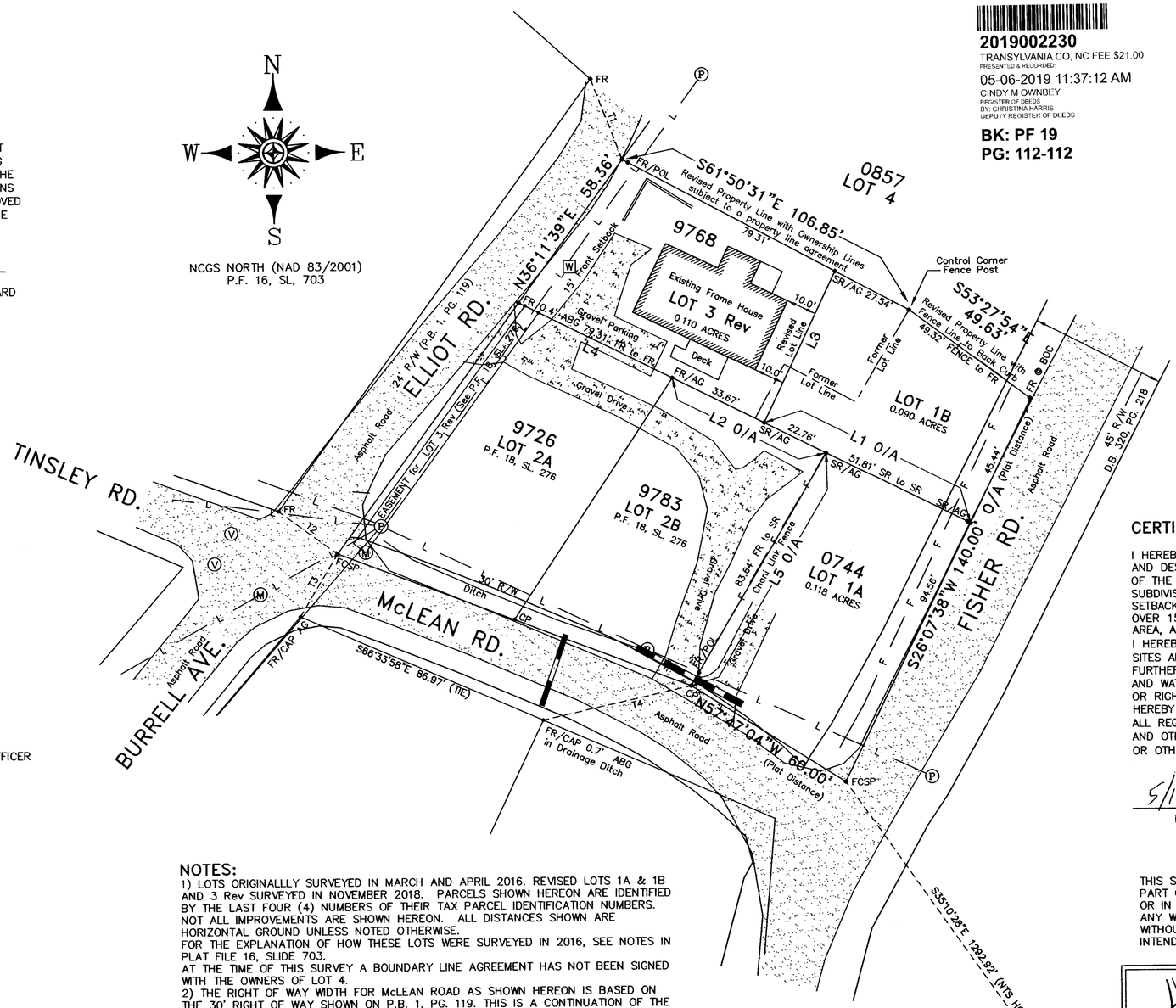
G.S. 47-30 f(11) a.

I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
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 16, SLIDE 703; 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 15th DAY OF NOVEMBER, 2018, A.D.

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

NORTH CAROLINA PROFESSIONAL SEAL L-4458 LAND SURVEYOR MICHAEL A. PFOUTZ Sr.



NOTES:

1) LOTS ORIGINALLLY SURVEYED IN MARCH AND APRIL 2016. REVISED LOTS 1A & 1B AND 3 Rev SURVEYED IN NOVEMBER 2018. PARCELS SHOWN HEREON ARE IDENTIFIED BY THE LAST FOUR (4) NUMBERS OF THEIR TAX PARCEL IDENTIFICATION NUMBERS. NOT ALL IMPROVEMENTS ARE SHOWN HEREON. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND UNLESS NOTED OTHERWISE.
FOR THE EXPLANATION OF HOW THESE LOTS WERE SURVEYED IN 2016, SEE NOTES IN PLAT FILE 16, SLIDE 703.
AT THE TIME OF THIS SURVEY A BOUNDARY LINE AGREEMENT HAS NOT BEEN SIGNED WITH THE OWNERS OF LOT 4.
2) THE RIGHT OF WAY WIDTH FOR McLEAN ROAD AS SHOWN HEREON IS BASED ON THE 30' RIGHT OF WAY SHOWN ON P.B. 1, PG. 119. THIS IS A CONTINUATION OF THE RIGHT OF WAY FOR TINSLEY ROAD AS SHOWN ON THIS PLAT. ALTHOUGH TRANSYVANIA COUNTY TAX MAPS SHOW A 40' RIGHT OF WAY FOR TINSLEY ROAD NO DOCUMENTATION COULD BE FOUND THAT VERIFIED THAT NOTATION ON THE TAX MAP. THE RIGHT OF WAY IS SHOWN AS BEING 15' ON EACH SIDE OF THE EXISTING C/L OF McLEAN ROAD.
3) THE DEEDED RIGHT OF WAY WIDTH FOR FISHER ROAD IS 45' PER DEED BOOK 320, PAGE 218. THE RIGHT OF WAY IS SHOWN AS BEING 22.5' ON EACH SIDE OF THE EXISTING C/L OF FISHER ROAD.
4) DEED REFERENCES: D.B. 320, PG. 218; DOC. BK. 469, PG. 307
5) PLAT REFERENCES: P.B. 1, PG. 114; P.B. 1, PG. 119; P.F. 11, SL. 399; P.F. 16, SL. 703; P.F. 18, SL. 276.
6) TAX PARCEL IDENTIFICATION NUMBERS OF EXISTING LOTS 1 & 3R:
LOT 1: 8586-54-0744; LOT 3R: 8586-54-9768
7) AREA OF LOT 1A = 0.118 OF AN ACRE (SURVEY)
LOT 1B = 0.090 OF AN ACRE (SURVEY)
LOT 3 Rev = 0.110 OF AN ACRE (SURVEY)
TOTAL AREA OF REVISED LOTS = 0.318 OF AN ACRE
8) AREAS CALCULATED BY COORDINATE COMPUTATION
9) 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.

NCGS MONUMENT "BANK"
(NAD 83/2001)
N: 563593.32'
E: 886778.30'

2019002230
TRANSYLVANIA CO, NC FEE $21.00
PRESENTED & RECORDED:
05-06-2019 11:37:12 AM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: CHRISTINA HARRIS
DEPUTY REGISTER OF DEEDS

BK: PF 19
PG: 112-112

LEGEND

R/W	RIGHT OF WAY
ABG	ABOVE GRADE
SCSP	SET COTTON SPINDLE
NCGS	NORTH CAROLINA GEODETIC SURVEY
PIN	TAX PARCEL IDENTIFICATION NUMBER
O/A	OVERALL
SR	SET REBAR WITH IDENTIFICATION CAP
FR	FOUND REBAR
POL	POINT ON LINE
NTS	NOT TO SCALE
P.B., PG.	PLAT BOOK, PAGE
AG	AT GRADE
BOC	BACK OF CURB
P.F., SL.	PLAT FILE, SLIDE
D.B., PG.	DEED BOOK, PAGE
DOC. BK., PG.	DOCUMENT BOOK, PAGE
W	WATER METER
P	UTILITY POLE
V	WATER VALVE
M	SANITARY SEWER MANHOLE
-F-	CHAIN LINK FENCE LINE
-L-	OVERHEAD WIRE
	DRAINAGE CULVERT
	GRAVEL
	ASPHALT

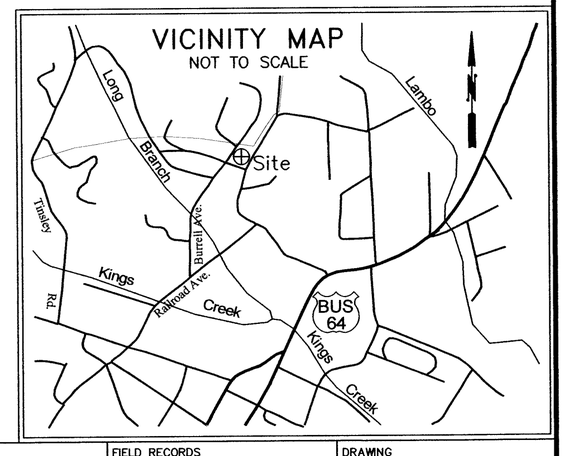
CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

5/1/19
DATE

OWNER(S)

THIS SURVEY WAS PREPARED FOR JACKSON WINE 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, 1B, & 3 Rev of McMINN, WHITMIRE, SHIPMAN and VERDERY SUBDIVISION

PROPERTY SITUATE IN
CITY OF BREVARD/BREVARD TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

SURVEY and PLAT of SUBDIVISION and PROPERTY LINE CHANGE

PREPARED FOR
JACKSON WINE

DATE: NOVEMBER 15, 2018	FIELD RECORDS: DATA COLLECTOR	DRAWING: CMS16022-REV LOT
		COORD. FILE: CMS16022.CRD
30 0 30 60 90 GRAPHIC SCALE - FEET WRITTEN SCALE: 1"=30'		PROJECT NUMBER: CMS16022