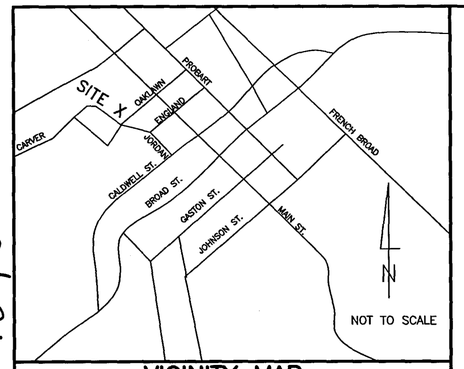
File 12, Slide 805

12, 805



VICINITY MAP

CALL CHART

Course	Bearing	Distance
L1	N 64°29'21" W	16.41'
L2	S 83°16'42" W	20.51'
L3	N 74°02'58" W	34.49'
L4	N 65°48'11" W	20.90'
L5	N 37°03'03" W	14.64'

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.

9-2-08
DATE

OWNER(S)

ACCEPTANCE OF DEDICATIONS

I HEREBY CERTIFY THAT STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS DEPICTED HEREUPON HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS. PURSUANT SECTIONS 13.3 AND 16.6 OF THE CITY OF BREVARD UNIFIED DEVELOPMENT ORDINANCE, I HEREBY ACCEPT THE PUBLIC IMPROVEMENTS DEPICTED HEREUPON FOR OWNERSHIP AND MAINTENANCE BY THE CITY OF BREVARD, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN SAME UNTIL I DEEM IT TO BE IN THE PUBLIC INTEREST TO DO SO.

09-09-08
DATE — CITY MANAGER

9-09-2008
DATE — CITY CLERK

I, Glenda W. Sansosti, THE CITY CLERK OF THE CITY OF BREVARD, NORTH CAROLINA, DO HEREBY CERTIFY THE 9 DAY OF Sept 20 08, THE REVIEW OFFICER OF THE CITY OF BREVARD APPROVED THIS PLAT FOR RECORDING AND THAT THE CITY MANAGER OF THE CITY OF BREVARD ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY, PUBLIC PARKS AND OTHER SITES FOR PUBLIC PURPOSES AS SHOWN HEREON PURSUANT TO SECTION 13.3 AND 16.6 OF THE CITY OF BREVARD UNIFIED DEVELOPMENT ORDINANCE, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN SAME UNTIL, IN THE OPINION OF THE CITY MANAGER OF THE CITY OF BREVARD, IT IS IN THE PUBLIC INTEREST TO DO SO.

9-09-2008
DATE — CITY CLERK

I, ROBERT E. PARKER, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26th DAY OF August A.D., 20 08.

Robert E. Parker
SURVEYOR
REGISTRATION NO. L-1479

ROBERT E. PARKER PROFESSIONAL SEAL L-1479 LAND SURVEYOR NORTH CAROLINA

COUNTY OF TRANSYLVANIA
STATE OF NORTH CAROLINA

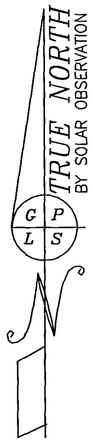
PRESENTED FOR REGISTRATION AND RECORDED IN PLAT FILE _____ SLIDE _____

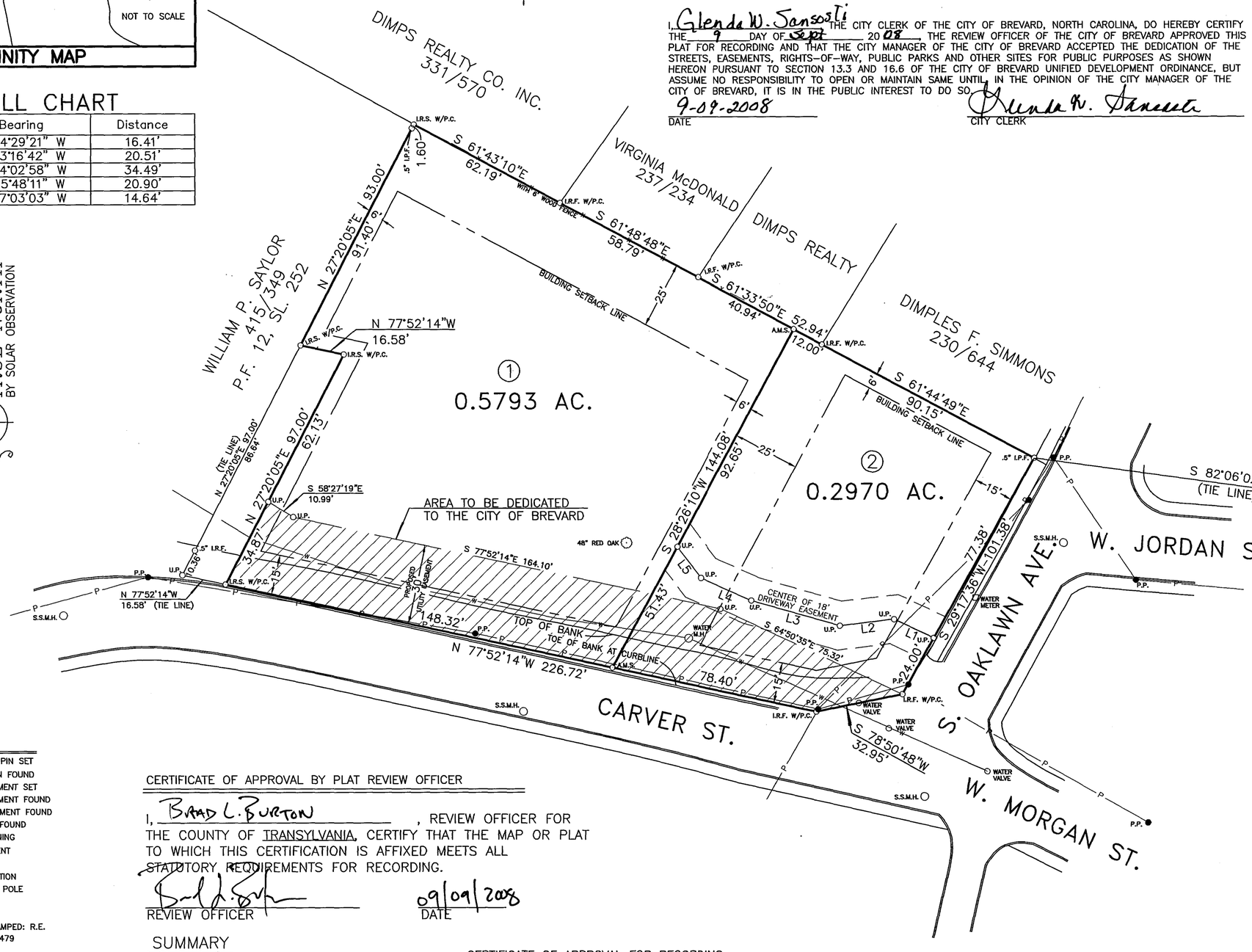
THIS _____ DAY OF _____, AT _____ O'CLOCK ___M.

REGISTER OF DEEDS

STATUTORY CLASSIFICATION: G.S. 47-30(f)(11)(a)

2008005386
TRANSYLVANIA CO, NC FEE $21.00
PRESENTED & RECORDED:
09-11-2008 03:24:35 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS
PF 12
PG:805-805





LEGEND :

I.P.S.--5/8"REBAR IRON PIN SET
I.P.F.--IRON PIPE OR PIN FOUND
A.M.S.--ALUMINUM MONUMENT SET
A.M.F.--ALUMINUM MONUMENT FOUND
C.M.F.--CONCRETE MONUMENT FOUND
P.S.F.--PLANTED STONE FOUND
P.O.B.--POINT OF BEGINNING
E.O.P.--EDGE OF PAVEMENT
U.P.--UNMARKED POINT
P.I.--POINT OF INTERSECTION
P.P.--POWER OR PHONE POLE
D.B.--DEED BOOK
R/W--RIGHT OF WAY
A.C.--ALUMINUM CAP STAMPED: R.E. PARKER, R.L.S., L1479
CTR.--CENTER
FNC.--FENCE
COR.--CORNER
C.L.F.--CHAIN LINK FENCE
BR.--BRANCH
RD.--ROAD
C.O.RD.--CENTER OF ROAD
T.O.R.--TOP OF RIDGE
P.C.--PLASTIC CAP STAMPED GENE PARKER, P.L.S., 1479
-P- --OVERHEAD POWER AND/OR PHONE LINES
R.S.F.--RAILROAD SPIKE FOUND
S.S.S.--SURVEY SPIKE SET
L.P.--LIGHT POLE
S.S.M.H.--SANITARY SEWER MANHOLE

CERTIFICATE OF APPROVAL BY PLAT REVIEW OFFICER

I, BRAD L. BURTON, REVIEW OFFICER FOR THE COUNTY OF TRANSYLVANIA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

09/09/2008
DATE

SUMMARY

TOTAL PROJECT AREA –	0.876 AC.
NUMBER OF LOTS –	2
MIN. LOT SIZE –	0.297 AC.
MAX. LOT SIZE –	0.579 AC.
LENGTH OF PUBLIC RD.–	NONE
LENGTH OF PRIVATE RD.–	NONE
WATER SYSTEM –	CITY
SEWER SYSTEM –	CITY
CURRENT ZONING –	GENERAL RESIDENTIAL(6)
AREA IN FLOOD HAZARD ZONE –	NONE
BUILDING SETBACK LINES – FRONT–	15' FROM R/W
SIDE–	6'
REAR–	25'

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 THAT 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 IN THE PUBLIC INTEREST TO DO SO.

09/09/2008
DATE — REVIEW OFFICER, CITY OF BREVARD

SUBDIVISION AND DEDICATION PLAT FOR

KAREN ROSENBAUM

OWNER : 51 LAKELAND DR. PISGAH FOREST, NC 28768

CITY OF BREVARD
TRANSYLVANIA COUNTY, N.C.

DEED REFERENCE : 406/761

GENE PARKER LAND SURVEYS
43 TARKILN MOUNTAIN DR.
MILLS RIVER, N.C. 28759
1-828-891-8373

SCALE: 1" = 30' DATE: 6/25/08
PIN#: 8586-31-6129
DRAWING NO.: 08-054