

20, 325

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 DEDICATION 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.

9/21/20 DATE REVIEW OFFICER OWNER(S)

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE DEDICATION 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.

9/21/2020 DATE REVIEW OFFICER, CITY OF BREVARD

ACCEPTANCE OF DEDICATIONS

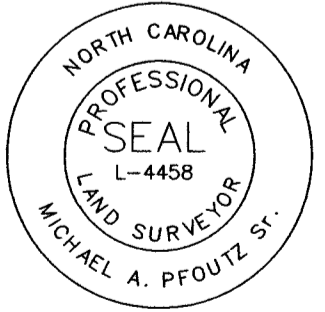
- 1) I HEREBY CERTIFY THAT STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS DEPICTED HEREUPON HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS OR
2) THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER SATISFACTORY TO THE CITY OF BREVARD HAS BEEN RECEIVED. PURSUANT TO 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.

9/21/20 DATE CITY MANAGER
9/21/20 DATE PLANNING DIRECTOR
9/22/2020 DATE PUBLIC WORKS DIRECTOR, CITY OF BREVARD

Jill Murray THE CITY CLERK OF THE CITY OF BREVARD NORTH CAROLINA, DO HEREBY CERTIFY THAT ON THE 21st DAY OF September 20 2020 THE REVIEW OFFICER OF THE CITY OF BREVARD APPROVED THIS PLAT FOR RECORDING AND 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 SECTIONS 13.3 AND 16.6 OF THE CITY OF BREVARD 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.

G.S. 47-30 f(11) a. I, MICHAEL A. PFOUITZ 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. PFOUITZ, 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 7, SLIDE 246; 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 16th DAY OF SEPTEMBER 2020, A.D. Michael A. Pfoutz Sr. PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4458



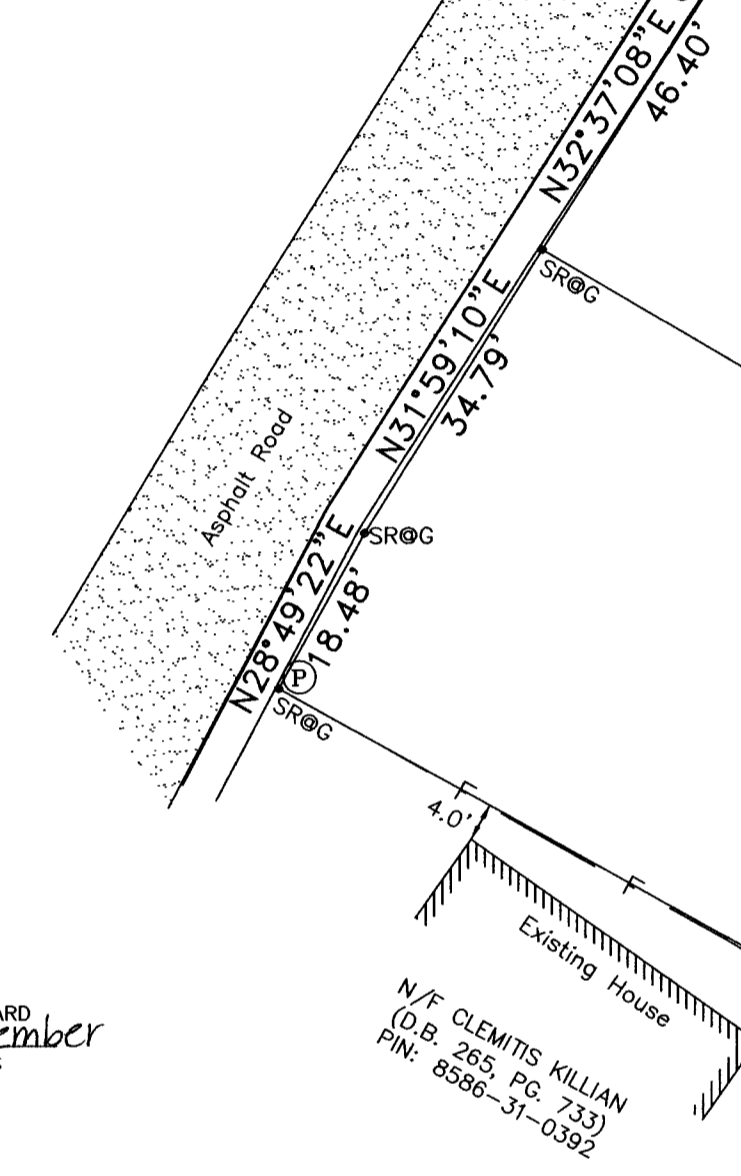
STATE OF NORTH CAROLINA COUNTY OF TRANSYLVANIA

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.

9/21/2020 DATE

2020005631 TRANSYLVANIA CO. NC FEE \$21.00 PRESENTED & RECORDED 09-23-2020 03:41:14 PM CINDY M OWNBREY REGISTER OF DEEDS BY: BETH C. LANDRETH ASSISTANT

BK: PF 20 PG: 325-325



NOTES:

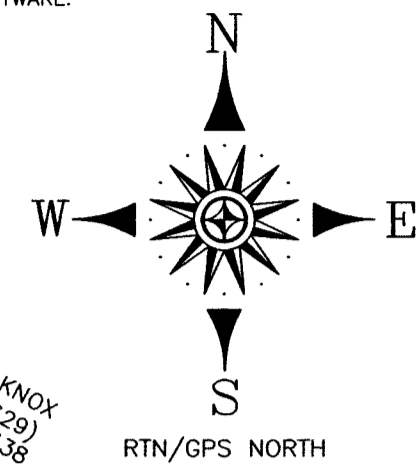
- 1) SURVEYED IN JUNE AND SEPTEMBER OF 2020. PARCELS SHOWN HEREON ARE IDENTIFIED BY THE LAST 4 NUMBERS OF THEIR TAX PARCEL IDENTIFICATION NUMBER. DISTANCES SHOWN ARE HORIZONTAL GROUND UNLESS NOTED OTHERWISE. O/A BOUNDARY TAKEN FROM P.F. 7, SL. 246. TRANSYLVANIA COUNTY TAX MAPPING CURRENTLY SHOWS THIS PROPERTY AS 2 PARCELS. THE LOT LINE BETWEEN PARCEL 2405 AND 1450 IS BEING REVISED AND THE REMAINDER OF PARCEL 1450 IS BEING SUBDIVIDED INTO 2 LOTS.
2) AREA OF LOT 1 = 0.27 OF AN ACRE INCLUDES 444 SQ FT BIKE PATH (SURVEY) WATER LINE EASEMENT AREA IN LOT 1 = 0.10 OF AN ACRE
LOT 2 = 0.18 OF AN ACRE INCLUDES 349 SQ FT BIKE PATH (SURVEY)
LOT 3 = 0.20 OF AN ACRE INCLUDES 394 SQ FT BIKE PATH (SURVEY)
TOTAL PLAT AREA = 0.65 OF AN ACRE (SURVEY)
3) AREAS CALCULATED BY COORDINATE COMPUTATION
4) 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.
5) DEED REFERENCE: DOC. BK. 866, PG. 201
6) PLAT REFERENCE: P.F. 7, SL. 246; P.F. 12, SL. 252.
7) TAX PARCEL IDENTIFICATION NUMBER'S: 8586-31-1450; 8586-31-2405
8) PROPERTY PER TRANSYLVANIA COUNTY GIS IS CURRENTLY ZONED GR8
9) BUILDING TIES ARE TO THE STRUCTURAL WALL UNLESS NOTED OTHERWISE
10) THERE IS A PORTION OF A WATER MAIN THAT IS WITHIN LOT 1 AS SHOWN HEREON. THE WATER MAIN WAS MARKED BY WIRE FLAGS BY OTHERS AND THE WIRE FLAGS LOCATED BY CAROLINA MOUNTAIN SURVEYING. THE RESULTING WATER LINE EASEMENT IS 15' ON EITHER SIDE OF THE CENTER OF THE LOCATED WIRE FLAGS AND THE EASEMENT ONLY EXTENDS TO THE EXTENT OF LOT 1 AS SHOWN HEREON. EASEMENT CORNERS ARE CALCULATED POINTS
11) THERE IS A 7.5' WIDE BIKE PATH EASEMENT ALONG THE REAR PROPERTY LINE OF LOTS 1, 2 AND 3. CORNERS SHOWN ARE CALCULATED POINTS

7.5' BIKE PATH EASEMENT CALL TABLE

Table with 3 columns: Course, Bearing, Distance. Rows B1 through B7.

REVISION: 9/15/2020-REVISE PROPERTY LINE BETWEEN LOTS 1&2 AND BIKE PATH EASEMENT AREAS WITHIN LOTS 1 & 2

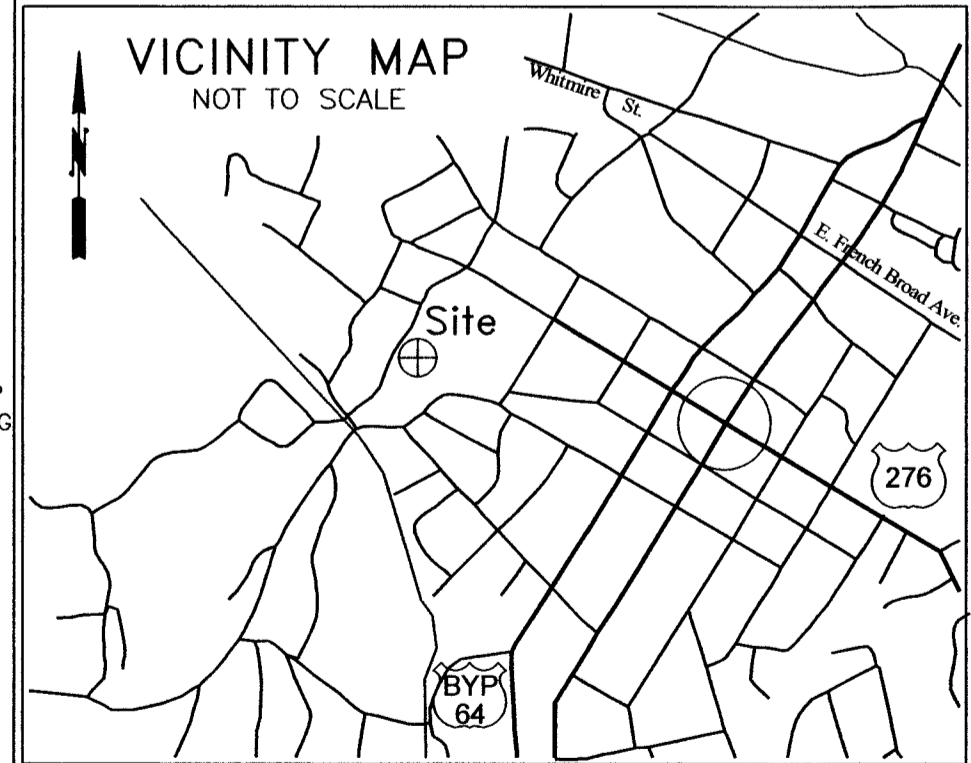
GPS-RTN CERTIFICATION THE NETWORK POSITIONAL ACCURACY OF THE RTN DERIVED POSITIONAL INFORMATION IS 0.01' HORIZONTAL AND 0.02' VERTICAL. HORIZONTAL POSITIONS ARE REFERENCED TO NAD 83 (NC GNSS CORS & REAL-TIME NETWORK). VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 12A) NC GNSS CORS & REAL-TIME NETWORK. EQUIPMENT USED: CHC X91, CARLSON SOFTWARE.



LEGEND

- NTS NOT TO SCALE
N/F NOW OR FORMERLY
O/A OVERALL
D.B., PG. DEED BOOK, PAGE
NCGS NORTH CAROLINA GEODETIC SURVEY
PIN TAX PARCEL IDENTIFICATION NUMBER
NAD NORTH AMERICAN DATUM
SR SET REBAR WITH IDENTIFICATION CAP
FR FOUND IRON PIPE
FR FOUND REBAR
DOC. BK., PG. DOCUMENT BOOK, PLAGE
P.C., SL. PLAT FILE, SLIDE
FCM FOUND CONCRETE MONUMENT
@ AT GRADE
ABG ABOVE GRADE
BG BELOW GRADE
W WATER METER
P FIRE HYDRANT
P UTILITY POLE
ASPHALT
WATER LINE EASEMENT
7.5' BIKE PATH EASEMENT

30' WIDE WATER LINE EASEMENT CALL TABLE. Table with 3 columns: Course, Bearing, Distance. Rows W1 through W16.



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 1, 2 and 3 of MILLS AVE PROPERTIES PROPERTY SITUATE IN CITY OF BREVARD BREVARD TOWNSHIP TRANSYLVANIA COUNTY NORTH CAROLINA OWNER OF RECORD: MILLS AVE PROPERTIES, LLC

RECOMBINATION, SUBDIVISION and DEDICATION PLAT for a BIKE PATH and WATER LINE EASEMENT PREPARED FOR MILLS AVE PROPERTIES, LLC and THE CITY OF BREVARD

DATE: SEPTEMBER 16, 2020 FIELD RECORDS: DATA COLLECTOR DRAWING: CMS20029-SUBD COORD. FILE: CMS20029.CRD PROJECT NUMBER: CMS20029

