

21, 52

NOTES:

- BOUNDARY OF LOTS 4 AND 6 REVISED SURVEYED IN JULY AND AUGUST 2020-PLAT FILE 20, SLIDE 469; REVISED AND SUBDIVIDED LOTS SURVEYED IN FEBRUARY 2021. PARCELS SHOWN HEREON ARE IDENTIFIED BY THE LOT DESIGNATIONS. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND UNLESS NOTED OTHERWISE.
- THE EASTERN BOUNDARY OF THE PLAT IS THE SURVEYED EDGE OF FISHER ROAD AS SHOWN HEREON AND FOLLOWS THE INTENT OF THE ORIGINAL PLAT-PB1 PG114.
- THE ORIGINAL PLAT LOT LINES OF THE LOTS ARE SHOWN AS DASHED LINES. THE PROPERTY LINE OF LOT 1B IS BEING REVISED AS SHOWN HEREON AND LOTS 4 REVISED AND LOT 6 REVISED ARE BEING REVISED AND FURTHER SUBDIVIDED INTO LOTS 4A & 4B AND LOTS 6A & 6B.
- DEED REFERENCES: DOC. 925 PG. 8; DOC. 956, PG. 833
- PLAT REFERENCES: P.B. 1, PG. 114; P.F. 16, SL. 703; P.F. 19, SL. 112; P.F. 20, SL. 469
- TAX PARCEL IDENTIFICATION NUMBERS LOT 4 REV: 8586-64-0857 LOT 6 REV: 8586-64-0994
- LOT 4 REVISED AND LOT 6 REVISED ARE WITHIN THE CITY LIMITS PER RECORDED DOC BK. 956, PG 833 AND AS SHOWN ON P.F. 20, SL. 462.
- LOT 4 REVISED IS CURRENTLY ZONED AS GENERAL RESIDENTIAL 8 AND LOT 6 REVISED IS CURRENTLY ZONED AS GENERAL RESIDENTIAL 4 PER TRANSYLVANIA COUNTY GIS WEBSITE.
- AREA OF LOT 1B REVISED = 0.090 OF AN ACRE (SURVEY)
 LOT 4A = 0.136 OF AN ACRE (SURVEY)
 LOT 4B = 0.131 OF AN ACRE (SURVEY)
 LOT 6A = 0.126 OF AN ACRE (SURVEY)
 LOT 6B = 0.130 OF AN ACRE (SURVEY)
 TOTAL PLAT AREA = 0.614 OF AN ACRE (SURVEY)
- AREAS CALCULATED BY COORDINATE COMPUTATION
- RESEARCH REVEALED A NCDOT R/W DEED (D.B. 213, PG. 640) FOR A 40' RIGHT OF WAY ON FISHER ROAD AS CALCULATED 20' ON EITHER SIDE OF THE CENTERLINE OF THE EXISTING ASPHALT ROAD AND VERIFIED BY A PHONE CALL TO NCDOT ON 1/27/2021.
- 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.

CERTIFICATE OF APPROVAL FOR RECORDING

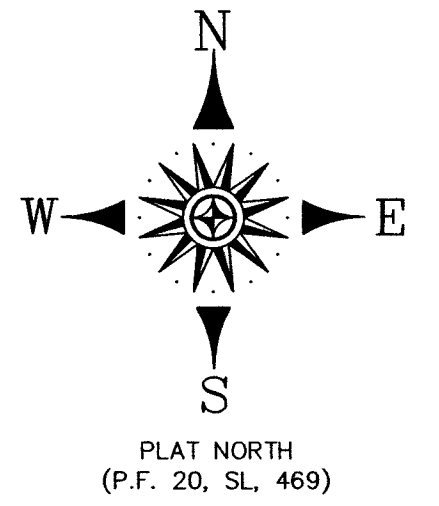
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN IS EXEMPT FROM THE SUBDIVISION PROVISIONS OF THE BREVARD REGULATING ORDINANCE, AND IS THEREFORE EXEMPT FROM ITS PROVISIONS. THE PLAT HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE BREVARD REGULATING ORDINANCE, AND HAS BEEN APPROVED BY THE CITY OF BREVARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF TRANSYLVANIA COUNTY

2/8/21 DATE Ann. Bee REVIEW OFFICER, CITY OF BREVARD

STATE OF NORTH CAROLINA COUNTY OF TRANSYLVANIA

I, Aaron N. Bland 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.

Ann. Bee REVIEW OFFICER 2/8/21 DATE



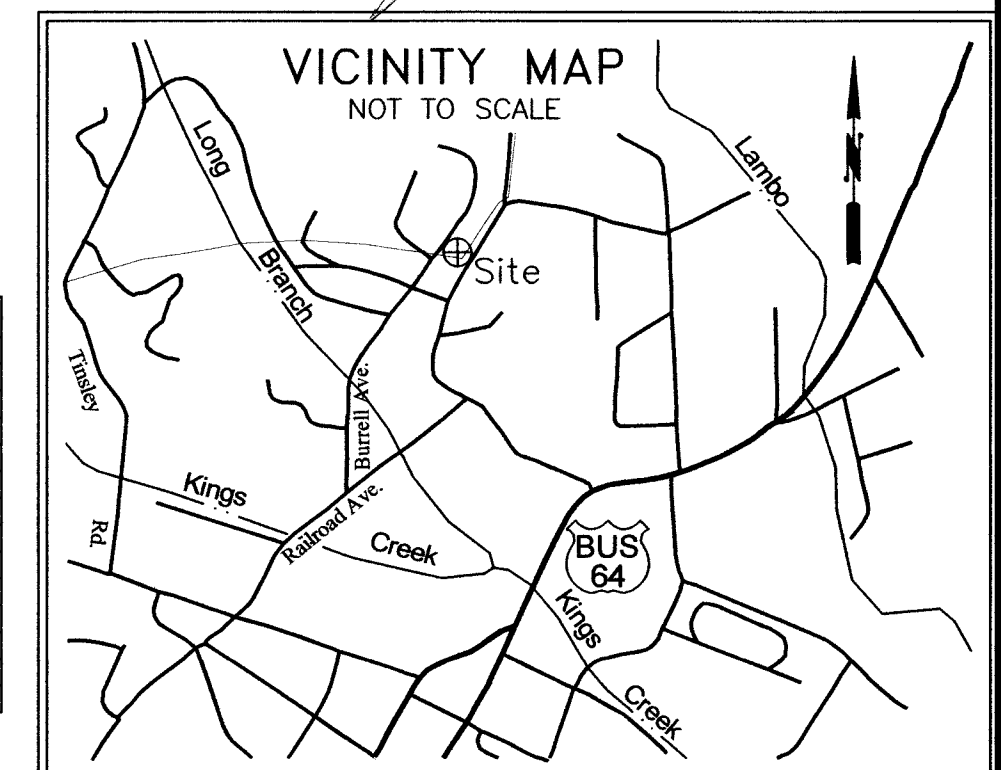
LEGEND

- P.F., SL. PLAT FILE, SLIDE
- CP. CALCULATED POINT
- DOC.BK., PG. DOCUMENT BOOK, PAGE
- FR. FOUND REBAR
- NCGS. NORTH CAROLINA GEODETIC SURVEY
- NAD. NORTH AMERICAN DATUM
- PIN. PARCEL IDENTIFICATION NUMBER
- NTS. NOT TO SCALE
- C/L. CENTERLINE
- R/W. RIGHT OF WAY
- P.B., PG. PLAT BOOK, PAGE
- POL. POINT ON LINE
- OG. GRADE
- ABG. ABOVE GRADE
- ANNEXED PROPERTY
- ASPHALT
- SOIL ROAD

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.

2/3/21 DATE [Signature] OWNER(S)



LOT BOUNDARY CALL TABLE

Course	Bearing	Distance
L1	N36°01'03"E	37.30'
L2	N42°19'00"E	37.41'
L3	N40°54'58"E	10.55'
L4	N35°46'24"E	26.57'
L5	N36°09'01"E	36.82'
L6	S30°27'15"W	45.03'
L7	S29°31'18"W	44.87'
L8	S29°31'18"W	10.37'
L9	S29°11'31"W	34.51'
L10	S28°27'12"W	37.62'
L11	S28°18'44"W	7.22'
L12	S26°07'38"W	45.45'
L13	N63°37'20"W	75.70'
L14	N25°27'44"E	55.05'

THIS SURVEY WAS PREPARED FOR JACKSON WINE AND IS PROVIDED AS PART OF THE WORK PRODUCT FOR OUR CLIENTS AND IS INTENDED SOLELY FOR THE USE OF THE ORIGINAL CLIENT. ALL WORK PRODUCT INCLUDING BUT NOT LIMITED TO ELECTRONIC, DIGITAL, PAPER FILES AND CALCULATIONS ACQUIRED AND/OR PREPARED BY THE SURVEYOR AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF MICHAEL A. PFOUTZ Sr. THIS DRAWING, IN PART OR WHOLE, SHALL NOT BE CHANGED, COPIED, REUSED, OR TRANSMITTED IN ANY FORM EXCEPT BY MICHAEL A. PFOUTZ Sr. THIS DRAWING IS NOT VALID UNLESS THE ORIGINAL SIGNATURE AND STAMP OF THE SURVEYOR ARE ATTACHED. ANY REPRODUCTION OR VARIANCE TO THIS SURVEY BY ELECTRONIC OR ANY OTHER MEANS ARE NOT TO BE CONSIDERED ISSUED BY THE LICENSED SURVEYOR.

G.S. 47-30 f(11) d.
 I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, 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
 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 20, SLIDE 469; 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 5th DAY OF FEBRUARY, 2021, A.D.
[Signature]
 MICHAEL A. PFOUTZ Sr.
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-4458



2021001077
 TRANSYLVANIA CO., NC FEE \$21.00
 PRESENTED & RECORDED
 02-09-2021 04:07:13 PM
 CINDY M OWNBREY
 REGISTER OF DEEDS
 BY: BETH C LANDRETH
 ASSISTANT
 BK: PF 21
 PG: 52-52

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

Lot 1B Revised and
 Lots 4A&4B and
 Lots 6A&6B
 PROPERTY SITUATE IN
 CITY of BREVARD, BREVARD TOWNSHIP
 TRANSYLVANIA COUNTY, NORTH CAROLINA
 OWNER of RECORD: JACKSON C. WINE

RECOMBINATION and
 SUBDIVISION PLAT
 PREPARED FOR
JACKSON C. WINE

DATE
 FEBRUARY 5, 2021

FIELD RECORDS
 DATA COLLECTOR

DRAWING
 CMS20042-SUB

COORD. FILE
 CMS20042.CRD

PROJECT NUMBER
CMS20042
 REF: CMS16022

