Plat File 21, Slide 54

21, 54

I , CODY L . PETIT , CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 909, PG. 355-357) ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION FOUND IN DEEDS REFERENCED ON THIS PLAT ; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ANY ADJUSTMENTS IS 1 ' IN 10,000' ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47 - 30 AS AMENDED . WITNESS MY ORIGINAL SIGNATURE , LICENSE NUMBER AND SEAL THIS 5 DAY OF FEBRUARY , A.D, 2021.

NORTH CAROLINA PROFESSIONAL SEAL L-5345 LAND SURVEYOR CODY L. PETIT

PROFESSIONAL LAND SURVEYOR

L - 5345

LICENSE NUMBER

SURVEY CLASSIFICATION:

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) (d)] .

PROFESIONAL LAND SURVEYOR L-5345

TRANSYLVANIA COUNTY : NORTH CAROLINA

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

Leigh Huffman 2/10/21

REVIEW OFFICER DATE

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.

2/10/21 Leigh Huffman

Date Review Officer , City of Brevard

Certificate of Ownership and Dedication

I herby certify that Iam the owner of the property shown and described , which is located in the subdivision jurisdiction of the City of Brevard and that I herby adopt this plan of subdivision with my free consent , establish minimum building setback lines , preserve and protect all significant trees over 15 inches in diameter in the tree and root protection area , and plant supplementary trees as required . Furthermore , I herby dedicate all streets , alleys , walks , parks ,and other sites and easements , to public or private uses as noted .Furthermore , I 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 preservation , all Regulatory Floodways , Stream Corridor Protection Areas , and other protected natural areas as shown , described , or otherwise noted hereupon .

2-8-2021 John S. Magruder

Date Owner (s)

2-8-2021 Renee L. Magruder

Date Owner (s)

2-8-2021 Aaron E. Hamilton

Date Owner (s)

TRANSYLV

THIS PLAT WAS PRESENTED FOR REGIST THIS THE DAY

2021001101

TRANSYLVANIA CO, NC FEE $21.00 PRESENTED & RECORDED: 02-10-2021 11:40:38 AM

CINDY M OWNBEY REGISTER OF DEEDS BY: BETH C LANDRETH ASSISTANT

PLAT FILE AT SLIDE ,

BK: PF 21

PG: 54-54

RECOMBINATION SURVEY OF:

MOODY TERRACE SUBDIVISION

LOT 13, REVISED & LOT 15, REVISED

FOR

LOIS ANN GALLOWAY

and

JOHN S. MAGRUDER & RENEE L. MAGRUDER

and

AARON E. HAMILTON

OWNER(S) OF RECORD : AARON E. HAMILTON
OWNER(S) OF RECORD : JOHN S & RENEE L. MAGRUDER
DEED REFERENCE : D.B. 964 PG. 644-646
PLAT REFERENCE : PLAT FILE 20 SLIDE 84
OWNER(S) OF RECORD : LOIS ANN GALLOWAY
DEED REFERENCE : D.B. 767 PG. 592-593
PLAT REFERENCE : PLAT BOOK 2 PAGE 9
TOWNSHIP : BREVARD
TRANSYLVANIA COUNTY
NORTH CAROLINA
SURVEY DATE : DECEMBER 2020
SCALE : 1" = 40 FEET
TAX PIN : 8586-83-7771
ZONED : General Residential (8)

NOTES :

BEING A PORTION OF THE AARON E. HAMILTON AND JOHN S. MAGRUDER & RENEE L. MAGRUDER PROPERTY (PARCEL A) DESCRIBED IN BOOK 964 AT PAGE 644-646 OF THE TRANSYLVANIA COUNTY REGISTRY.

BEING ALL OF THE LOIS ANN GALLOWAY PROPERTY (LOTS 13 & 14) DESCRIBED IN BOOK 767 AT PAGE 592-593 OF THE TRANSYLVANIA COUNTY REGISTRY.

A PORTION OF LOT 15 REVISED (PARCEL A 0.19 ACRES) IS TO BE CONVEYED TO LOIS ANN GALLOWAY. THIS PARCEL OF LAND IS TO BE RECOMBINED WITH THE EXISTING LOTS 13 & 14 OF THE MOODY TERRACE SUBDIVISION TO FORM A SINGLE PARCEL OF LAND, LOT 13 REVISED.

SEE PLAT FILE 20 SLIDE 84 FOR NC GRID NORTH ORIENTATION (NAD 83 2011).

THE SANITARY SEWER LINE SHOWN ON THIS PLAT IS BASED ON THE VISIBLE SURFACE STRUCTURES FOUND IN THE FIELD.

SUBJECT TO ALL RESTRICTIONS AND EASEMENTS FOR UTILITIES AND RIGHTS OF WAY APPEARING ON THE PROPERTY OR OF RECORD AND ANY MATTERS FOUND BY A TITLE EXAMINATION.

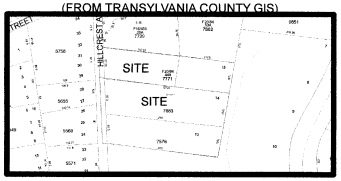
REFER TO THE SYMBOLS CHART FOR ANY UNLABELED POINT.

TIE - LINES TO ANY BUILDINGS SHOWN ARE TO THE STRUCTURE WALLS.

ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND MEASURE UNLESS OTHERWISE NOTED.

NC GRID NORTH PER PLAT FILE 20 SLIDE 84

VICINITY MAP NOT TO SCALE (FROM TRANSYLVANIA COUNTY GIS)

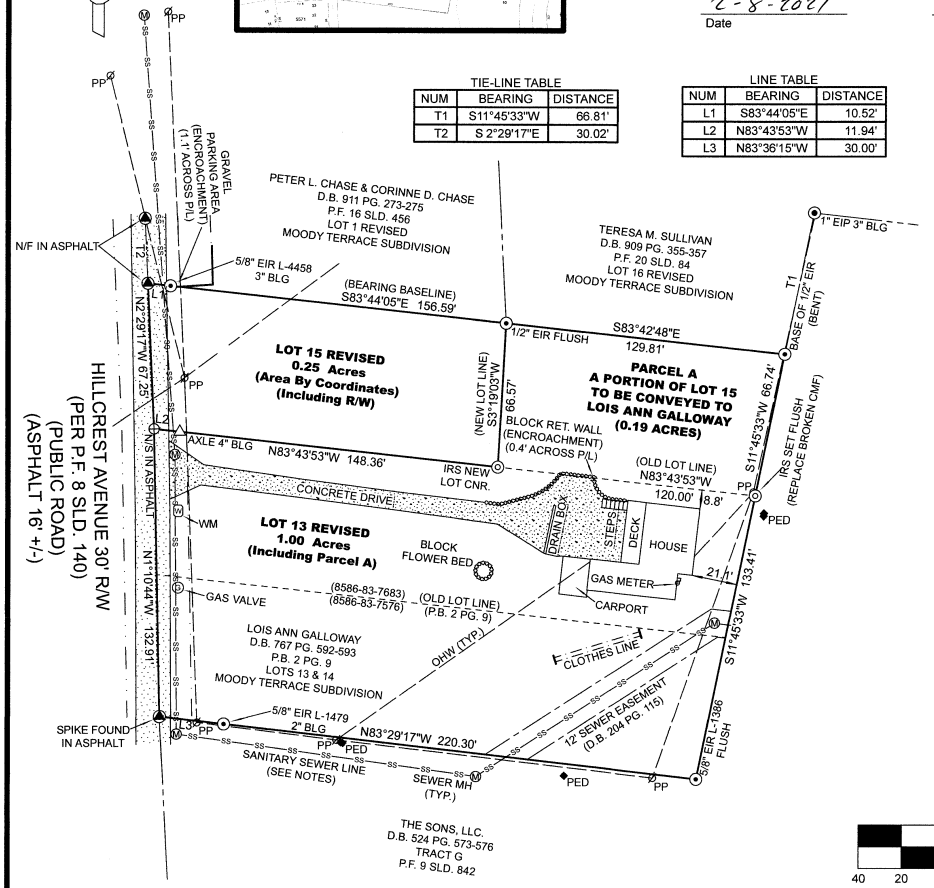


TIE-LINE TABLE

NUM	BEARING	DISTANCE
T1	S11°45'33"W	66.81'
T2	S 2°29'17"E	30.02'

LINE TABLE

NUM	BEARING	DISTANCE
L1	S83°44'05"E	10.52'
L2	N83°43'53"W	11.94'
L3	N83°36'15"W	30.00'



SYMBOLS

AMF	MH
CMF	N/F (NAIL FOUND)
CP	N/S (NAIL SET)
EIP	PED
EIR	PMT
EIS	PP
D.I.	PSF
FH	WELL
GAS VALVE	WM
HVAC	WATER VALVE
IRS	RRSF

LINE TYPES :

OHW
PLATTED LINE
R/W
STREAM
FENCE
CULVERT
SURVEYED LINE

LEGEND:

EIP EXISTING IRON PIPE (SIZE BASED ON O.D.)
EIR EXISTING IRON ROD (SIZE BASED ON O.D.)
IRS IRON ROD SET # 5 REBAR WITH PLASTIC I.D. CAP STAMPED " MICHAEL PETIT PLS L- 3576 "
IPS IRON PIPE SET
CMF CONCRETE MONUMENT FOUND
CMS CONCRETE MONUMENT SET
CP COMPUTED POINT
R/W RIGHT OF WAY
PSF PLANTED STONE FOUND
CMP CORRUGATED METAL PIPE
PP UTILITY POLE
SP SERVICE POLE
OHW OVERHEAD WIRES
W.M. WATER METER
CLF CHAIN LINK FENCE
P.I. POINT OF INTERSECTION
C.B. CATCH BASIN
D.I. DROP INLET
M.H. MANHOLE
AMF ALUMINUM MONUMENT FOUND
EIS EXISTING IRON STAKE
P/L PROPERTY LINE
C/L CENTERLINE
PMT TRANSFORMER
PED PHONE PEDESTAL
CPP CORRUGATED PLASTIC PIPE
PVMT PAVEMENT
CNR. CORNER
TYP. TYPICAL
POL POINT ON LINE
PC POINT OF CURVATURE
PT POINT OF TANGENT
RP RADIUS POINT
RRSF RAILROAD SPIKE FOUND
N/F NAIL FOUND
N/S NAIL SET
ABG ABOVE GRADE
BLG BELOW GRADE
P.F. PLAT FILE
SLD. SLIDE
P.C. PLAT CABINET

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP 3700858300J.

EFFECTIVE DATE : OCTOBER 2, 2009

GRAPHIC SCALE

40 20 0 40 80 120 160

PETIT LAND SURVEYING, PLLC
P-2072
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ROSMAN, NC 28772
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828-884-3749
Email:
surveyor5345@gmail.com

DWG. NO. 20-112