

PLAT 3 Slide 300

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### NOTES

- All bearings refer to True North
- For deed conveying this property to Frank J. Gottus, jr. and wife, see Deed Book 288 at Page 325.
- This property is zoned R-2 Residential. All adjoining property is zoned R-2 Residential except the area southwest of U.S. 276 which is zoned F-1.
- This property is shown as Parcel 5 on Tax Map TRA-34-1-M, and is inside the Brevard City limits.
- All roads shown are proposed for public use.
- The total acreage of the tract is 15.19 Acres. The total acreage in Phase I is 10.83 Acres.  
Average lot size - 0.69 Acres (not including Lot 1A)  
Smallest lot size - 0.51 Acres ("1A")  
Lineal feet of proposed road - 2408 feet. Area of roads = 2.22 Acres.
- Acreage was determined by use of an HP-85 desk computer using a surveying program.
- The only area within the 100 year flood hazard area is the area extending 50 feet northeast of the center of U.S. Highway 276. Refer to Community Panel Number 370231 0005 B of the Flood Insurance Rate Maps prepared by the U.S. Dept. of H.U.D. for this area.
- The minimum building setbacks for all lots are:  
Front = 35 feet; side = 10 feet; rear = 20 feet.
- A 10 foot easement is reserved along all side and rear lot lines for utilities and drainage. Other easements are as shown. See recorded deeds for restrictive covenants and other regulations and restrictions.
- A 10 foot easement is reserved along all sanitary sewer lines, 5 feet on each side of the lines shown.
- Sewer lines and water lines shown are proposed lines unless otherwise stated.
- Lot 1A is reserved by the developer.
- The total number of lots in Phase I is 13 (not including lot 1A).

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

**WILLIAM LEONARD**, REGISTERED LAND SURVEYOR NO. L693

I, **WILLIAM LEONARD**, CERTIFY THAT THIS PLAN WAS DRAWN BY MYSELF FROM AN ACTUAL SURVEY MADE BY MESELF OR UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT ACTUALLY SURVEYED ARE SHOWN AS BROKEN LINES AND WERE PLATTED FROM INFORMATION AS STATED HEREON; THAT THE BOUNDARIES OF THIS PLAN ARE SHOWN IN 1/4" = 50'; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF August, 1988.

**William Leonard**  
REGISTERED LAND SURVEYOR NO. L693

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STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

**Sue A. Green**, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT I AM A NOTARY PUBLIC AND I HAVE PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF August, 1988.

**Sue A. Green**  
NOTARY PUBLIC  
MY COMMISSION EXPIRES ON August 26, 1992

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THE CERTIFICATES SHOWN HEREON OF **WILLIAM LEONARD**, N.C. REGISTERED LAND SURVEYOR, AND OF **Sue A. Green**, NOTARY PUBLIC, ARE CERTIFIED TO BE CORRECT. THIS PLAN WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN MAP FILE NUMBER AT SLIDE NO. 300 ON the 17th DAY OF August, A.D. 1988.

**Fred McIsaac**  
REGISTER OF DEEDS  
TRANSYLVANIA COUNTY, N.C.

**FLOOD CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE CHECKED THE LOCATION OF THE PROPERTY SHOWN HEREON AGAINST AREA FLOOD MAPS THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON EITHER THE 1978 HUDFHA FLOOD INSURANCE RATE MAP FOR BREVARD, N.C. OR ON THE 1980 HUDFHA FLOODWAY MAPS FOR TRANSYLVANIA COUNTY, N.C. AND THAT THE FLOOD ZONING LIMITS AND DESIGNATIONS ARE AS SHOWN HEREON.

THIS 17th DAY OF July, 1988

**William Leonard**  
N.C. REGISTERED LAND SURVEYOR NO. L693

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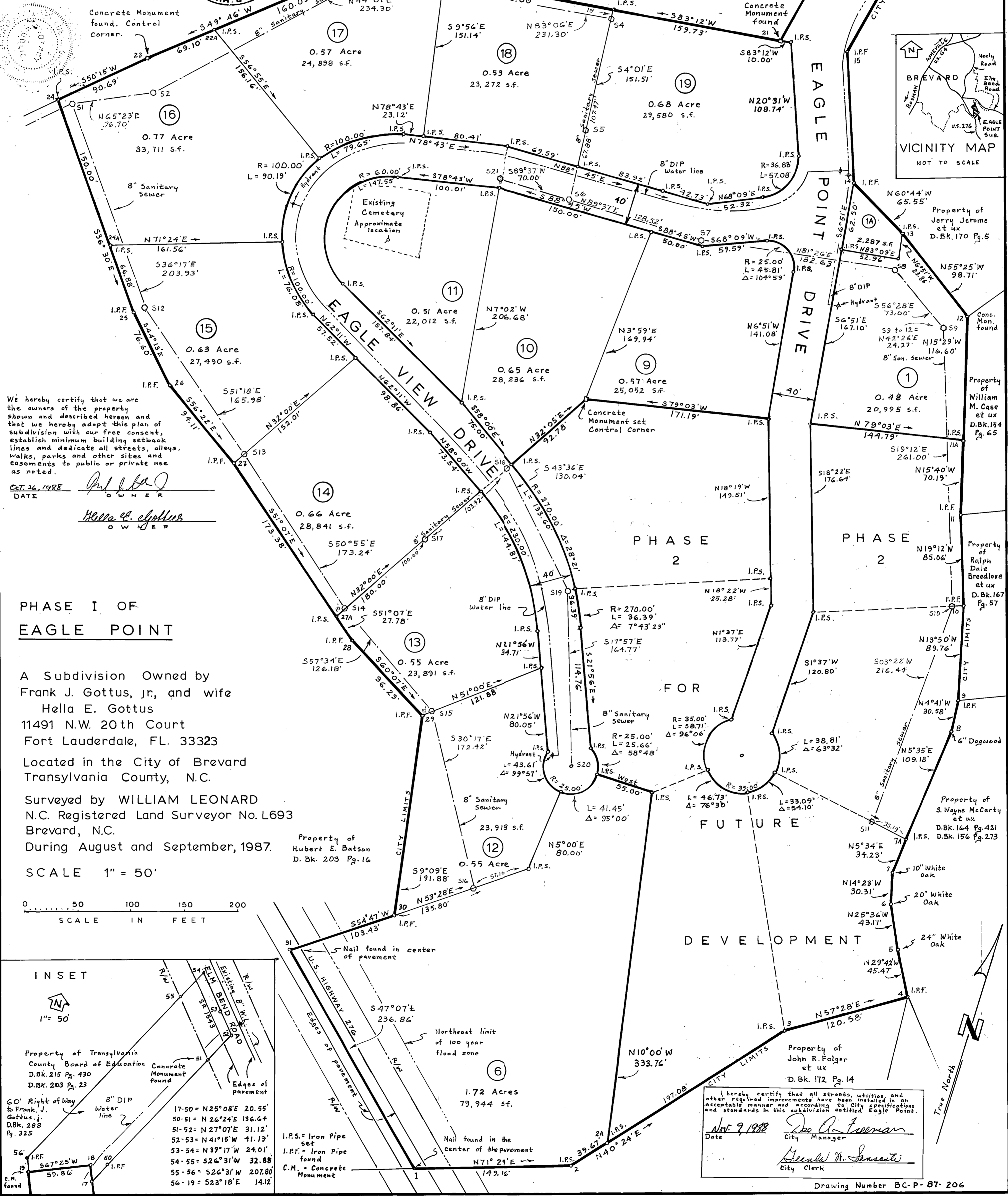
I, **Timothy A. Hansen**, Chairman of the Planning Board, hereby certify that the Brevard Planning Board fully approved the final plat of the subdivision entitled Eagle Point on the 8th day of November, 1988.

**Tim Hansen**  
Chairman Brevard Planning Board

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I, **Glenda W. Sansosti**, the City Clerk of the City of Brevard, N.C., do hereby certify that on the 7th day of November, 1988, the Planning Board of the City of Brevard approved this plan for recording and that the City Council of the City of Brevard accepted the dedication of the streets, easements, rights of way and public parks and other sites for public purposes as shown hereon, but assume no responsibility to open or maintain the same until in the opinion of the City of Brevard, it is in the public interest to do so.

**Glenda W. Sansosti**  
CITY CLERK



We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish minimum building setback lines and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted.

DATE: Oct. 26, 1988

**Frank J. Gottus, Jr.**  
OWNER

**Hella E. Gottus**  
OWNER

### PHASE I OF EAGLE POINT

A Subdivision Owned by  
**Frank J. Gottus, jr. and wife  
Hella E. Gottus**  
11491 N.W. 20th Court  
Fort Lauderdale, FL. 33323

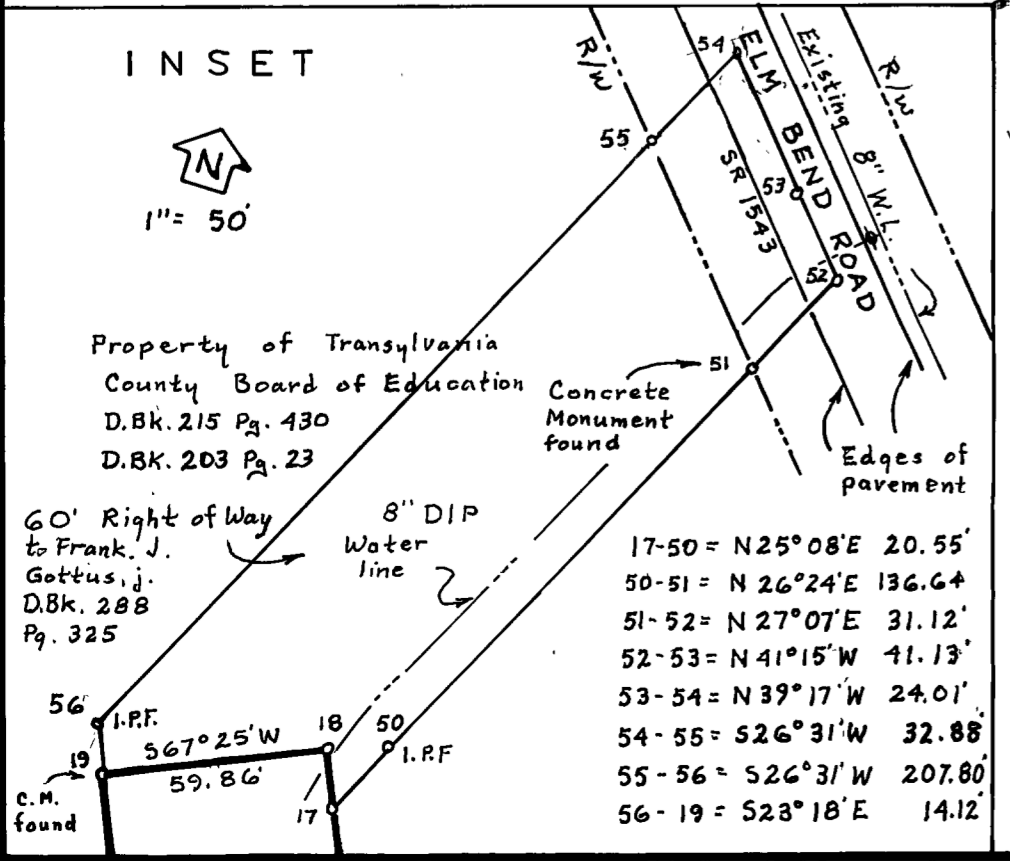
Located in the City of Brevard  
Transylvania County, N.C.

Surveyed by **WILLIAM LEONARD**  
N.C. Registered Land Surveyor No. L693  
Brevard, N.C.

During August and September, 1987.

SCALE 1" = 50'

0 50 100 150 200  
SCALE IN FEET



I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to City specifications and standards in this subdivision entitled Eagle Point.

Date: Nov. 9, 1988

**Deo A. Freeman**  
City Manager

**Glenda W. Sansosti**  
City Clerk