

16,965

16,965

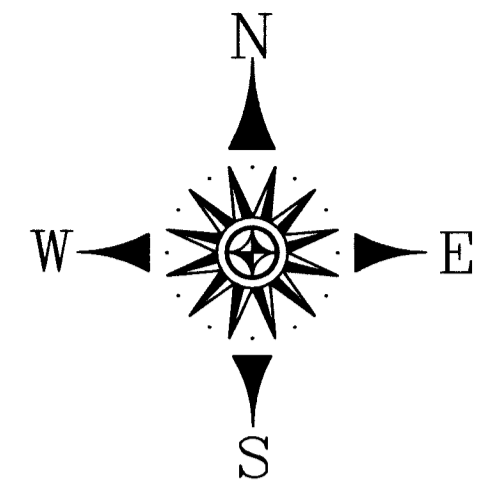
**LEGEND**

CP CALCULATED POINT  
 H/W HIS WIFE  
 PIN TAX PARCEL IDENTIFICATION NUMBER  
 R/W RIGHT OF WAY  
 P.F., SL. PLAT FILE, SLIDE  
 DOC. BK. , PG. DOCUMENT BOOK, PAGE  
 P.B., PG. PLAT BOOK, PAGE

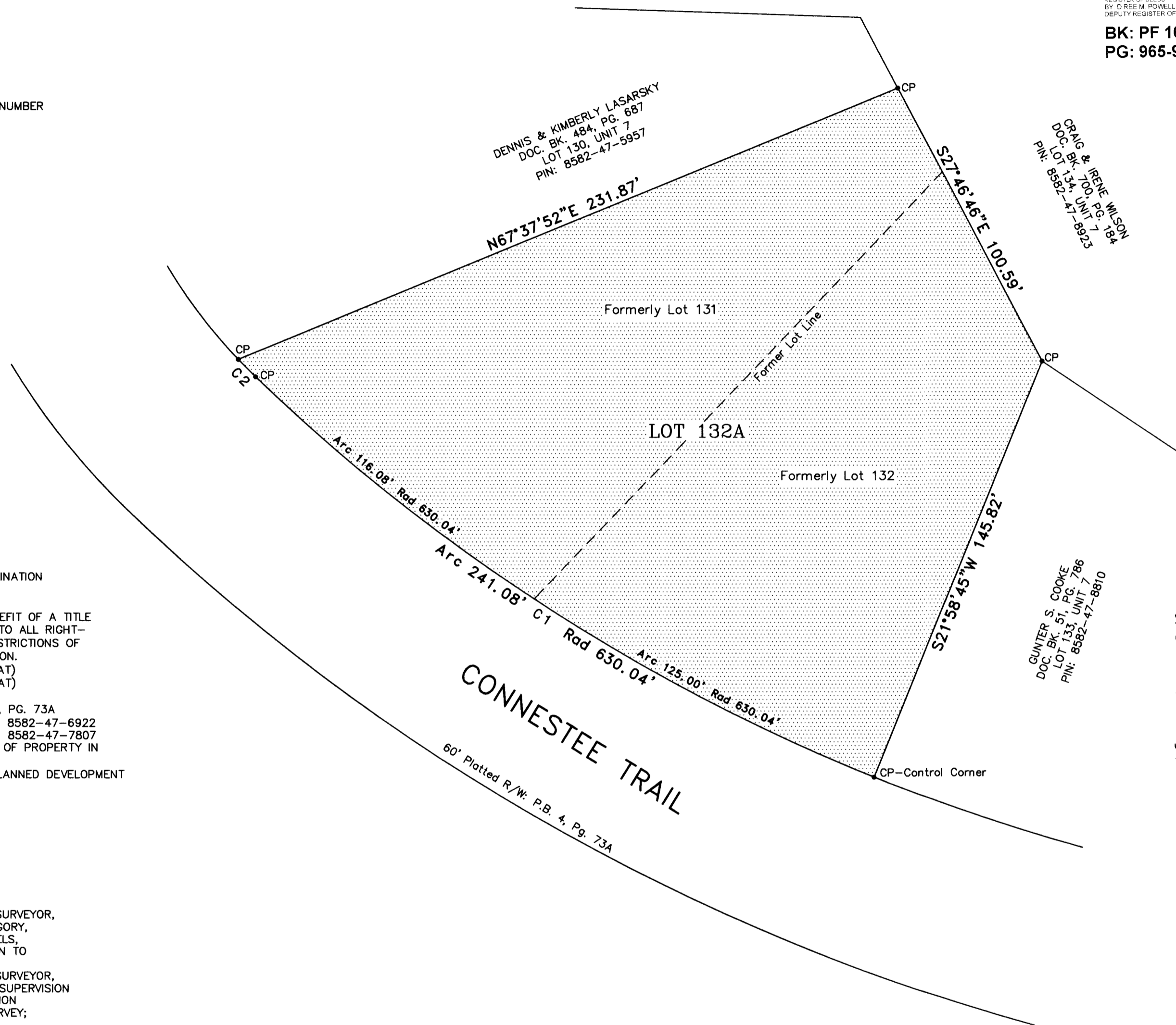


**2016006602**  
 TRANSYLVANIA CO. NC FEE \$21.00  
 PRESENTED & RECORDED  
 12-30-2016 12:16:35 PM  
 CINDY M OWNBEY  
 REGISTER OF DEEDS  
 BY D REE M POWELL  
 DEPUTY REGISTER OF DEEDS

**BK: PF 16**  
**PG: 965-965**



PLAT NORTH (P.B. 4, PG. 73A)



TRANSYLVANIA COUNTY  
 PLANNING DEPARTMENT

REVIEWED BY THE TRANSYLVANIA  
 COUNTY PLANNING DEPARTMENT.  
 EXCEPTION 1.1 MET.

*Kalen Lawson* DATE: 12-28-16

**NOTES:**

- 1) THIS IS NOT A FIELD SURVEY. IT IS A COMBINATION OF THE ORIGINAL PLAT INFORMATION
- 2) DEED REFERENCE: DOC. BK. 751, PG. 615
- 3) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THUS THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS; COVENANTS; EASEMENTS; AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON.
- 4) AREA OF LOT 131 = 0.360 OF AN ACRE (PLAT)  
 LOT 132 = 0.359 OF AN ACRE (PLAT)  
 TOTAL AREA = 0.719 ACRES (PLAT)
- 5) PLAT REFERENCE: LOTS 131 & 132 - P.B. 4, PG. 73A
- 6) PARCEL IDENTIFICATION NUMBERS - LOT 131: 8582-47-6922  
 LOT 132: 8582-47-7807
- 7) THIS PLAT DOES NOT CREATE A SUBDIVISION OF PROPERTY IN TRANSYLVANIA COUNTY
- 8) EXISTING LAND USE IS RURAL RESIDENTIAL PLANNED DEVELOPMENT

STATE OF NORTH CAROLINA  
 COUNTY OF TRANSYLVANIA

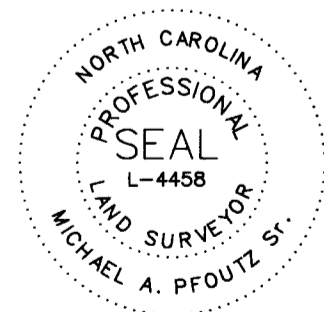
I, Kalen K. Lawson, REVIEW OFFICER  
 OF TRANSYLVANIA COUNTY, CITY OF BREVARD, CERTIFY THAT  
 THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED  
 MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*Kalen K. Lawson* DATE: 12-28-16  
 REVIEW OFFICER

G.S. 47-30 f(11) d.

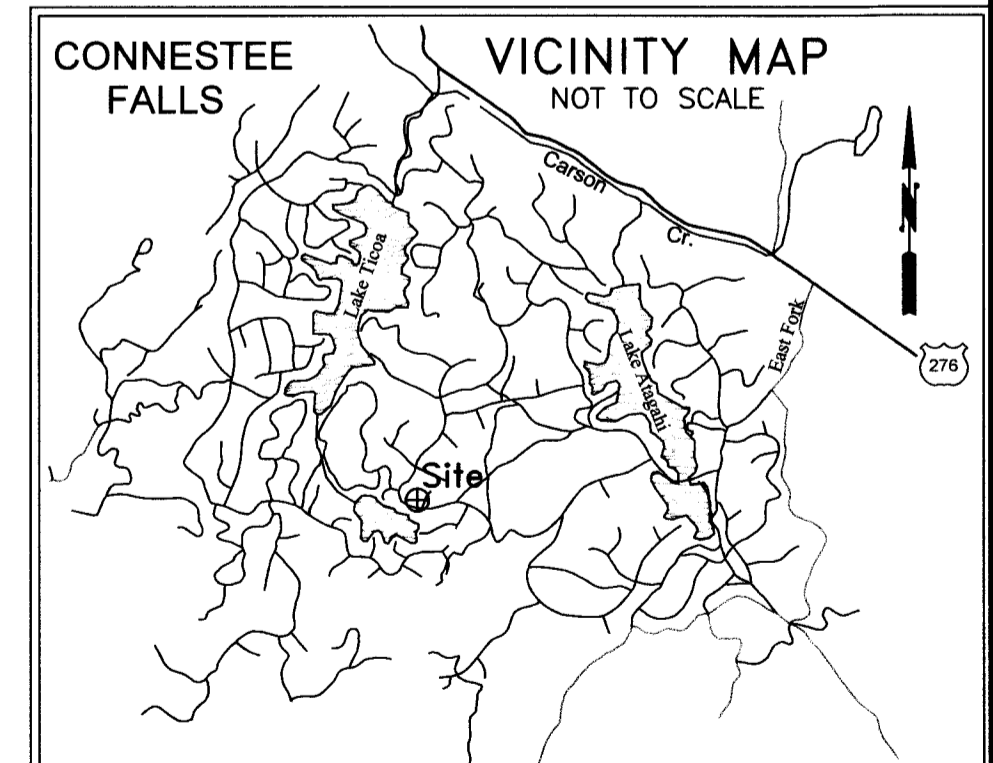
I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR,  
 CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY,  
 SUCH AS THE RECOMBINATION OF EXISTING PARCELS,  
 A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO  
 THE DEFINITION OF SUBDIVISION  
 I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR,  
 CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION  
 FROM P.B. 4, PG. 73A AND/OR OTHER INFORMATION  
 AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY;  
 THIS PLAT WAS PREPARED IN ACCORDANCE WITH  
 G.S. 47-30 AS AMENDED.

*Michael A. Pfoutz Sr.*  
 MICHAEL A. PFOUTZ Sr.  
 SURVEYOR L4458



**CURVE TABLE**

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	630.04'	122.04'	241.08'	21°55'27"	9°05'38"	239.62'	N57°03'33" W
C2	174.94'	4.00'	8.00'	2°37'12"	32°45'05"	8.00'	N44°47'13" W



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

COMBINATION OF  
 LOTS 131 & 132, UNIT 7  
 INTO  
 LOT 132A, UNIT 7  
 CONNESTEE FALLS DEVELOPMENT

COMBINATION PLAT  
 PREPARED FOR  
**EUGENE MARK LANDRY and**  
**SUSAN GINTER**  
 PROPERTY SITUATE IN  
 DUNNS ROCK TOWNSHIP  
 TRANSYLVANIA COUNTY, NORTH CAROLINA

DATE  
 DECEMBER 24, 2016

FIELD RECORDS

DRAWING  
 CMS15094-COMBO

COORD. FILE  
 CMS15094.CRD

PROJECT NUMBER  
**CMS15094**

