

File 17 Slide 156

State of North Carolina ----- Transylvania County

Filed for registration on the _____ day of _____, 20____, at _____ o'clock _____ M. and registered and verified on the _____ day of _____ 20____ in _____ Plat file _____ Slide no. _____

Register of Deeds, Transylvania County

I, ROBERT RAXTER, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 620, page 546-548); that the boundaries not surveyed are clearly indicated as broken lines drawn from information found in Book 180, page 1, and/or Plat file 9, slide 294; that the ratio of precision as calculated is 1' in 10,000'; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this the 25th day of FEBRUARY A.D., 2017

Surveyor: [Signature] Registration number: L-2785

LEGEND and NOTES:

EIP = EXISTING IRON PIPE
EIR = EXISTING IRON ROD
CMS = CONCRETE MONUMENT SET (CONTROL CORNER)
ECM = EXISTING CONCRETE MONUMENT
UP = UNMARKED POINT
IRS = IRON ROD SET
ACREAGE CALCULATED BY COORDINATE COMPUTATION
R/W = RIGHT-OF-WAY
PI = POINT OF INTERSECTION
THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ROADWAYS, ZONING ORDINANCES, EASEMENTS AND RIGHTS-OF-WAY APPEARING ON THE PROPERTY AND/OR OF RECORD.
I, ROBERT RAXTER 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.
THE TIE TO N.C. GEODETIC MONUMENT "STRAUS" WAS TAKEN FROM PLAT FILE 9, SLIDE 294 - TRANSYLVANIA COUNTY REGISTRY
TAX IDENTIFICATION NUMBER = 8586-93-3955-000
CURRENT ZONING - GENERAL RESIDENTIAL - 6
SETBACK LINES =
FRONT - 15 FEET
SIDE - 6 FEET
REAR - 25 FEET

NC GEODETIC MONUMENT "STRAUS"
COORDINATES NAD 83 (FEET) =
N. = 566,808.13
E. = 889,233.11

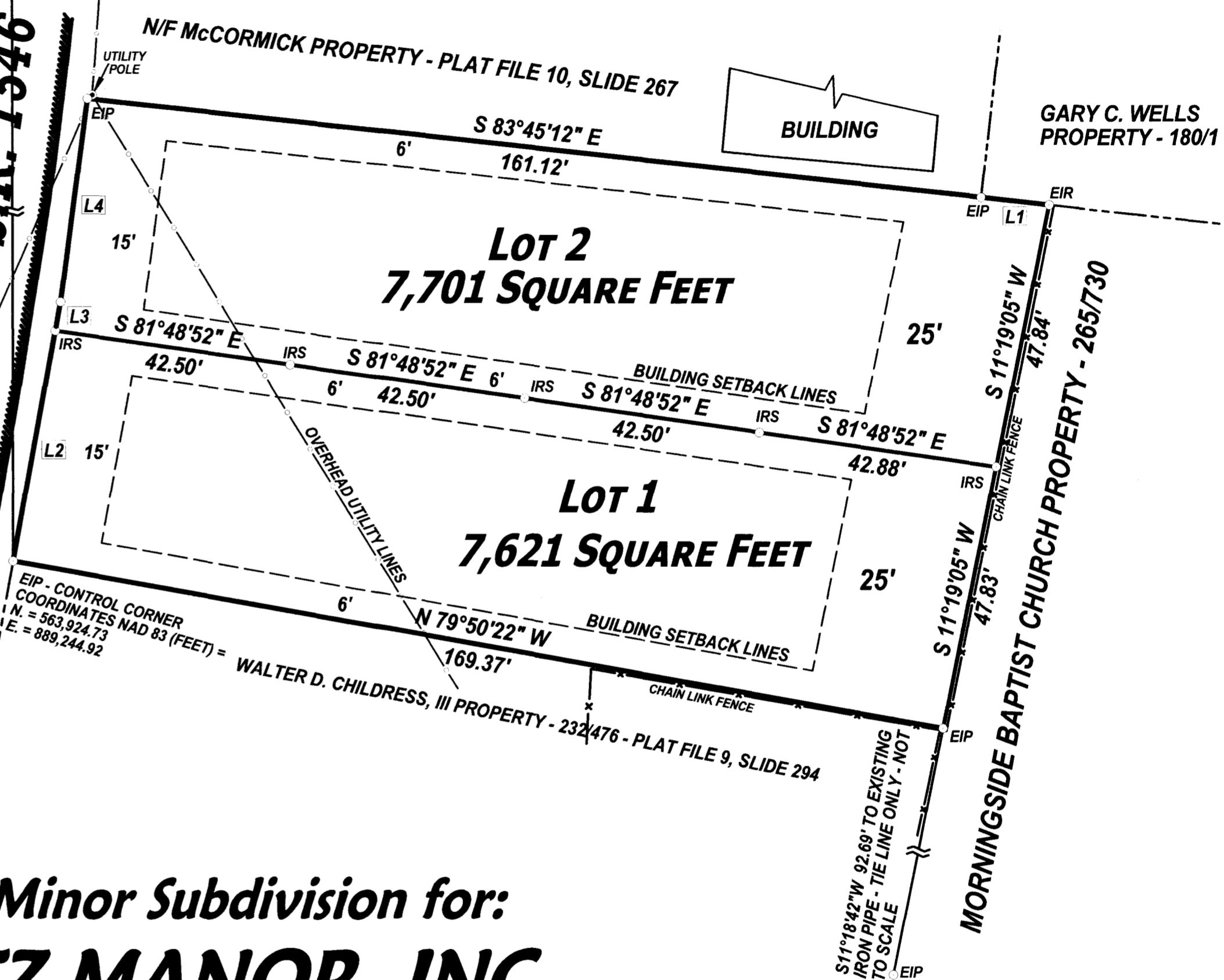
S 00°14'03" E
2,883.42'
(GRID DISTANCE)
COMBINED FACTOR
USED = 0.9997734
(TIE LINE ONLY - NOT TO SCALE)

2017002686
TRANSYLVANIA CO, NC FEE \$21.00
PRESENTED & RECORDED
05-25-2017 02:34:05 PM
CINDY M OWNBNEY
REGISTER OF DEEDS
BY BEVERLY McJUNKIN
DEPUTY REGISTER OF DEEDS
BK: PF 17
PG: 156-156

Table with 3 columns: Id, Bearing, Distance. Rows L1, L2, L3, L4.



NEELY ROAD - S.R. 1546



State of North Carolina -- County of Transylvania

I, PAUL C. RAY, Review Officer of Transylvania County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer: [Signature] Date: 5/8/17

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 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 all permanent preservatin, all Regulatory Floodways, Stream Corridor Protection Areas, and other protected natural areas as shown, described, or otherwise noted hereupon.

Date: 5-3-2017 Owner(s): Mertz Manor, Inc. [Signature]

Certificate of Approval for Recording. I hereby certify that the subdivision 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 that 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 in the public interest to do so.

Date: 5/8/17 Review officer, City of Brevard: [Signature]

Surveyed by: ROBERT RAXTER
N.C. PLS L-2785
641 DOLLY MASTERS RD.
BREVARD, N.C. 28712
(828) 507-5535
DRAWING NO. A-7641
FILE NO.

Plat of Minor Subdivision for: MERTZ MANOR, INC.

City of Brevard
Brevard Township
Transylvania County, N.C.
Date: February 22, 2017
Owner: Mertz Manor, Inc.

Deed reference: Document bk. 620, page 546-548

