

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. 972, PG. 166-168); 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 14 DAY OF DECEMBER, A.D. 2021.

TRANSYLVANIA COUNTY : NORTH CAROLINA

TRANSYLVANIA COUNTY : NORTH CAROLINA

I, PAUL C. RAY, REVIEW OFFICER OF TRANSYLVANIA COUNTY, CERTIFY THAT THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING. DATE: 1/25/2022

THIS PLAT WAS PRESENTED FOR REGISTRATION THIS THE 14 DAY OF DECEMBER 2021

2022000517
TRANSYLVANIA CO, NC FEE \$21.00
01-25-2022 04:10:11 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS
BK: PF 22
PG: 31-31

N PLAT FILE AT SLIDE



Cody L. Petit
PROFESSIONAL LAND SURVEYOR
L - 5345
LICENSE NUMBER

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: 1/25/2022
Review Officer, City of Brevard

Certificate of Ownership and Dedication

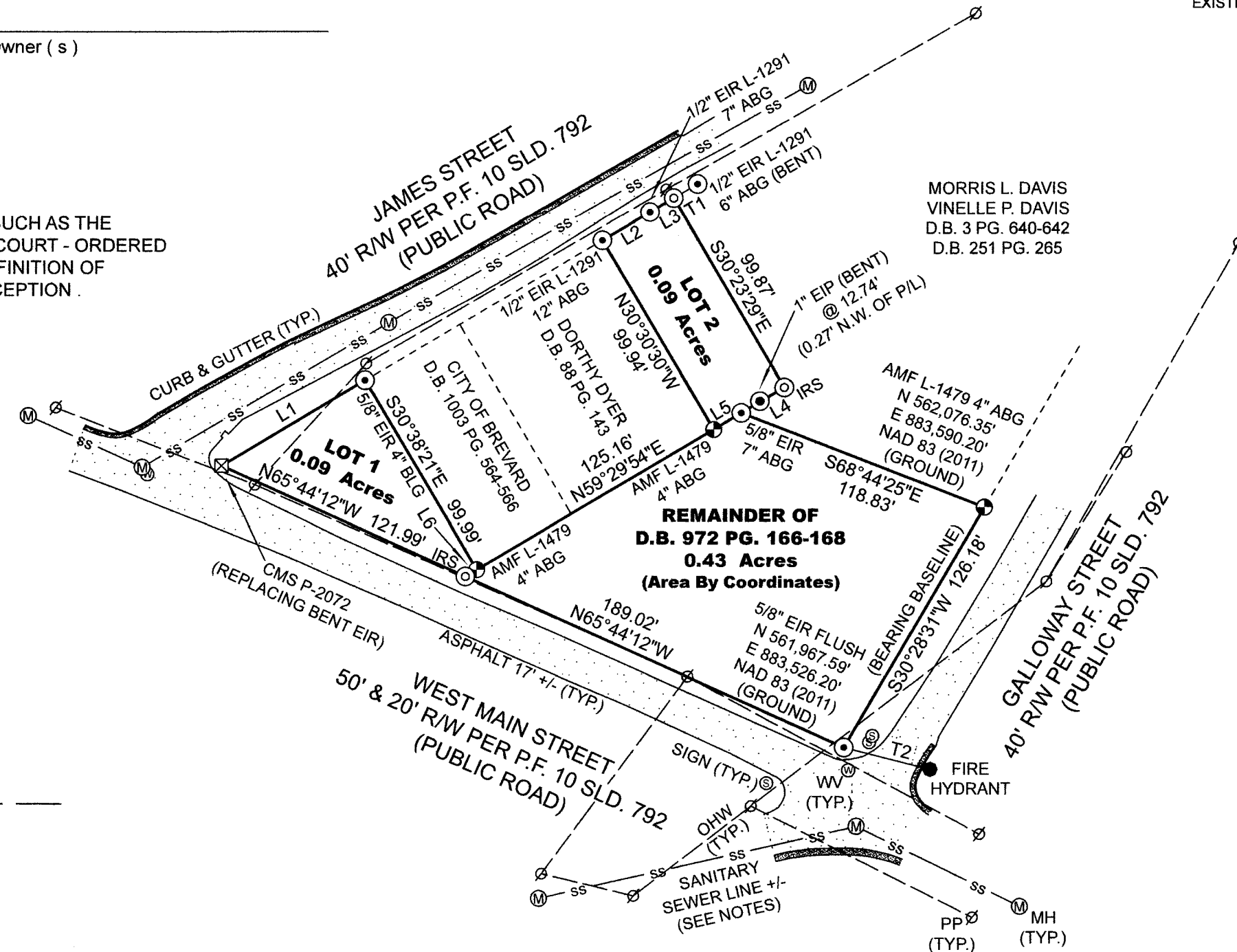
I hereby certify that I am the owner of the property shown and described, which is located in the subdivision jurisdiction of the City of Brevard and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant trees over 15 inches in 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 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.

Date _____ Owner (s) _____
Date _____ Owner (s) _____

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)]. EXCEPTION.

PROFESSIONAL LAND SURVEYOR L-5345



SITE CALCULATIONS:
TOTAL AREA OF PARENT TRACT : 0.61 AC
TOTAL NUMBER OF LOTS : 3
LINEAR FEET IN ROADS : NO NEW ROADS
AREA OF EACH LOT : LOTS 1 & 2 (0.09 AC) REMAINDER (0.43 AC)
EXISTING LAND USE : RESIDENTIAL

JAMES STREET SUBDIVISION

LOTS 1 & 2

FOR

BRACKEN MOUNTAIN CONTRACTING, INC.

OWNER(S) OF RECORD : BRACKEN MOUNTAIN CONTRACTING, INC.
DEED REFERENCE : D.B. 972 PG. 166-168
PLAT REFERENCE : PLAT FILE 10 SLIDE 792
TOWNSHIP : BREVARD
TRANSYLVANIA COUNTY
NORTH CAROLINA
SURVEY DATE : 12/14/2021
SCALE : 1" = 60 FEET
TAX PIN : 8586-32-5016
ZONED : General Residential (R)

NOTES :

- BEING ALL OF THE BRACKEN MOUNTAIN CONTRACTING, INC. PROPERTY DESCRIBED IN BOOK 972 AT PAGE 166-168 OF THE TRANSYLVANIA COUNTY REGISTRY.
- THE DEED BEARINGS WERE ROTATED 1°25'26" CLOCKWISE TO NC GRID NORTH DATUM NAD 83 (2011).
- THE SANITARY SEWER LINE SHOWN ON THIS SURVEY IS BASED ON VISIBLE SURFACE STRUCTURES FOUND.
- 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.

GPS CONTROL DATA
Class of Survey: B
Positional Accuracy: 0.03'
Type of GPS field procedure: RTK NETWORK ROVER
Date of survey: 12/14/2021
Datum / Epoch: NAD 83 (2011)
Published / Fixed control use: NC VRS NETWORK
Geoid model: GEOID 12 B
Combined Factor: 0.999776686
Units: US SURVEY FEET

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 ID CAP STAMPED "PETIT P-2072"
- 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
- N/F NAIL FOUND
- N/S NAIL SET
- ABG ABOVE GRADE
- BLG BELOW GRADE
- P.F. PLAT FILE
- SLD. SLIDE
- SB SETBACK LINE

LINE TYPES :

- OHW
- PLATTED LINE
- R/W
- STREAM
- FENCE
- CULVERT
- SURVEYED LINE

SYMBOLS

- AMF
- CMF
- CP
- EIP
- EIR
- EIS
- D.I.
- N/S
- ABG
- BLG
- P.F.
- SLD.
- SB
- MH
- N/F (NAIL FOUND)
- N/S (NAIL SET)
- PP
- PSF
- WELL
- WM
- WATER VALVE
- RRSF

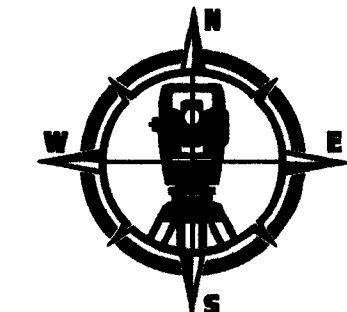
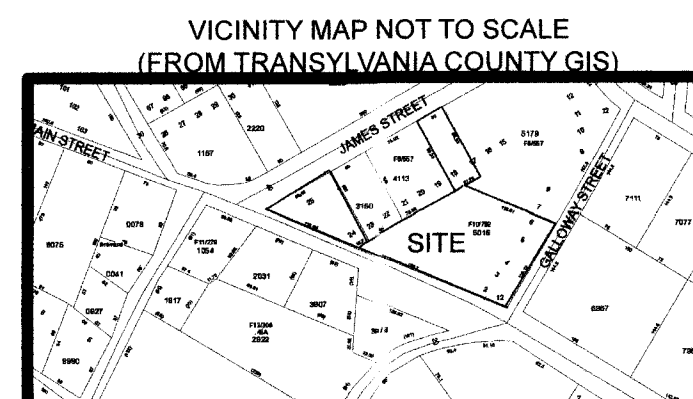
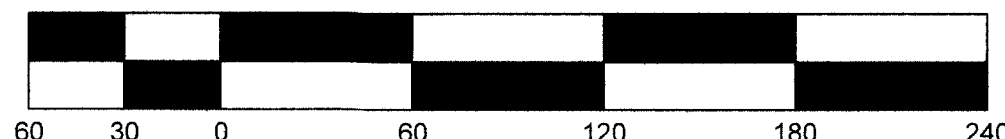
LINE TABLE

NUM	BEARING	DISTANCE
L1	N59°13'52"E	76.15'
L2	N59°20'36"E	25.07'
L3	N59°30'21"E	12.59'
L4	S59°33'09"W	22.78'
L5	N58°51'59"E	14.67'
L6	S59°29'54"W	6.01'

TIE-LINE TABLE

NUM	BEARING	DISTANCE
T1	S59°30'21"W	12.59'
T2	N75°42'05"W	40.47'

GRAPHIC SCALE



PETIT LAND SURVEYING, PLLC
P-2072

964 G.W. WHITMIRE RD.
ROSMAN, NC 28772
828-553-3498
828-884-3749

Email: surveyor5345@gmail.com

DWG. NO. 21-148

File 22 Slide 31

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP 3700858600J.

EFFECTIVE DATE : OCTOBER 2, 2009