

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. 1068, PG. 238-240)...



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...

2/13/23 Date
Aaron E. Hamilton Review Officer, City of Brevard

TRANSYLVANIA COUNTY : NORTH CAROLINA

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

Aaron E. Hamilton 2/13/23 DATE
REVIEW OFFICER

TRANSYLVANIA COUNTY : NORTH CAROLINA

THIS PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PLAT FILE AT SLIDE THIS THE DAY OF A. D. AT O' CLOCK M.

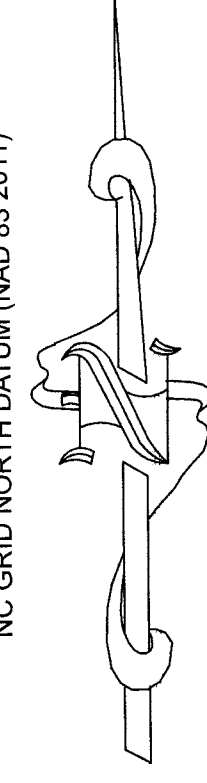
REGISTER OF DEEDS

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.

2/13/2023 Date
Aaron E. Hamilton Owner (s)

SURVEY CLASSIFICATION: THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. [G.S. 47-30 (f) (1) (a)]

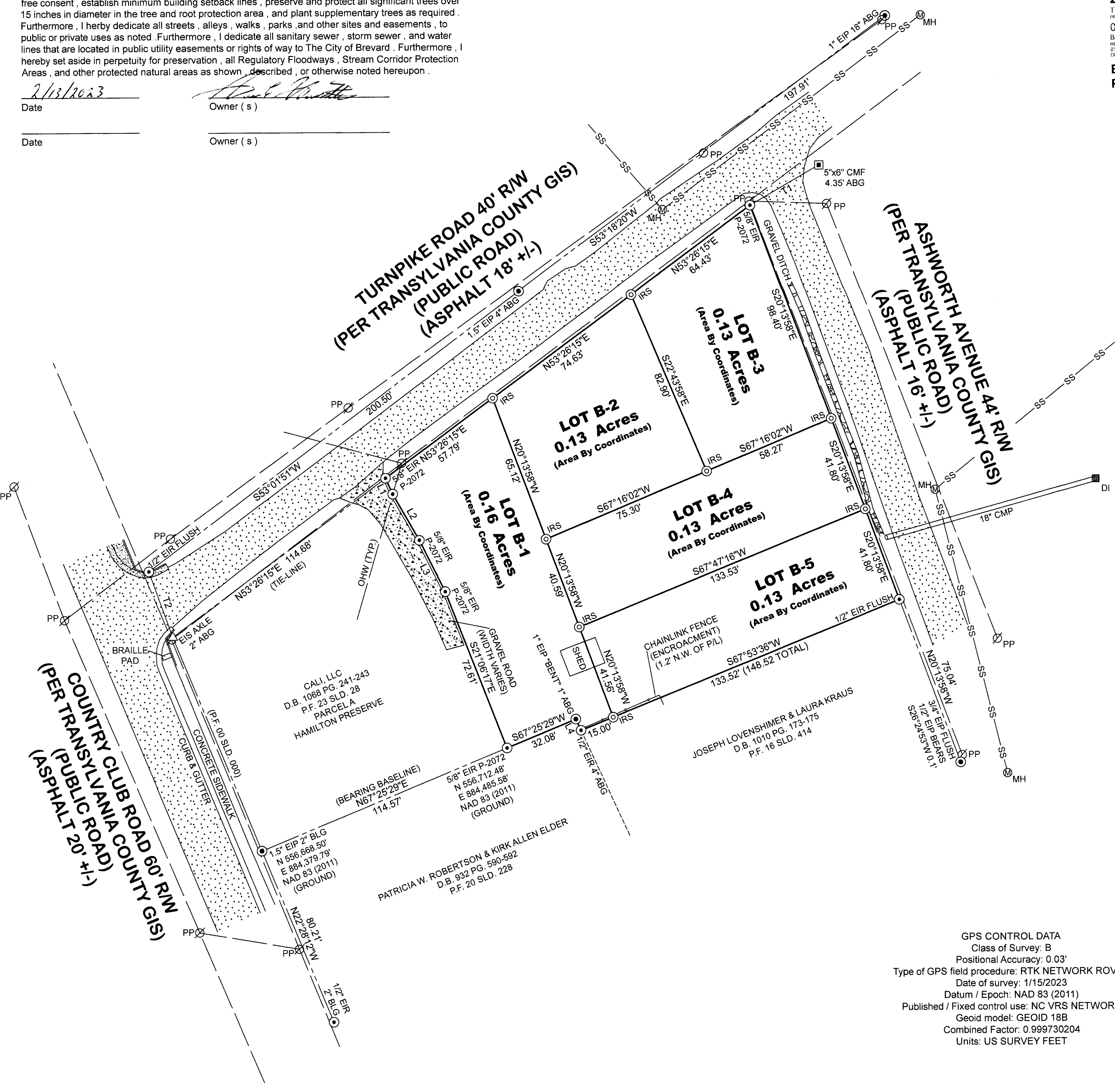


PROFESSIONAL LAND SURVEYOR L-5345

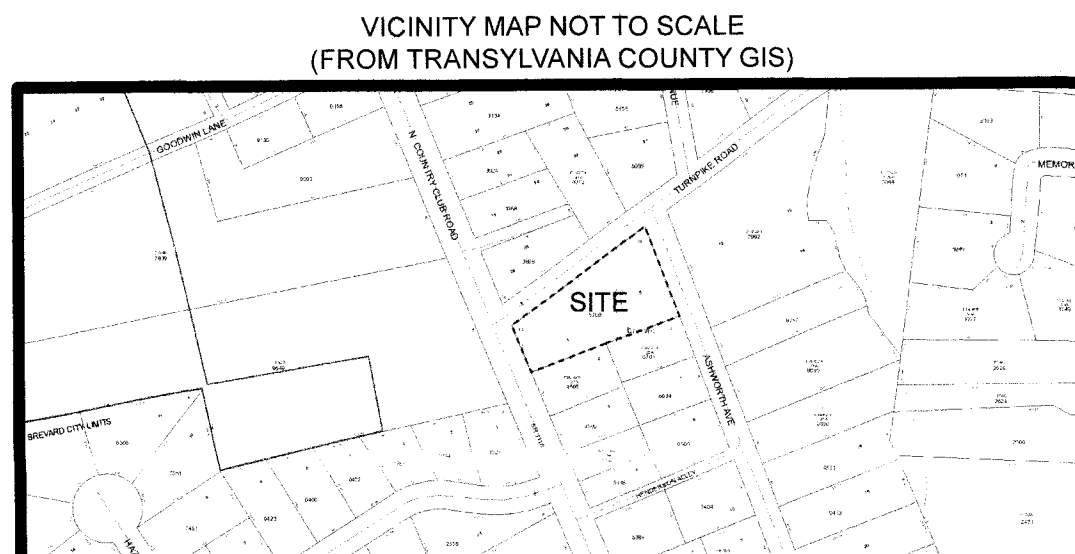
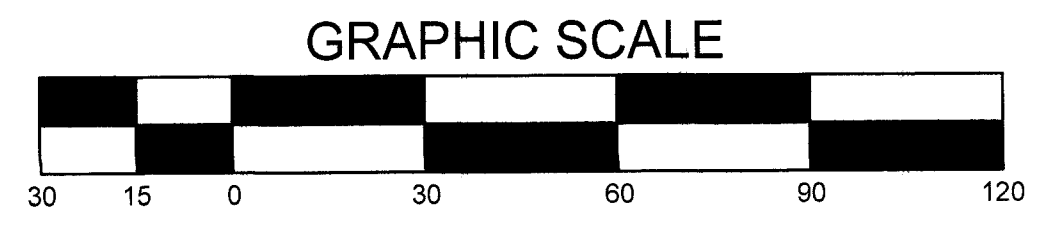
Table with columns: NUM, BEARING, DISTANCE. Includes LINE TABLE (L1-L4) and TIE-LINE TABLE (T1-T2).

- 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, RW RIGHT OF WAY, PSF PLANTED STONE FOUND, CMP CORRUGATED METAL PIPE, UP 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, FH FIRE HYDRANT, D.I. DROP INLET, M.H. MANHOLE, AMF ALUMINUM MONUMENT FOUND, EIS EXISTING IRON STAKE, P.L. PROPERTY LINE, CL CENTERLINE, PMT TRANSFORMER, PED PHONE PEDESTAL, CPP CORRUGATED PLASTIC PIPE, PAVT PAVEMENT, CNR CORNER, TYP. TYPICAL, POL POINT ON LINE, PC POINT OF CURVATURE, PT POINT OF TANGENT, RP RADIUS POINT, NF 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, RW, STREAM, FENCE, CULVERT, SURVEYED LINE
- SYMBOLS: AMF, CMF, CP, EIP, EIR, RP, NF, N/S, ABG, BLG, P.F., SLD., SB, MH, N/F (NAIL FOUND), N/S (NAIL SET), PED, PMT, PP, PSF, FH, WM, WV, RRSF



SITE CALCULATIONS: TOTAL AREA OF PARENT TRACT: 0.66 AC, TOTAL NUMBER OF LOTS: 5, LINEAR FEET IN ROADS: N/A, AREA OF EACH LOT: (LOT B-1 0.16 AC) (LOTS B-2 TO B-5 0.13 AC), EXISTING LAND USE: RURAL RESIDENTIAL



GPS CONTROL DATA
Class of Survey: B
Positional Accuracy: 0.03'
Type of GPS field procedure: RTK NETWORK ROVER
Date of survey: 1/15/2023
Datum / Epoch: NAD 83 (2011)
Published / Fixed control use: NC VRS NETWORK
Geoid model: GEOID 18B
Combined Factor: 0.999730204
Units: US SURVEY FEET

2023000667
TRANSYLVANIA CO, NC FEE \$21.00
RECORDING FEE
02-13-2023 01:30:02 PM
BETH C. LANDRETH
REGISTER OF DEEDS
BY DATE ONLINE
DEPUTY REGISTER OF DEEDS
BK: PF 23
PG: 42-42

MINOR SUBDIVISION OF :

HAMILTON PRESERVE
PARCEL B
LOTS
B-1, B-2, B-3, B-4, B-5

OWNER(S) OF RECORD : AARON E. HAMILTON
DEED REFERENCE : D.B. 1068 PG. 238-240
PLAT REFERENCE : P.F. 23 SLD. 28
TOWNSHIP : BREVARD
TRANSYLVANIA COUNTY
NORTH CAROLINA
SURVEY DATE : JANUARY 2023
SCALE : 1" = 30 FEET
TAX PIN : 8585-46-5708
ZONED : General Residential (R)

NOTES: BEING ALL OF THE AARON E. HAMILTON PROPERTY (PARCEL B) DESCRIBED IN BOOK 1068 AT PAGE 238-240 OF THE TRANSYLVANIA COUNTY REGISTRY. THE DEED BEARINGS WERE ROTATED 2°25'29" CLOCKWISE TO MATCH NC GRID NORTH DATUM (NAD 83 2011). THE CHAIN LINK FENCE ENCROACHMENT SHOWN IS BEING USED AND MAINTAINED BY LOVENSCHIMMER & KRAUS. THE LOCATION OF THE SANITARY SEWER LINE SHOWN IS PER THE VISIBLE SURFACE STRUCTURES FOUND ALONG THE ROAD CORRIDORS. 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.

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. 23-04A

Plat file 23 slide 42

FLOOD CERTIFICATION
THIS PROPERTY IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP 3700858500J.
EFFECTIVE DATE : OCTOBER 2, 2009