

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 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 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 PERMANENT PRESERVATION, ALL REGULATORY FLOODWAYS, STREAM CORRIDOR PROTECTION AREAS, AND OTHER PROTECTED NATURAL AREAS AS SHOWN, DESCRIBED, OR OTHERWISE NOTED HEREUPON.

5/4/22 DATE
 [Signature] OWNER(S)

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN IS EXEMPT FROM THE SUBDIVISION PROVISIONS OF THE BREVARD REGULATING ORDINANCE, AND IS THEREFORE EXEMPT FROM ITS PROVISIONS. THE PLAT HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE BREVARD REGULATING ORDINANCE, AND HAS BEEN APPROVED BY THE CITY OF BREVARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF TRANSYLVANIA COUNTY

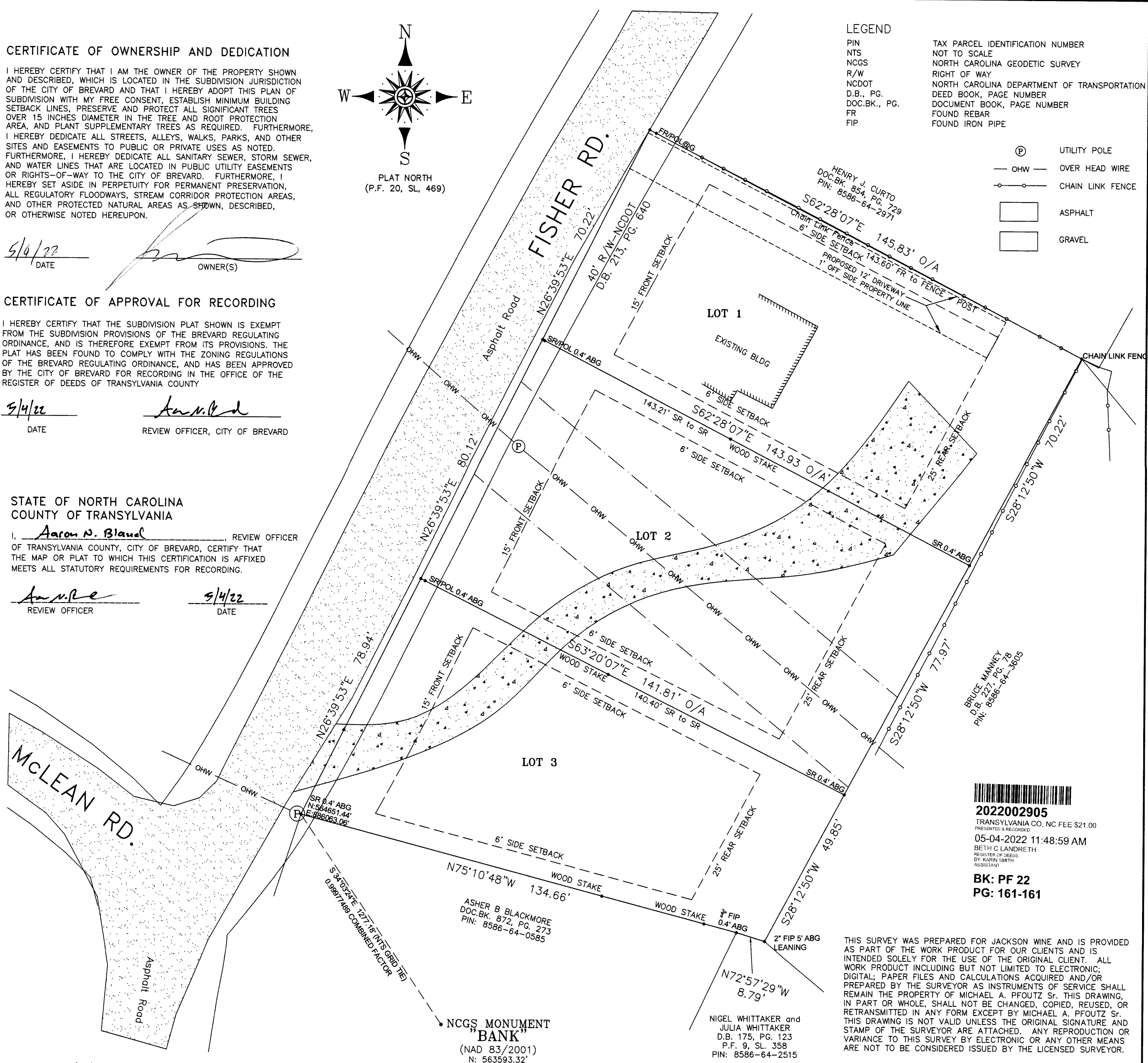
5/4/22 DATE
 [Signature] REVIEW OFFICER, CITY OF BREVARD

**STATE OF NORTH CAROLINA
 COUNTY OF TRANSYLVANIA**

I, Aaron N. Bland 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.

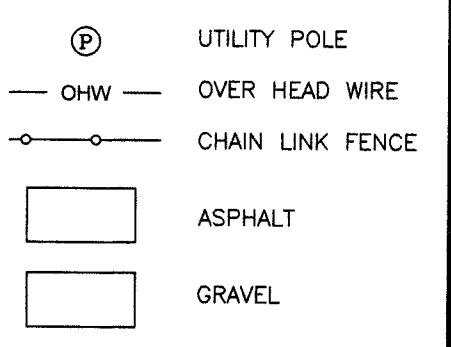
[Signature] REVIEW OFFICER
 5/4/22 DATE

MCLEAN RD.



LEGEND

PIN	TAX PARCEL IDENTIFICATION NUMBER
NTS	NOT TO SCALE
NCGS	NORTH CAROLINA GEODETIC SURVEY
R/W	RIGHT OF WAY
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
D.B., PG.	DEED BOOK, PAGE NUMBER
DOC.BK., PG.	DOCUMENT BOOK, PAGE NUMBER
FR	FOUND REBAR
FIP	FOUND IRON PIPE

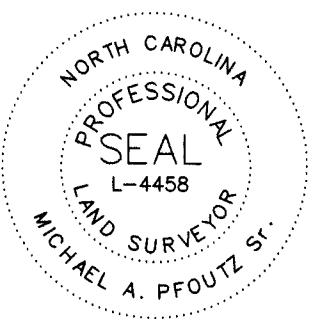


2022002905
 TRANSYLVANIA CO, NC FEE \$21.00
 PRESENTED & RECORDED
 05-04-2022 11:48:59 AM
 BETH C LANDRETH
 REGISTER OF DEEDS
 BY KAREN SMITH
 ASSISTANT
BK: PF 22
PG: 161-161

THIS SURVEY WAS PREPARED FOR JACKSON WINE AND IS PROVIDED AS PART OF THE WORK PRODUCT FOR OUR CLIENTS AND IS INTENDED SOLELY FOR THE USE OF THE ORIGINAL CLIENT. ALL WORK PRODUCT INCLUDING BUT NOT LIMITED TO ELECTRONIC, DIGITAL, PAPER FILES AND CALCULATIONS ACQUIRED AND/OR PREPARED BY THE SURVEYOR AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF MICHAEL A. PFOUTZ Sr. THIS DRAWING, IN PART OR WHOLE, SHALL NOT BE CHANGED, COPIED, REUSED, OR RETRANSMITTED IN ANY FORM EXCEPT BY MICHAEL A. PFOUTZ Sr. THIS DRAWING IS NOT VALID UNLESS THE ORIGINAL SIGNATURE AND STAMP OF THE SURVEYOR ARE ATTACHED. ANY REPRODUCTION OR VARIANCE TO THIS SURVEY BY ELECTRONIC OR ANY OTHER MEANS ARE NOT TO BE CONSIDERED ISSUED BY THE LICENSED SURVEYOR.

G.S. 47-30 f(11) a.
 I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, 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.
 I, MICHAEL A. PFOUTZ, Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER DOC.BK. MY DIRECTION FROM INFORMATION FOUND IN 1002, PG. 199 AND OTHER INFORMATION REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT IS NOT LESS THAN 1 : 10,000 ; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

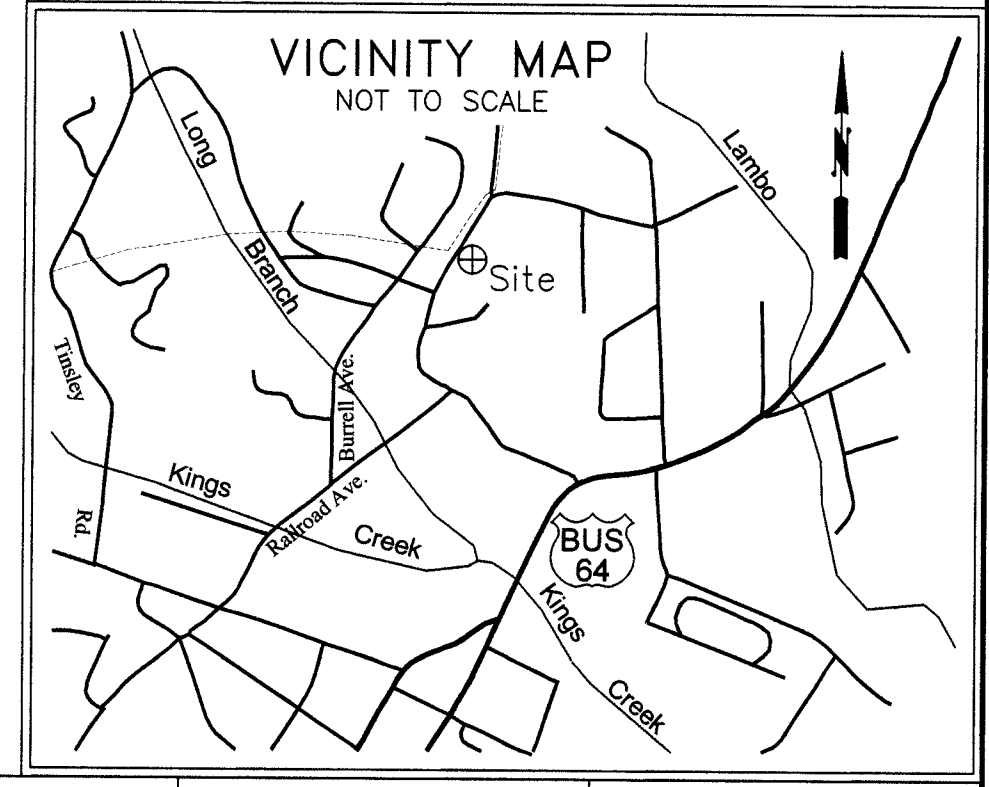
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS THE 2nd DAY OF MAY, 2022, A.D.



[Signature]
 MICHAEL A. PFOUTZ Sr.
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-4458

NOTES:

- BOUNDARY SURVEYED IN FEBRUARY AND MARCH OF 2022 PARCELS SHOWN HEREON ARE IDENTIFIED BY THE LOT DESIGNATIONS. DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES UNLESS NOTED OTHERWISE.
- THE INTENT OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO THREE LOTS DESIGNATED LOT 1, LOT 2, AND LOT 3.
- DEED REFERENCE: DOC.BK. 1002, PG. 199
- TAX PARCEL IDENTIFICATION NUMBER: 8586-64-1782
- PROPERTY IS CURRENTLY ZONED AS GENERAL RESIDENTIAL 8 PER TRANSYLVANIA COUNTY GIS WEBSITE. SETBACKS SHOWN ARE IN EFFECT AT THE TIME OF THIS SURVEY.
- AREAS: LOT 1 = 0.234 OF AN ACRE (SURVEY)
 LOT 2 = 0.259 OF AN ACRE (SURVEY)
 LOT 3 = 0.208 OF AN ACRE (SURVEY)
 TOTAL PLAT AREA = 0.701 OF AN ACRE (SURVEY)
- AREAS CALCULATED BY COORDINATE COMPUTATION
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON.
- A 30' DUKE POWER MAINTENANCE RIGHT OF WAY AS CURRENTLY POSITIONED IS 15' ON EITHER SIDE OF THE EXISTING OVERHEAD UTILITY LINE AS SHOWN HEREON. RESEARCH DID REVEAL A DEED TO THIS SPECIFIC PROPERTY.



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

SURVEY & SUBDIVISION PLAT
 PREPARED FOR
JACKSON C. WINE
 PROPERTY SITUATE IN
 CITY OF BREVARD, BREVARD TOWNSHIP
 TRANSYLVANIA COUNTY, NORTH CAROLINA
 OWNER OF RECORD: JACKSON C. WINE

DATE MAY 2, 2022	FIELD RECORDS DATA COLLECTOR	DRAWING CMS21072-SUB
COORD. FILE CMS21105.CRD		PROJECT NUMBER CMS21072
GRAPHIC SCALE - FEET [Scale bar showing 0, 20, 40, 60 feet]		WRITTEN SCALE: 1"=20'
REF: CMS21105		