

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

Ⓟ UTILITY POLE
 Ⓢ SANITARY SEWER CLEANOUT
 Ⓜ HVAC
 Ⓜ H2O METER

GRAVEL
 ASPHALT
 CONCRETE

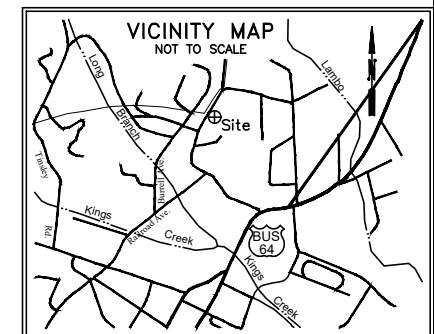
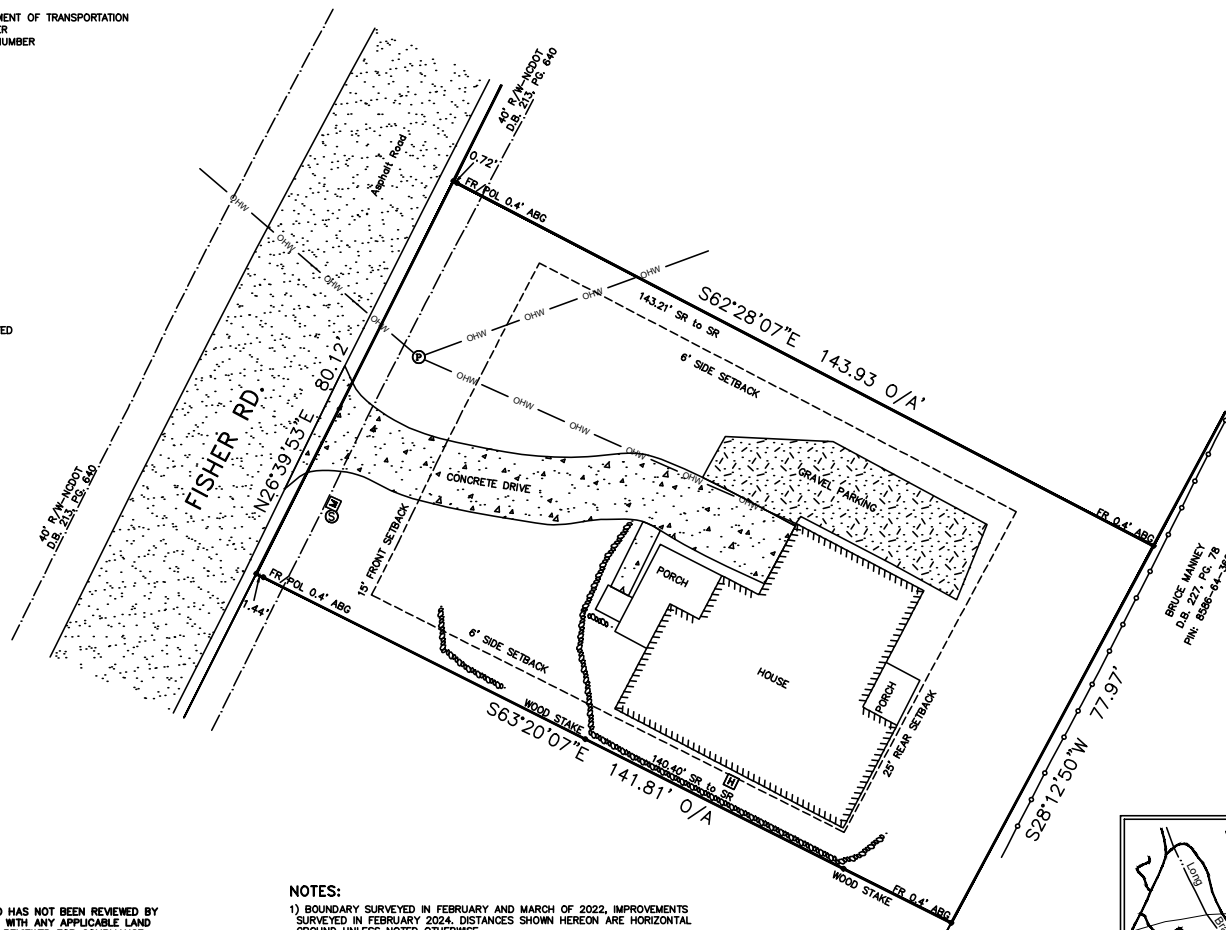
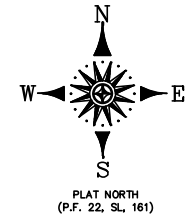
--- ADJOINING LINE NOT SURVEYED
 --- RIGHT OF WAY
 --- BUILDING SETBACK
 --- OHW OVERHEAD WIRE
 --- CHAIN LINK FENCE
 --- STACKED ROCK WALL

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

THIS PLAT WAS PREPARED FOR JACKSON C. WINE AND IS PROVIDED AS PART OF THE WORK PRODUCT TO OUR CLIENTS. THIS PLAT IN PART OR IN WHOLE IS NOT TRANSFERABLE AND SHALL NOT BE ALTERED IN ANY WAY OR REUSED IN ANY FORM BY ANY INDIVIDUAL OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY MICHAEL A. FROUTZ SR. AND IS INTENDED SOLELY FOR THE USE OF THE ORIGINAL CLIENT.
 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.

NOTES:

- BOUNDARY SURVEYED IN FEBRUARY AND MARCH OF 2022. IMPROVEMENTS SURVEYED IN FEBRUARY 2024. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND UNLESS NOTED OTHERWISE.
- THE INTENT OF THIS ILLUSTRATION IS TO SHOW THE IMPROVEMENTS ON LOT 2 FOR INFORMATIONAL/ADVERTISING PURPOSES. THIS IS NOT A CERTIFIED SURVEY.
- DEED REFERENCE: DOC. BK. 1002, PG. 199
- TAX PARCEL IDENTIFICATION NUMBER: LOT 2-8586-64-1794
- PROPERTY IS CURRENTLY ZONED AS GENERAL RESIDENTIAL 8 PER TRANSYLVANIA COUNTY GIS WEBSITE. SETBACKS SHOWN ARE IN EFFECT AT THE TIME OF THIS SURVEY.
- AREA = 0.259 OF AN ACRE (SURVEY)
- AREA 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.



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	PROPERTY SITUATE IN CITY OF BREVARD BREVARD TOWNSHIP TRANSYLVANIA COUNTY NORTH CAROLINA OWNER of RECORD: JACKSON C. WINE	533 FISHER ROAD PREPARED FOR JACKSON C. WINE	DATE	FIELD RECORDS	DRAWING
			FEBRUARY 23, 2023	DATA COLLECTOR	CMS21072-LOT 2
					COORD. FILE
					CMS21105.CRD
					PROJECT NUMBER
					CMS21072