

12, 554

LEGEND

DOC. BK., PG.	DOCUMENT BOOK, PAGE
FCM	FOUND CONCRETE MONUMENT
CP	CALCULATED POINT
NTS	NOT TO SCALE
FIP	FOUND IRON PIPE
H/W	HIS WIFE
NGSS	NORTH CAROLINA GRID SYSTEM
SR	SET REBAR
PIN	TAX PARCEL IDENTIFICATION NUMBER
O/A	OVERALL
D.B., PG.	DEED BOOK, PAGE
R/W	RIGHT OF WAY
FR	FOUND REBAR
FR	FOUND IRON ROD
FR/CAP	FR WITH JENKINS CAP
P.F., SL.	PLAT FILE, SLIDE
	DRAINAGE CULVERT
	EDGE OF GRAVEL/SOIL
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	UTILITY POLE
	LIGHT POLE
	WELL
FPK	FOUND PK SURVEYOR'S NAIL

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N83°09'10"E	38.54'
L-2	N86°19'31"E	55.69'
L-3	S88°34'31"E	30.41'
L-4	S85°02'45"W	108.41'

**TRANSYLVANIA COUNTY
PLANNING DEPARTMENT**
REVIEWED BY THE TRANSYLVANIA
COUNTY PLANNING DEPARTMENT,
EXCEPTION 1.9 MET.

Mike Thomas DATE: 12/28/07

NOTES:

- SURVEYED IN JANUARY AND FEBRUARY 2006. THIS IS NOT AN UPDATED SURVEY.
- PARCEL B IS NOT TO BE CONSIDERED AS A SEPARATE PARCEL. THE PROPERTY LINE IS BEING CHANGED TO COMBINE PARCEL B WITH THE DONALD AND MARTHA OWENS PROPERTY. AREA OF OWENS (Revised) = 1.447 ACRES (SURVEY & PLAT); INCLUDES R/W REMAINDER (Revised) = 0.857 ACRES; INCLUDES R/W AREAS DERIVED AT BY COORDINATE COMPUTATION.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IS SUBJECT TO ALL RIGHT-OF-WAYS; COVENANTS; EASEMENTS; AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON.
- SET REBAR HAVE PLASTIC IDENTIFICATION CAPS.
- DEED REFERENCES - REMAINDER: DEED BOOK 241, PG. 803 OWEN; DOCUMENT BOOK 3, PAGE 446
- TAX PARCEL IDENTIFICATION NUMBERS - REMAINDER: 9502-49-6122 OWEN; 9502-49-7217
- PLAT REFERENCES: P.F. 7, SL. 639; P.F. 8, SL. 31; P.F. 8, SL. 447
- EXISTING LAND USE IS RURAL RESIDENTIAL.
- THERE ARE NO RECOVERABLE NGSS MONUMENTS WITHIN 2000' OF THIS PROPERTY
- NOT ALL IMPROVEMENTS LOCATED WITHIN THE REMAINING LANDS OF EUGENE OWENS ARE SHOWN ON THIS PLAT.
- DOCUMENT BOOK 3, PAGE 448 CONVEYS A 45' INGRESS EGRESS R/W TO THE ADJOINING PROPERTY OWNER. THIS PLAT NEWLY DELINEATES THAT R/W AND FOLLOWS ALONG THE C/L OF THE EXISTING GRAVEL DRIVE - 15 FEET ON THE EASTERN SIDE AND 30 FEET ON THE WESTERN SIDE OF THE C/L OF THE EXISTING GRAVEL DRIVEWAY.
- WHEN THE PLAT BEARINGS FOR P.F. 8, SL. 447 ARE ROTATED TO THE POSITION OF THE FOUND PHYSICAL MONUMENTS ON THE EASTERN PROPERTY LINE, THE LOCATION OF THE PLAT LINE ALONG THE SOUTHERN BOUNDARY OF P.F. 8, SL. 447 DOES NOT CORRESPOND WITH THE PHYSICAL LOCATION OF THE PROPERTY LINE AS SHOWN BY THE POSITION OF THE FOUND REBARS. THIS RESULTS IN AN OVERLAP. THE REBAR'S EXHIBIT EVIDENCE OF BEING ACCEPTED AS PROPERTY CORNERS, AND MR. OWENS IDENTIFIED FR-1 AS HIS PROPERTY CORNER.
- POINTS ALONG THE C/L AND THE PERIMETER OF THE ACCESS AND UTILITY R/W'S ARE CALCULATED.

G.S. 47-30 f(11) d.
I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT 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.
I, MICHAEL A. PFOUTZ, Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION FROM INFORMATION FOUND IN DEED BOOK 241, PAGE 803; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT IS NOT LESS THAN 1 : 5,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

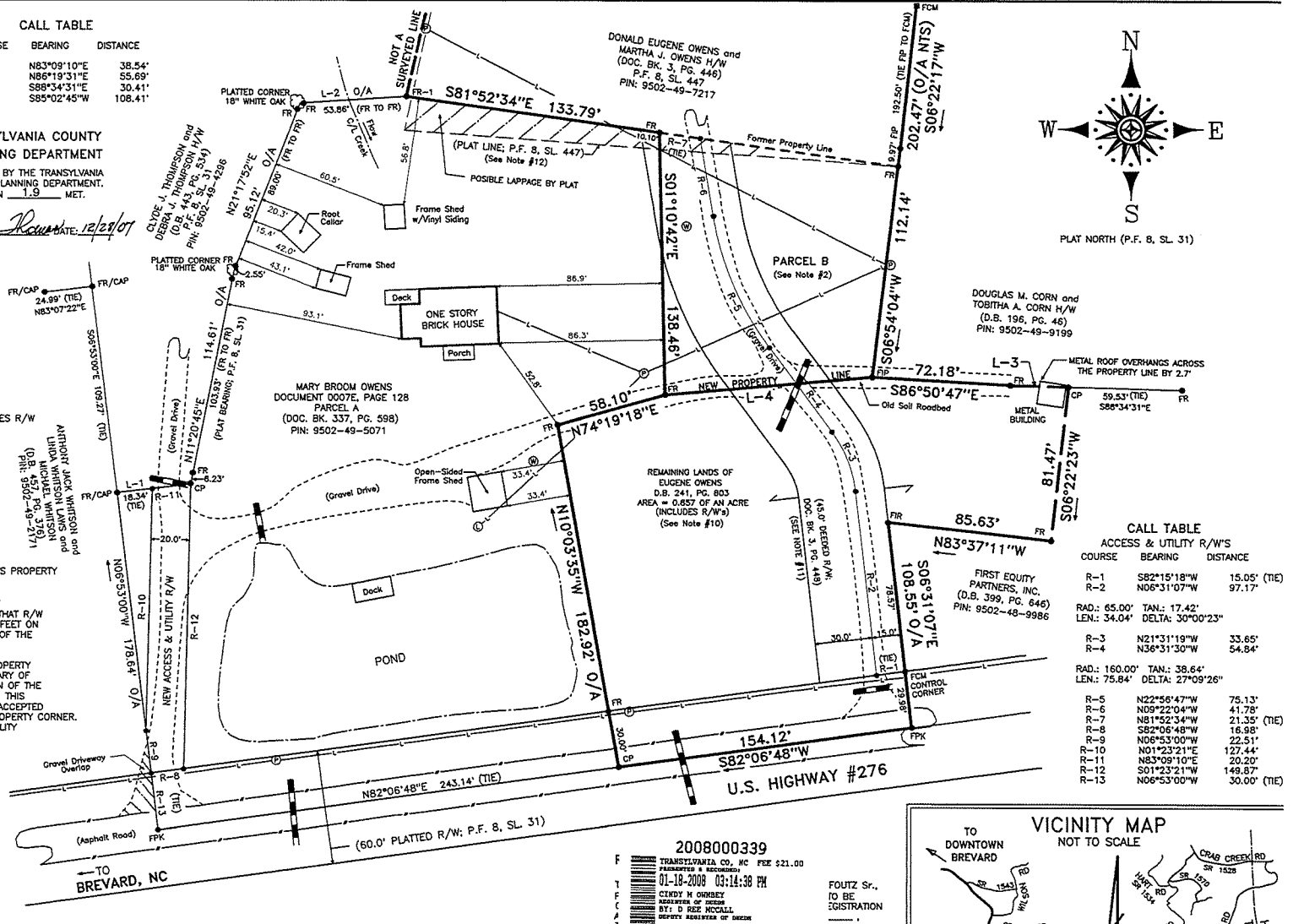
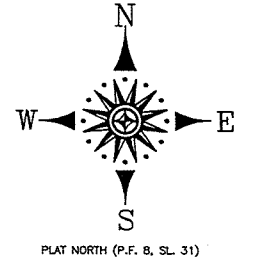
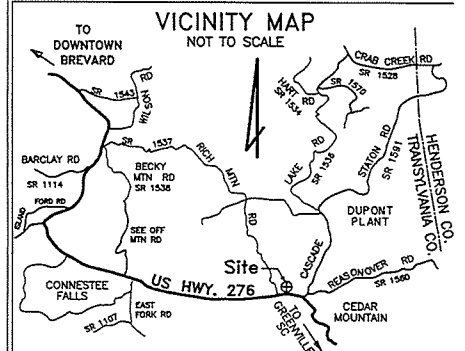
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS THE 27th DAY OF DECEMBER, 2007, A.D.
Michael A. Pfoutz Sr.
MICHAEL A. PFOUTZ Sr., SURVEYOR L-4458



STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA
Mike Thomas REVIEW OFFICER
OF TRANSYLVANIA COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Mike Thomas 12/28/07
REVIEW OFFICER DATE

2008000339
TRANSYLVANIA CO. NC FEE \$21.00
01-18-2008 03:14:38 PM
CINDY H. ORMEY
REGISTERED & RECORDED
BY: D. REE HICHELL
DEPUTY REGISTERER OF DEEDS
PF 12
PG: 554-554

FLOOD CERTIFICATION
THIS PROPERTY IS LOCATED IN ZONE 'X' PER H.U.D. FLOOD INSURANCE RATE MAP, MAP NUMBER 37175C0220 C EFFECTIVE DATE, MARCH 2, 1998. THESE ARE AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN. THIS INFORMATION HAS NOT BEEN FIELD VERIFIED BY ME.



CALL TABLE
ACCESS & UTILITY R/W'S

COURSE	BEARING	DISTANCE
R-1	S82°15'18"W	15.05' (TIE)
R-2	N06°31'07"W	97.17'
RAD:	65.00'	TAN: 17.42'
LEN:	34.04'	DELTA: 30°00'23"
R-3	N21°31'19"W	33.65'
R-4	N36°31'30"W	54.84'
RAD:	160.00'	TAN: 38.64'
LEN:	75.84'	DELTA: 27°09'26"
R-5	N22°56'47"W	75.13'
R-6	N09°22'04"W	41.78'
R-7	N81°52'34"W	21.35' (TIE)
R-8	S82°06'48"W	16.98'
R-9	N06°53'00"W	22.51'
R-10	N01°23'21"E	127.44'
R-11	N83°09'10"E	20.20'
R-12	S01°23'21"W	149.87'
R-13	N06°53'00"W	30.00' (TIE)

PREPARED BY
HAFNER LAND SURVEYING
427 S. CALDWELL STREET
BREVARD, NORTH CAROLINA 28712
(828) 884-7168
FAX (828) 884-8646



SITUATE IN
LITTLE RIVER TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

PROPERTY LINE CHANGE
PREPARED FOR
**DONALD E. OWENS and
MARTHA J. OWENS H/W**
AND
MARY BROOM OWENS

DATE DECEMBER 21, 2007	FIELD RECORDS DATA COLLECTOR	DRAWING 05167A
PROJECT NUMBER 05167		

GRAPHIC SCALE - FEET
0 40 80 120
WRITTEN SCALE 1" = 40'